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August 28, 1957

Mr. Peter Campbell Brown
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Dear Pete:

The town looks brighter. I'm glad you and your bride are back, tanned, taller, broadened and full of culture. I find from personal experience that these manifestations wear off quickly, so we are planning another trip soon and hope you are, too.

Apropos of this morning's news grist, I hope you won't give the time of day to Walter O'Malley's latest "offer". The Atlantic Avenue site is dead for a Sports Center. Time, delays and other factors have killed it. Nor will the improvements other than a Stadium work there without housing. Title One is pretty nearly out, which leaves housing to Larry Gerosa under the Mitchell Lama Act and gives him a golden opportunity to demonstrate his theories on clearing sites first and finding sponsors and tenants afterward.

Acquiring land for sale to Walter O'Malley is not a public purpose and would be a scandalous procedure anyway. The Authority is out of business and can't finance anything, whatever its original possibilities may have been.

What remains is Flushing Meadow. We could find out in two weeks whether we could get a reliable concessionaire who would pay \$400,000 a year rent, the amount needed by the City above parking revenues to amortize a \$10,000,000 stadium ready on June 1, 1959.

Mr. Peter Campbell Brown

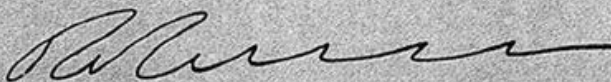
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What Walter says about foundation problems at Flushing Meadow is rubbish. We know every yard of it. No trouble with parking and the open spaces and the building would be on piles.

Let's meet soon.

Best,



Co-Ordinator

RM:MR