

If ye would go up high, then use your own legs!
 —Friedrich Nietzsche

 The more you use your brain, the more brain you will have to use.
 —G.A. Dorsey

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Hayti Development Corp. Plans "Mini-City"

To Meet Needs Of The people Including Hotel, Commercial Park

By Donald Alderman

Nathaniel White, Jr., envisions Hayti as a "mini-city" with an industrial park, a ten-story hotel, retail commercial establishments, an amusement park for youngsters and moderate density housing to complement the thriving businesses.

City government planners appear to see Hayti as a land of executive offices and medium density housing including condominiums and high income apartments, where tenants stroll across the expressway to a revitalized downtown.

The difference in the two dreams that have stirred the most controversy is that the city's plan ignores the rebuilding of Hayti's once thriving business district.

White's dream is for the Hayti where he grew up where his father, Nathaniel White, Sr., ran one of the over 100 black businesses — Service Printing Company — and where over 600 black families lived.

"I grew up in Hayti, everything was there — churches, commercial establishments and service-oriented businesses," said White, executive director of the Hayti Development Corporation that is seeking a corporation because of the negative effects urban renewal have had on the community and the seemingly disinterest city officials had shown in redeveloping the area.

In 1962, Durham voters approved an eight-part bond referendum which cleared the way for the clearance and proposed renewal of Hayti. According to final tallies, without the overwhelming support of the black community the bond referendum would have failed.

The area was almost completely cleared by the end of 1975 and promised plan to renew the area were virtually non-existent. The demolition of Hayti coupled with no renewal has caused a rift of bad blood between city officials and the black community which still rages.

White and others interested in the redevelopment of Hayti began marshalling resources in April, 1981, and by September, the group had incorporated a non-profit organization with the sole purpose of redeveloping Hayti.

"It grew from an unyielding sense of community," White said. The corporation, White said, is set up to accomplish the original urban renewal goals of providing low and moderate income housing, commercial establishments and an industrial mall.

Development in the 54-acre tract is designed to first assist current relocatees who are in temporary or existing facilities in Hayti, then former displaced businesses that were forced to vacate the area and next, to any black or existing and small businesses that may want to return to Hayti, White explained.

Soon after the organization was formed, it's officials hired an architect to draw up plans for the area's development. This plan was presented to the Durham City Council in January, 1982. At the same meeting, the city's planning department staff presented a different plan.

Now, according to White, HDC and city planners are working to develop a unified plan for council approval.

White said the idea of presenting a plan for council approval was patterned after a successful plan in Atlantic City, New Jersey, where a group of black developers obtained \$22 million in city funds to renew a black area that had met Hayti's fate.

One major feature of HDC's plan is a ten-story hotel. Questions have been raised as to whether this

will conflict with a proposed hotel downtown. But White said studies show that the area can support a hotel that is geared toward the moderate income lodger.

A study entitled "Conference Center Needs in the Research Triangle Park" prepared by the Research Triangle Institute seems to substantiate White's contention:

"An economy motel located in the RTP was the most significant need pressed by RTP organizations," the report states. "The \$50 government per diem does not enable the many persons visiting RTP on government business to stay overnight at the Governor's Inn, the only hotel in or near RTP."

The same study says 1,400 motel rooms are projected to be needed in Durham and Orange counties by 1990, but only 700 are planned. "... two to three more hotels than are already planned will be needed" in the two counties by 1990.

So according to the study, hotels geared toward the moderate income lodgers will be needed in the coming decade.

Another question that has been raised as to HDC's attempts to redevelop Hayti is will developers and lending institutions be willing to invest in an area that is stigmatized by public housing and crime.

White said he will attempt to sell his proposal by pointing up the area's positive attributes such as its proximity to downtown where increased economic activity is expected, Research Triangle Park which, according to the federal government, is the ninth largest growth area in the country and to North Carolina Central University, Duke University and the east-west expressway which runs through Hayti's northern borders.

The corporation envisions starting ventures whose proceeds are recirculated back to the black community such as initiating training centers, historic sites and limited partnerships.

The corporation is also in the process of preparing grant proposals, mainly to private foundations, soliciting municipal support and accepting contributions.

To facilitate private contributions, the corporation plans to launch a profit-making investment firm that will sell shares, according to White.

White has talked to developers both in and out of state, but will not identify them. He says, however, if given the opportunity, HDC will develop the land.



Saint Augustine's President Robinson presents the Distinguished Service Award To William Clement of Durham.

City Preps For Human Relations Week

By Milton Jordan

For one of the first times in the city's history, several religions, ranging from Protestant denominations to Catholic and Jewish faiths will worship together this Sunday morning.

"This is the first time we've tried this," said Joe Becton, Durham's Human Relations Director, "and we are very pleased with the response we've had so far."

The unique service, billed as an "ecumenical service," kicks off Durham's Sixth Human

Relations Week, a program that began about eleven years ago. Services will be held at St. Joseph's AME Church, beginning at 8 a.m., February 14.

According to Becton, the focus of this "week" is to "focus attention on the cultural differences in our community, and to create a sensitivity for those differences among all of us, and hopefully, through more knowledge about ourselves, we will create an atmosphere of respect for each other." The theme is "Human

Relations: Bridging The Gaps Together". The week long celebration continues through Friday February 19.

Special invitations for the ecumenical services have been sent to all of Durham's elected and appointed officials, as well as to local ministers and their congregations.

The efforts are designed to emphasize the importance of resolving the gaps that may exist because of financial, social, educational, religious, age, and sexual status and to encourage the re-inforcement of

positive action and attitudes.

Activities include speakers in local schools, Junior and Senior High School students discussing issues that are essential to their future welfare and well-being. Business, governmental and educational leadership will be involved by observing first-hand the educational process of our youth.

The Rev. Robert T. Young, Minister to the University (Duke University) will be the speaker at the Ecumenical service. All religious leaders are asked to participate in the processional and recessional. St. Joseph's Church Family will host this event, which will pre-empt their regularly scheduled early morning Sunday service. The Religious Committee for Human Relations Week, chaired by Ms. Mary Ann Johnson, has agreed to donate contributions received to the Durham Emergency Energy Committee Fund. The general public is invited.

A forum for Junior and Senior High School students will be held at Holton Junior High School Thursday, February 18, at 1:30 p.m. Students from city, county and private schools will participate. Junior high students will be in charge of the first half of the two hour program, and Senior high students the latter half.

On Friday, February 19, the Greater Durham Chamber of Commerce Educational Committee will tour W.G. Pearson Elementary School and C.H. Chewning Junior High School to determine first hand what the environment is like as our youth receive an education. Request have been made to invite a member of the City Council, City Board of Education and the County Board of Education to accompany this committee. Coordinators for this program are Ms. Janette Holman, Jeff Morgan and Richard "Dick" Haynes.

At the final planning session the co-chairs of Human Relations Week steering Committee, Ms. Frankie J. Perry and Edwin A. Dennis stated they were quite pleased with the cross-section of participation.

Minority Contractors Want Participation

By Milton Jordan

Durham's black contractors want an "assured" piece of the action if the City plans to build a \$50 million hotel, office, civic center complex downtown.

Saddled with numerous problems, such as being under-capitalized, poor bonding capability, and often inadequate equipment inventories and

cash flow pools, black contractors have been historically unsuccessful in bidding on municipal business.

But by the same token, efforts to change that record sparked raging controversy and created explosive political confrontations to illegal shenanigans by white contractors to siphon off the money earmarked

for black businesses. It is not yet clear if Durham will even have such a program that earmarks a certain percentage of the project cost for black businesses, or if it has one, what shape it will take.

But, according to Durham's assistant city manager, Cecil Brown, city staffers are "discussing various approaches to the question of

minority business participation, and we anticipate being able to recommend a program to the council's planning and development subcommittee."

Brown believes the question will ultimately wind up before the City Council, but does not know if the plan will necessitate council resolution, or merely a statement of support.

It is also not clear at this point if the idea of earmarking project money for minority business has much support on the council. Ralph Hunt is on record as favoring the concept. Maceo Sloan is working with a council subcommittee that is studying the concept. But beyond those efforts the council has been mostly noncommittal on the issue.

There is, however, one thing for certain: any MBE program, from concept to implementation is going to have a rough row to hoe, first to muster council approval, and then to work.

"These programs just generally don't work," said Courtney Roberts, manager of Industrial Relations with the Carolinas Branch of the Associated General Contractors in Charlotte. "Usually all they do is create political confrontations and scandals that won't go away once they get started."

The AGC is a professional association of general contractors, with membership throughout the Carolinas. According to Roberts, the AGC strongly opposes "goal-

oriented" MBE programs, and prefers efforts that encourage prime contractors to "aggressively seek out minority contractors and give them every opportunity to bid on these contracts."

"But we also advocate that the city, or someone should set up some training programs for these businesses," Roberts continued, "because in many instances these minority businesses just don't know enough about this highly competitive industry to survive for long."

In Atlanta, former mayor Maynard Jackson disagrees. Jackson was mayor when that city set out to build the world's largest airport, a \$750 million project. Many critics thought Jackson had taken leave of his senses when he insisted that blacks be practically guaranteed 25 percent of the project or more than \$187 million.

"We opened the door in Atlanta for blacks to enter the mainstream," Jackson said, "and there is no reason for anyone to apologize for making sure that everyone had an opportunity to participate in that project."

But whether these programs guarantee full participation by black businesses as proponents contend, or whether they circumvent principles of the marketplace, as opponents argue, MBE efforts do create problems.

In drafting a city program city officials must try to avoid four major pitfalls. The first potential pitfall is the state's bidding



The Tidewater Virginia Alumni Chapter of North Carolina Central University will entertain all Alumni and all staff members of the University during the forthcoming CIAA Tournament which will be held in Norfolk the week-end of February 27th. The chapter has completed plans to sponsor a Hospitality Suite at Ramada Inn, located on Newtown Road and Virginia Beach Expressway. The Hospitality Suite will be open from 5 p.m. until on Saturday February 27th.

Members of the chapter shown above are; (l-r), front row are Ms. Ola Johnson, Ms. Grace Lancaster, Ms. Cornelia Clemmons, Ms. Vera Simms, Ms. Mary Hinton, Ms. Augusta Baines, Ms. Mable Nicholson, Ms. Della Vaughan, and Ms. Ernestine Pruden. Back row: Ms. Joyce Hamilton, James Vaughan, Clarence Van Hook, John Clements, Oscar Hinton and Euclid Watson.

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