

June 25, 1953.

Mr. William J. Tracy,  
1 Broadway,  
New York, N. Y.

My dear Bill:

Let me thank you for your letter of the 23rd. I can see that I have succeeded in completely confusing you and for that I am very sorry. You state in your letter "--and I concur with their reasoning why such a project could not be underwritten by the Authority". Your quote, Bill, is the exact opposite of what I want. In rereading my letter I can see how you got the impression you did.

It is my belief that a new ball park should be built, financed and owned by the ball club. It should occupy land on the tax roll. That is the impression I meant to convey in the 2nd paragraph of my letter where I stated " - - I would prefer to exploit the possibility of private ownership".

The only assistance I am looking for is in the assembling of a suitable plot and I hoped that the mechanics of Title I could be used if the ball park were also to be used as a parking garage. It was my hope that that use would be of sufficient civic importance to justify condemnation under Title I even though the parking garage and ball park would be privately owned by the ball club. I was trying to show George that private financing for the ball club might not be impossible inasmuch as we would have the proceeds from the sale of Ebbets Field to throw into the venture. I believe that institutional financing could be had on the basis of a 1750 car parking garage.

In view of the replies that I received to my letter I am impressed by the fact that I might not have made it sufficiently clear that while the Fort Greene project would be well located for our purpose I in no way, directly or indirectly, would think of being critical of the contemplated use as I know that anything that Bob Moses and his associates undertake is good for the community. I have in mind that if the apartments to be provided on the Fort Greene site could not be located elsewhere in Brooklyn and the ball park built there then perhaps we could find another substandard housing area equally as accessible where a combination ball park and parking garage could be a successful financial venture.

I am convinced of several things. One is that a new ball park should not be built unless it has some additional use of an income producing variety sufficient to justify the cost. At one time I thought the waste space under a baseball stadium could be profitably rented out as warehouse space. I like the parking garage idea better as it ties in so well with one of the essentials of a new ball

C  
O  
P  
Y

park. In other words, we must have a place for our patrons to park their cars. We believe from a superficial survey that we could rent the space for at least 1220 cars on an annual basis and that, of course, would be sufficient to justify the financing.

I expect that Bob Moses will give me the opportunity to have a chat with him about this. I do appreciate your letter as well as the ones I received from Bob, George and George Spargo, particularly as it is now clear to me that you were thinking I wanted the Authority to build a ball park in Brooklyn based on the precedent of the Columbus Circle project. That I do not want. I believe in private ownership wherever possible.

If you have any confusion now Bill, do not hesitate to call me.

Sincerely,

Walter F. O'Malley,  
President.

WFO:M:EM

C  
O  
P  
Y