

GAR'IN SOF MA'ARAV

Summary of Meeting with Chris Alexander

Meeting held May 27, 1979, at the Center for Environmental Structure, Berkeley.

Attending: Chris Alexander, Danny and Roberta Bell-Kligler, Mark Roudman, Anne and Gary Schulman, Mike and Ricky Shiloh

1. Relations between Chris and the gar'in. Chris raised the point that he felt that his telephone conversation with Roberta May 21 and her subsequent letter^t to him showed too little understanding on the part of the gar'in of the difficulties resulting from his physical condition of the past month. He pointed out that all his commitments were now demanding extra work, because he had fallen behind during his illness. He explained that because the Center was receiving only \$3000 for its services in developing the master plan, he was unable to pay any of his staff to help him and Amos with the work. Chris compared the demands that Roberta had made for the gar'in to see speedier results on the master plan and the temporary housing to those of a concentration camp guard, who demands redoubled effort from a sick inmate so as to meet the normal work quota.

Gary and Danny brought up the gar'in's complaints that things had been delayed and progress slow even before Chris' illness and that the master plan was already six months late in submission; they also expressed concern that Chris had not been returning phone calls from gar'in members and that the gar'in was not being kept abreast of recent progress in Chris and Amos' work. Chris responded that given the limited time he has to devote to this project, he preferred to spend it working on the master plan to answering questions on the telephone. He compared the plan to a medical instrument that doctors might prepare for patients' self-diagnosis and treatment, and explained that in this sense the master plan is an instrument which the Center is preparing professionally and which will, when ready, be placed in our hands as the machinery for the next 25 years of self-building. Chris expressed anger at the gar'in's insinuations that he had been lax in fulfilling his obligations to the project. He felt that the gar'in's statements reflected mistrust of him and said that we should consider carefully our feelings toward him and return to Rakefet if our faith in him was insufficient.

2. Payment of the Center's expenses. The Jewish Agency is months behind in reimbursement of expenses incurred by the Center, and Raanan Weitz has vetoed Dani Kritchman's offer of a monthly \$200 for communications.* Therefore, Chris said that he can no longer lay out the Center's funds for expenses until the Center is reimbursed. Chris did not feel that it was appropriate for him to create a fuss or to make loud or repeated demands for these funds. Danny pointed out that this could result in considerable delays later on if Chris was, for lack of reimbursement, to refuse to make telephone calls to Israel, for example; Chris acknowledged that such a situation might arise. The gar'in offered to exert whatever pressure it could to speed up payment if Chris so requested. Chris has asked Weitz for financial support of telephone conversations and an annual trip to Israel.

*However, Chris will probably be paid \$1000 for the first five months' expenses, anyway.

3. Relations between Chris and Amos. Chris and Amos are presently working on a letter to Raanan Weitz which will lay out the terms of their relationship. They are near agreement on the formulation and will send us a copy when the final version is ready. Basically, Amos will be authorized to deal with the authorities in Israel on all but contractual matters. Chris and Amos will both have to agree on all decisions made by the Center, and Amos will be responsible for assuring this agreement. Chris advised the gar'in to rely on Amos' judgment heavily on all questions regarding the master plan; Chris also plans to come to Israel himself to oversee the laying out of the first buildings and exert closer control over design matters. Chris, Amos, and the builders' co-op must work out lines of communication and determine which issues will need consultation with Chris before a decision is made.

4. Communications. Until August, Gary Schulman will be the official conveyer of information between the gar'in and Chris. Once in Israel, Gary (or another member of the builders' co-op) will exchange weekly letters with Chris. Debbie Pearlman will call Chris weekly from New York, generally Sundays at 9 A.M. (California time). Chris suggested that the gar'in compile a list of potential problems that might arise in dealings between the parties in the U.S. and in Israel.

5. The builders' co-op. During the next month, beginning this Tuesday evening, Chris will meet semiweekly with Gary and Mark to explain to them all aspects of the master plan. An extended weekend will be arranged June 9-10, in which Shlomo Tenenboim will also participate. When Amos returns to Israel in mid-summer, he will arrange through already established contacts in Israel to find the builders work in construction. Amos will also continue to meet regularly with the builders to teach them about the architectural points of the plan. Chris plans an annual trip to Israel.

6. The master plan. The final document is nearing completion, and Chris will begin to expose the gar'in to it in the next month. It will be submitted to the Jewish Agency in July.

7. Contractual matters. The Jewish Agency is paying the Center \$3000 for the Segev H master plan. \$500 has been paid, and the rest will be paid in three more installments. The Center has a verbal commitment from the Ministry of Housing to negotiate detailed planning and construction contracts when the time comes; and the Ministry is presently considering issuing a contract for the temporary housing. Chris agreed to the gar'in's suggestion that the gar'in be brought in as a party to future contracts and said that we should consider specifically what our role should be.

Since the Center will be paid for the design of the homes in the moshav only to their minimum size (64 sq. m.), members will have to pay architectural fees to the Center for any increase over the minimum initial size. Chris estimated these fees at 10-12% of the incremental construction cost (i.e., ~\$30 per sq. m.).

8. Temporary housing. Chris and Amos will prepare a sketch of the temporary housing in the next few days for our approval. It will then be sent on to Hurwitz (chief architect for rural construction, Ministry of Housing). Chris will design the structures to the maximum size permitted by the Ministry of Housing budget, but will not request funding to enlarge the dwellings above that limit. Chris will tell the gar'in what progress they should expect to see in the course of the next year in the construction of the temporary housing and what role the builders' co-op should take in this.

9. The gar'in constitution. Chris asked the gar'in to clarify how much power the Center may have over the gar'in constitution. He pointed out, as examples, that the gar'in's decision to permit houses to be built initially in the range 74 to 90 sq. m. contradicted a principle of the master plan that all structures should be evaluated and grow annually (and therefore should start at minimum size), and that requiring new members to buy a share for several thousand dollars might exclude young Israelis, whom the master plan calls upon the moshav to accept. Danny suggested that Chris frame clearly the role that he feels the Center should have in determining the moshav constitution and that the gar'in would consider the matter at its August convention.

10. Matters for further clarification:

- role of the gar'in in future contracts;
- role of the Center in drafting moshav constitution;
- professional relationship between Chris and Amos, and with whom the gar'in in Israel should communicate on various matters;
- expectations for progress in construction of temporary housing and the role of the gar'in in this.

Submitted,

Daniel K. C. [Signature]