



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

80 PRATT STREET HARTFORD, CONNECTICUT 06103

AREA CODE 203 566-3040

MRS. BERNICE C. NIEJADLIK, CHAIRMAN
JOHN F. ROBINSON, VICE-CHAIRMAN
ERNEST A. JOHNSON, SECRETARY

EXECUTIVE SECRETARY
J. EUGENE SMITH

AUTHORIZING RESOLUTION

concerning

Leasing of Apartments at 499 Allen Street, New Britain, Connecticut

April 3, 1970

RESOLVED, That pursuant to the authority granted in Section 3 of Public Act 592 of the 1969 Session of the General Assembly, the Board of Trustees for State Colleges authorizes the leasing on a three-year basis for housing of Central Connecticut State College students, twenty apartments located at 499 Allen Street, New Britain, Connecticut. Owned by Mr. Joseph Cody, 152 Hartford Avenue, New Britain, Connecticut, the apartments contain approximately 17,000 square feet of living area which will accommodate 100 students who will pay an annual rental of \$475 per student. The annual rental fee to the college will be \$43,320.

NOTE: The college has two other previously authorized leased apartments with a \$475 per student annual rent: College Manor (136 girls), and Town House (216 girls).

78-20 ✓



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320 - HARTFORD, CONNECTICUT 06101

AREA CODE 203 566-3912

May 28, 1970

Dr. J. Eugene Smith
Executive Secretary
Board of Trustees for
State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Dr. Smith:

At the May 7, 1970 meeting of the Commission for Higher Education, a quorum being present and voting, the following resolutions were approved:

1. Lease of apartments at 310 Dyer Street, New Haven, for use by Southern Connecticut State College.
2. Lease of apartments at 499 Allen Street, New Britain, for use by Central Connecticut State College.

Copies of each of the above resolutions are attached. I hereby certify that these are true copies of the resolutions.

Sincerely yours,

A handwritten signature in cursive script that reads "W. Robert Bokelman".

W. Robert Bokelman
Associate Director

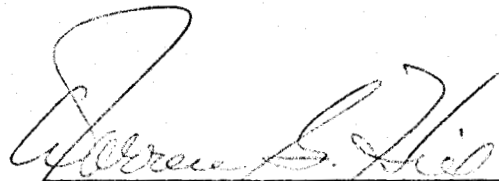
WRB/ra
Attached

CC: Commissioner Leo Donohue
Commissioner Charles Sweeney
F. Michael Ahern
Fred Shuckman

RESOLVED that the Commission for Higher Education, subject to its responsibilities contained in Section 10-109b of the 1967 Supplement to the General Statutes, approves the recommendation of the Board of Trustees for State Colleges to negotiate through the Public Works Department to lease 20 apartments located at 499 Allen Street, New Britain, on a 3-year basis for use by Central Connecticut State College. This facility will accommodate 100 students. The annual rental fee to the college will be \$43,420 and the cost per student will be \$475 annually.

It is understood that this lease facility will be entirely self-supporting and no state-appropriated funds will be used to operate it. Further, it is the understanding of the Commission that this housing is needed to relieve serious overcrowding and that its acquisition will provide housing accommodations at less cost to the students than if it were not acquired.

Negotiation for and acquisition of this property requires the participation of the Department of Finance and Control and the Public Works Department.


Warren G. Hill, Chancellor
Commission for Higher Education

5/7/70

INTERDEPARTMENT MAIL

DATE March 24, 1970

| | |
|---|-------------------|
| <p>TO Dr. F. Don James, President</p> | <p>DEPARTMENT</p> |
| <p>FROM C. A. Clow, Dean of Administrative Affairs</p> | <p>DEPARTMENT</p> |
| <p>SUBJECT Proposed Leasing of Apartments at 499 Allen Street, New Britain, Connecticut</p> | |

This apartment house is located within one-half mile of the college and is within two blocks of another apartment leased by the college for housing of female students. One-hundred female students will be housed in this facility. A breakdown of the apartments is as follows:

1. Eight two-bedroom apartments with five students per apartment.
2. Ten two-bedroom apartments with six students per apartment.
3. Two two-bedroom apartments for resident supervisors.

The costs for electricity, twenty-four hour, seven-day supervision, security and furniture, will be met by the \$475 annual cost per student housed in this building. The owner of this building is providing one free apartment and 19 apartments at a rent of \$190 per month per apartment. The effective date of this three year lease will be August 1, 1970.

C. A. Clow
 C. A. Clow
 Dean
 Administrative Affairs

CAC/dmj

ORIGINAL CONTENT
BOTTOM CONTENT

May 14, 1970

Dr. F. Ben James, President
Central Connecticut State College
1615 Stanley Street
New Britain, Connecticut 06030

Dear Dean:

Attached for your information and record are copies of resolutions concerning leasing of apartments at 499 Allen Street adopted by the Board of Trustees at their meeting of April 3 and the Commission of Higher Education at their meeting of May 7th.

Sincerely,

W.F. Croft
Associate Executive Secretary

WFC/utc
Enc:
cc & encl: Dr. C. Clow

MILLER'S TAILS

June 3, 1970

Dr. F. Don James, President
Central Connecticut State College
1615 Stanley Street
New Britain, Connecticut 06050

Dear Don:

We have just received a copy of the resolution adopted by the Commission for Higher Education at their May 7 meeting authorizing the leasing of facilities at 499 Allen Street, New Britain.

I am forwarding a copy of this resolution to you for your records.

Sincerely,

W.F. Croft
Associate Executive Secretary

WFC/esc

Enc:

cc & enc: Dr. C. Clew

INTERDEPARTMENT MAIL

DATE

March 24, 1970

TO

Dr. J. Eugene Smith, Executive Secretary

DEPARTMENT

Board of Trustees for the State Colleges

FROM

Dr. F. Don James, President

DEPARTMENT

Central Connecticut State College

SUBJECT

In compliance with Section 3 of Public Act 592, (1969), authorization is hereby requested of the Board of Trustees for the State Colleges to lease apartment facilities for the housing of students at Central Connecticut State College subject to approval by the Commission for Higher Education.

The following resolution is submitted for consideration by the Board of Trustees:

To lease on a three-year basis for Central Connecticut State College for the housing of students, apartments located at 499 Allen Street, New Britain, Connecticut, owned by Mr. Joseph Cody, 152 Hartford Avenue, New Britain, Connecticut, containing approximately 17,000 square feet of living area. This will accommodate 100 students who will pay a per semester rental of \$237.50.



F. Don James
PRESIDENT

FDJ/CAC/dmj



STATE OF CONNECTICUT

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FOR THE STATE COLLEGES

80 PRATT STREET - HARTFORD, CONNECTICUT 06103

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J. EUGENE SMITH

AUTHORIZING RESOLUTION

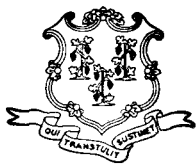
concerning

Leasing of Apartments at 310 Dyer Street, New Haven, Connecticut

April 3, 1970

RESOLVED, That pursuant to the authority granted in Section 10 of Public Act 530 of the 1969 Session of the General Assembly, and subject to the approval of the Commission for Higher Education, the Department of Finance and Control, and the Department of Public Works, the Board of Trustees for State Colleges authorizes leasing on a 20-year basis, with option to purchase, the property known as the Windsor Oaks Apartments located at 310 Dyer Street, New Haven, Connecticut. The building contains 48 luxury type apartments, which will house approximately 250 students, and an indoor parking area of 15,000 square feet. The property is owned by the Westwood Investment Corporation, 1312 Whalley Avenue, New Haven, Connecticut 06515. The annual rental price to Southern Connecticut State College will be \$128,500 including city taxes at the present rate.

BE IT FURTHER RESOLVED, That the student rental fee for housing in the Windsor Oaks Apartments and Schwartz Hall (similar type luxury apartment housing) be \$650 per student per academic year.



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320 - HARTFORD, CONNECTICUT 06101

AREA CODE 203 566-3912

May 12, 1970

Dr. J. Eugene Smith
Executive Secretary
Board of Trustees for
State Colleges
80 Pratt Street
Hartford, Connecticut 06103

Dear Dr. Smith:

At the May 7, 1970 meeting of the Commission for Higher Education, a quorum being present and voting, the following resolutions were approved:

- (1) Subject to the recommendation of the Board, approval to negotiate for the lease on a 20-year basis, with option to purchase, the Windsor Oaks apartments for use by Southern Connecticut State College.
- (2) Subject to the recommendation of the Board, approval to negotiate for the lease of 20 apartments located at 499 Allen Street for use by Central Connecticut State College.

Copies of each of the above resolutions are attached. I hereby certify that these are true copies of the resolutions.

Sincerely yours,

A handwritten signature in cursive script that reads "W. Robert Bokelman".

W. Robert Bokelman
Associate Director

ra
Encls.

cc: Commissioner Leo Donohue
Commissioner Charles Sweeney
F. Michael Ahern
Fred Shuckman

RESOLVED that the Commission for Higher Education, subject to its responsibilities contained in Section 10-109b of the 1967 Supplement to the General Statutes, approves the recommendation of the Board of Trustees for State Colleges to negotiation through the Public Works Department to lease on a 20-year basis, with option to purchase, the property owned by the Windsor Oaks apartments, located at 310 Dyer Street, New Haven, for use by Southern Connecticut State College. This facility would house approximately 250 students. The annual rental price will be \$128,500. Student rental fee will be \$650 per student per academic year.

It is understood that this lease facility will be entirely self-supporting and no state-appropriated funds will be used to operate it. Further, it is the understanding of the Commission that this housing is needed to relieve serious overcrowding and that its acquisition will provide housing accommodations at less cost to the students than if it were not acquired.

Negotiation for and acquisition of this property requires the participation of the Department of Finance and Control and the Public Works Department.



Warren G. Hill, Chancellor
Commission for Higher Education

5/7/70

AUTHORIZING RESOLUTION

concerning

Leasing of Apartments at 310 Dyer Street, New Haven, Connecticut

April 3, 1970

RESOLVED, That pursuant to the authority granted in Section 10 of Public Act 530 of the 1969 session of the General Assembly, and subject to the approval of the Commission for Higher Education, the Department of Finance and Control, and the Department of Public Works, the Board of Trustees for State Colleges authorizes leasing on a 20 year basis, with option to purchase, the property known as the Windsor Oaks Apartments located at 310 Dyer Street, New Haven, Connecticut. The building contains 48 luxury type apartments, which will house approximately 250 students, and an indoor parking area of 15,000 square feet. The property is owned by the Westwood Investment Corporation, 1312 Whalley Avenue, New Haven, Connecticut 06515. The annual rental price to Southern Connecticut State College will be \$128,500 including city taxes at the present rate.

BE IT FURTHER RESOLVED, That the student rental fee for housing in the Windsor Oaks Apartments and Schwartz Hall (similar type luxury apartment housing) be \$650 per student per academic year.

SOUTHERN CONNECTICUT STATE COLLEGE

Leasing of Windsor Oaks Apartment

Southern Connecticut State College has a severe shortage of dormitory rooms. Only 1254 or 20% of a 6250 student population can be provided with resident hall accommodations. Almost 1900 students during our current academic year have had to secure residential living accommodations in private homes and apartment buildings. As a consequence a sizeable group, the number difficult to ascertain, have been subjected to extensive commuting travel with its traffic hazards or give up their attending college at all. The lack of resident halls is bringing more and more automobiles onto the campus even from the students living in New Haven but off campus because now students must find rooms in an ever widening circle around the campus.

An additional problem brought to the attention of the administration by New Haven City Officials is that students grouping together to rent and live in apartments can and do pay higher rents than a private family, thereby forcing apartment rentals above what the individual family can pay. They also were concerned about the large number of cars this group arrangement of students produced on the streets in the city. The city at this time is recommending strongly that the State College build resident halls to accommodate substantially more than the 40% of its projected enrollment.

Some relief from the shortage of living accommodations can be attained by leasing an apartment building--the Windsor Oaks Apartments--located at 310 Dyer Street, corner of Fitch Street, New Haven. It consists of 48 apartments, plus an indoor area under the apartment for the parking of 50 cars.

1. The rental price is \$128,500 net annually including city property taxes.
2. The desired term of the lease is twenty years with option to buy at any time during the lease period whenever the General Assembly provides the necessary appropriations.
3. The owner's asking purchase price is \$1,515,000.00. The College may elect to purchase prior to expiration of the lease.
4. The apartments will accommodate approximately 250 women students.

Westwood Investment Corporation

1312 WHALLEY AVENUE
NEW HAVEN, CONNECTICUT 06515
389-5377

March 6, 1970

Dr. Hilton C. Buley
Southern Conn State College
501 Crescent Street
New Haven, Connecticut.

Re: Windsor Oaks Apartments

Dear Dr. Buley:

Confirming our conversations and correspondence in the above matter, the rental of \$123,500.00 per year is pure net, all expenses to be borne by the College with the exception of real estate taxes at the present rate, which would be paid by us. Any future increase in taxes would be borne by the college.

The lease term would be for a twenty year period. However the College would have the right to purchase the property for \$1,515,000.00 at any time prior to the expiration of the lease.

Very truly yours,

Westwood Investment Corp.

by: *Morton A. Miller*

RECEIVED

MAR 6 1970

PRESIDENT'S OFFICE

SOUTHERN CONNECTICUT STATE COLLEGE

Leasing of Windsor Oaks Apartment

April 3, 1970

Southern Connecticut State College has a severe shortage of dormitory rooms. Only 1254 or 20% of a 6250 student population can be provided with resident hall accommodations. Almost 1900 students during our current academic year have had to secure residential living accommodations in private homes and apartment buildings. As a consequence a sizeable group, the number difficult to ascertain, have been subjected to extensive commuting travel with its traffic hazards or give up their attending college at all. The lack of resident halls is bringing more and more automobiles onto the campus even from the students living in New Haven but off campus because now students must find rooms in an ever widening circle around the campus.

An additional problem brought to the attention of the administration by New Haven City Officials is that students grouping together to rent and live in apartments can and do pay higher rents than a private family, thereby forcing apartment rentals above what the individual family can pay. They also were concerned about the large number of cars this group arrangement of students produced on the streets in the city. The city at this time is recommending strongly that the State College build resident halls to accommodate substantially more than the 40% of its projected enrollment.

Some relief from the shortage of living accommodations can be attained by leasing an apartment building--the Windsor Oaks Apartments--located at 310 Dyer Street, corner of Fitch Street, New Haven. It consists of 48 apartments, plus an indoor area under the apartment for the parking of 50 cars.

1. The rental price is \$128,500 net annually including city property taxes.
2. The desired term of the lease is twenty years with option to buy at any time during the lease period whenever the General Assembly provides the necessary appropriations.
3. The owner's asking purchase price is \$1,515,000.00. The College may elect to purchase prior to expiration of the lease.
4. The apartments will accommodate approximately 250 women students.

To - Dr. Smith

SOUTHERN CONNECTICUT STATE COLLEGE

Leasing of Windsor Oaks Apartment

rely

Southern Connecticut State College has a severe shortage of dormitory rooms. Only 1254 or 20% of a 6250 student population can be provided with resident hall accommodations. Almost 1900 students during our current academic year have had to secure residential living accommodations in private homes and apartment buildings. As a consequence a sizeable group, the number difficult to ascertain, have been subjected to extensive commuting travel with its traffic hazards or give up their attending college at all. The lack of resident halls is bringing more and more automobiles onto the campus even from the students living in New Haven but off campus because now students must find rooms in an ever widening circle around the campus.

An additional problem brought to the attention of the administration by New Haven City Officials is that students grouping together to rent and live in apartments can and do pay higher rents than a private family, thereby forcing apartment rentals above what the individual family can pay. They also were concerned about the large number of cars this group arrangement of students produced on the streets in the city. The city at this time is recommending strongly that the State College build resident halls to accommodate substantially more than the 40% of its projected enrollment.

Some relief from the shortage of living accommodations can be attained by leasing an apartment building -- the Windsor Oaks Apartments -- located at 310 Dyer Street, corner of Fitch Street, New Haven. It consists of 48 apartments, plus an indoor area under the apartment for the parking of 50 cars.

1. The rental price is \$128,500 net annually including city property taxes.
2. The desired term of the lease is twenty years with option to buy at any time during the lease period whenever the General Assembly provides the necessary appropriations.
3. *omit* There will be an application of a percentage of the total lease paid to date (perhaps 25%) to the purchase price at the time the purchase option is exercised.
3. The owner's asking purchase price is \$1,515,000.00. The College may elect to purchase prior to expiration of the lease, and may apply a stipulated portion of the total yearly rentals paid against the quoted (December 1969) purchase price of \$1,515,000.00.
4. The apartments will accommodate approximately 250 women students.

Westwood Investment Corporation

1312 WHALLEY AVENUE
NEW HAVEN, CONNECTICUT 06515
389-5377

March 6, 1970

Dr. Hilton C. Buley
Southern Conn State College
501 Crescent Street
New Haven, Connecticut.

Re: Windsor Oaks Apartments

Dear Dr. Buley:

Confirming our conversations and correspondence in the above matter, the rental of \$128,500.00 per year is pure net, all expenses to be borne by the College with the exception of real estate taxes at the present rate, which would be paid by us. Any future increase in taxes would be borne by the college.

The lease term would be for a twenty year period. However the College would have the right to purchase the property for \$1,515,000.00 at any time prior to the expiration of the lease.

Very truly yours,

Westwood Investment Corp.

by: *Walter A. Miller*

RECEIVED

MAR 6 1970

PRESIDENT'S OFFICE