



# STATE OF CONNECTICUT

## BOARD OF TRUSTEES

### FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

#### RESOLUTION

concerning

The Acquisition of Space to House the Board's Central Office

September 7, 1973

WHEREAS, The Central Office of the Board of Trustees requires permanent, appropriate, and adequate facilities for its headquarters, and

WHEREAS, The Board of Trustees acting under Section 10-328 of the General Statutes, adopted at its July 13, 1973 regular meeting a resolution empowering the Executive Committee to approve a Capital Budget for 1974-75 to be ratified at the September meeting of the Board, therefore be it

RESOLVED, That the Board of Trustees for State Colleges hereby ratifies a figure of not more than \$250,000 to be included in the 1974-75 Capital Budget toward purchase of the property and building of the present premises at 1280 Asylum Avenue as a facility to house the Central Office of the Board of Trustees for State Colleges and the Central Office of the Board of Trustees for Regional Community Colleges; subject to the approval of the Commissioners of the Department of Public Works and Finance and Control; be it

FURTHER RESOLVED, That in the event this property is unavailable or in any way found inappropriate the above funds shall be used singly by the Board to build or acquire adequate facilities for its Central Office, or if it is more prudent, to act in conjunction with the Regional Community College Board using funds made available to both Boards to acquire or build facilities to house the Central Offices of both Boards.



# STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

April 29, 1974

The Honorable Thomas J. Meskill  
Governor of Connecticut  
State Capitol  
Hartford, Connecticut

Dear Governor Meskill:

You were kind enough to grant an audience to President James, Dr. Frost, and me on January 21, 1974. You will recall that on that occasion we discussed the matter of providing appropriate housing for the Central Office of our Trustees. We explained to you the reasons why we believed it would not be well for us to be housed in the same location as the Commission for Higher Education or a Regional Community College. We also indicated that we believed there was no disadvantage to our being housed with the Board for the Regional Community Colleges provided such an arrangement will permit separation from the CHE and from the campus of a two-year college.

During the conversation you indicated that you understood our problem and would ask the Department of Public Works to establish a headquarters for us that provided the separation we seek. I understand that you did communicate your desire to the Commissioner of Public Works. In addition, Dr. Frost has talked directly with the Commissioner stating the viewpoint of the Trustees and outlining our needs for office space, a board room, parking, and access to transportation routes.

In view of all this, you can understand my concern and the concern of my fellow Trustees to read newspaper accounts which seem to indicate we are to be quartered in the Phoenix Building. The Trustees would consider such an arrangement to be unsatisfactory. Very likely the newspaper accounts are inaccurate; however, the Trustees would feel more at ease if they knew that their needs were understood by persons making the decisions. For this reason I request some reassurance from you in regard to this matter. I would be glad to meet with you or a person designated by you to seek a solution to our housing problem.

Sincerely,

A handwritten signature in cursive script that reads "Bernice C. Niejadlik".

Bernice C. Niejadlik  
Chairman

cc: Dr. Frost  
President James  
Mr. Smith  
Mr. Goodrich



# BOARD OF TRUSTEES OF REGIONAL COMMUNITY COLLEGES

1280 Asylum Avenue - Hartford, Connecticut 06105 - Telephone: 232-4817

October 3, 1973

Mr. Dave Basch, Director of Planning & Development  
Board of Trustees for State Colleges  
1280 Asylum Avenue  
Hartford, Connecticut 06105

Dear Mr. Basch:


On July 16, 1973, the Board of Trustees for the Regional Community Colleges adopted a resolution through which the Executive Director was to explore the possibility of purchasing the property at 1280 Asylum Avenue in Hartford for continued use of the central office of the Community Colleges and the central office of the State Colleges. This action was related to a memorandum dated May 29, 1973 addressed to Mr. Stuart Smith, in the Governor's office, from Dr. Searle Charles indicating the interest of the Community Colleges and the State Colleges in acquiring this property for use by these offices. Mr. Stuart Smith responded to the memorandum of May 29th on June 1 indicating that, at that time, the Governor's office did not have much information concerning the subject but was most willing to have a discussion regarding it.

On September 6, 1973, the Budget & Facilities Committee of the Board held a discussion regarding the acquisition and continued use of 1280 Asylum Avenue. At that time the resolution prepared for action by the Board of Trustees for the State Colleges on September 7, 1973 was reviewed with them. No action was forthcoming from the Budget & Facilities Committee at that time. The discussion embraced the fact that the Community College System had sufficient funds in its capital accounts to share in the purchase of 1280 Asylum Avenue, with an estimated total purchase price of approximately \$500,000.

The Budget & Facilities Committee will be holding a regular meeting on October 10, 1973, at which time it is our intention to again review this situation and to suggest that the Board of Trustees, in its regular meeting of October 15, 1973, adopt a resolution whereby capital funds of up to \$250,000 (which would be half of the purchase price) be earmarked for the purchase of the property, in conjunction with similar support from the State Colleges.

For background, it is appropriate to indicate that a discussion with the Board would include comments about the total acreage involved on this site and whether, after acquisition by the Boards of Trustees, a portion of it might not be made available to other State agencies for use consistent with the residential area in which it is located.

Very truly yours,

  
K. H. Summerer  
Deputy Director

KHS:ep

cc: Dr. S. Charles

STATE OF CONNECTICUT



# STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

July 19, 1973

The Honorable Thomas J. Meskill  
Governor of Connecticut  
State Capitol  
Hartford, Connecticut

Dear Governor Meskill:

We write to you on behalf of the Board of Trustees for the Regional Community Colleges and the Board of Trustees for the State Colleges. Both Boards urgently request that 1280 Asylum Avenue in Hartford be acquired by the State for their joint use. The reasons for this request will not be iterated here because they were stated in Mrs. Niejadlik's letter to you dated May 3. For your convenience copies of this letter and your response are enclosed.

A statement indicating what the Boards believe to be the financial implications of a decision to retain the Asylum Avenue property is also enclosed. We stress, however, the educational and managerial benefits that accrue from our present location.

Very truly yours,

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(Mrs.) Bernice C. Niejadlik  
Chairman, Board of Trustees for  
the State Colleges of Connecticut

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Henry E. Fagan  
Chairman, Board of Trustees for  
the Regional Community Colleges  
of Connecticut

BCN:HEF:bcl

Enclosures

Financial Implications of a Decision  
to retain  
1280 Asylum Avenue in Hartford  
as Headquarters for  
The Board of Trustees of the  
Regional Community Colleges of Connecticut  
and

The Board of Trustees for the State Colleges of Connecticut

July 19, 1973

Submitted to  
The Honorable Thomas J. Meskill, Governor of Connecticut  
by  
Both Boards of Trustees

## 1. Acquisition Costs

The parcel includes a 22 room mansion, a renovated carriage house, and a two-family house on seventeen acres. The Boards require only the mansion and adequate parking space. The carriage house is now used for Extension Service by the University of Connecticut. This use could be continued or the building could be taken over by another state agency. No doubt the state will find uses for the acreage that is not needed by the Boards and for the two-family house.

The value of the property will increase over the years resulting in financial gain for the State. It will also provide space for agencies other than the two Boards. Consequently, it is logical to argue that the total cost of acquisition ought not to be charged to the Boards, in fact one can argue that in view of the growing value of the property no costs should be assessed against the Boards.

The property can be acquired for \$481,000. Bonded for twenty years at 4.5% (recently issued state bonds carried 4.2% interest) the yearly amortization cost would be about \$37,000.

## 2. Costs for Leasing New Facilities

To provide adequate space for both Boards, including Board Rooms, Conference Rooms, and planned expansion (see Mrs. Niejadlik's letter to Governor Meskill, dated May 3, 1973) it will be necessary to lease about 12,000 square feet. At a cost of \$5.00 per square foot the leasing costs would be \$60,000 per year. It is doubtful that well-located facilities with adequate parking space (both location and

parking are essential to the business of the Boards) can be found at a significantly lesser cost.

3. Maintenance and Care of the Property

The yearly costs listed below would be shared by both Boards. One time major repairs are not included and, as of this date, none is contemplated. If the facility were maintained by the State as part of the Capital Region Facilities, the costs would be reduced.

Labor	\$24,000
Heat	1,700
Electricity	500
Water	100
Materials	1,500
Equipment	2,000
Miscellaneous	2,000
	<u>\$31,800</u> per year

\* \* \*

Our leases in  
prior facilities  
were about

State Colleges	\$ 10,000
Community Col	<u>20,000</u>
	\$ 30,000

The Leasing Division figure  
is designed to be high to  
get us out.



July 12, 1973

Mr. David Basch  
Director of Planning & Development  
Board of Trustees for the State Colleges  
1280 Asylum Avenue  
Hartford, Connecticut 06105

Dear Mr. Basch:

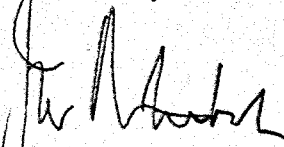
In response to your request for information relating to the University investment in the property at 1280 Asylum Avenue, may I indicate the following:

- (1) The cost of the facility, purchased in 1953 totaled \$190,995.
- (2) The cost of alterations and improvements totaled \$290,018.83.

Hence, the total investment is \$481,013.83.

I trust this is the information you are seeking, but if you have any further question please do not hesitate to call.

Sincerely,



John G. Rohrbach  
Assistant Vice President

JGR/h

cc: Mr. Austin

# MDC Considers Purchase Of Asylum Avenue Estate

The Metropolitan District Commission (MDC) announced Thursday it is thinking seriously about buying the former Goodwin estate at 1280 Asylum Ave. for its new headquarters.

The 17-acre estate, which contains a 22-room mansion, a renovated carriage house and a two-family house, is now owned by the University of Connecticut.

An appraisal commissioned by UConn put the value of the property at \$500,000. An appraiser hired by the MDC put the value at \$480,000.

In a statement, the MDC said its headquarters building committee has considered nearly 40 sites and feels now that the Asylum Avenue property is the best choice.

The commission, at its meeting Monday, authorized the building committee to prepare a

tentative purchasing agreement with UConn.

Negotiations on price and zoning regulations must be resolved, however, before a recommendation for final approval is presented to the commission, the statement added.

Acceptance of such a facility by the residents of the area is among other factors to be taken into consideration, the statement said.

About 150 MDC employees now work at the headquarters on 2½ floors of the Hartford Insurance Group Tower building. The MDC leases the space for \$277,500 per year.

The Asylum Avenue property was the estate of the late city councilman, state senator and financier, Walter L. Goodwin Sr., who died in 1952.

Two years later, the estate was sold to UConn for \$190,000

and used as the university's Hartford branch until it moved to West Hartford.

The central office of the state Regional Community Colleges has occupied the main house this year. The Hartford County branch of the UConn Cooperative Extension Service is using the carriage house.

7/16/73

Estimate of  
leasing division  
1250 Asylum

\$40 - 45,000/year

It is a little high and probably includes too much for one time repairs which are not operating costs.

47  
25  
72  
40  
32



# BOARD OF TRUSTEES OF REGIONAL COMMUNITY COLLEGES

1280 Asylum Avenue - Hartford, Connecticut 06105 - Telephone: 232-4817

BOARD ACTION ON PROPERTY AT 1280 Asylum Avenue, Hartford, Connecticut,

July 16, 1973

Upon a motion by Mrs. McNulty, seconded by Mr. Scamporino, it was unanimously VOTED that the Executive Director explore the possibility of purchasing the property located at 1280 Asylum Avenue, Hartford, currently in use by the Central Office of the Community Colleges and the Central Office of the State Colleges.

INTERDEPARTMENT MESSAGE

STO-200

SAVE TIME: Handwritten messages are acceptable.

Use carbon if you really need a copy. If typewritten, ignore faint lines.

TO	Dr. Searle Charles Executive Secretary	AGENCY	Community Colleges Board of Trustees	DATE	July 2, 1973
FROM	Dr. James Frost Executive Secretary	AGENCY	State Colleges Board of Trustees	TELEPHONE	
SUBJECT	Location of Central Offices				

The enclosures seem to indicate the situation is fluid. I have asked Mr. Basch to find out how much UConn has invested.

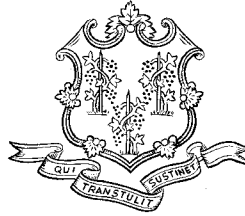
James A. Frost  
Executive Secretary

JAF/bh

*sent to Dan [unclear]*

SAVE TIME: If convenient, handwrite reply to sender on this same sheet.

THOMAS J. MESKILL  
GOVERNOR



F  
Paul pd.  
STATE OF CONNECTICUT  
EXECUTIVE CHAMBERS  
HARTFORD

May 24, 1973

Mrs. Bernice C. Niejadlik  
Chairman  
Board of Trustees for State Colleges  
1280 Asylum Avenue  
Hartford, Connecticut 06105

Dear Mrs. Niejadlik:

Thank you for your letter of May 3, 1973, relative to the purported sale of the property known as 1280 Asylum Avenue in Hartford.

Title to the subject property is vested in the State of Connecticut which obtained the property by virtue of a Warranty Deed from Olga Hempstone Goodwin and the Hartford-Connecticut Trust Co.

The property was used as quarters for the Connecticut Health Center. As the Health Center became completed, the various units located at Asylum Avenue moved to Farmington. As the lease of the State Board of Trustees for State Colleges had expired, the Public Works Department, in an effort to save money, moved the Board into the quarters it now occupies.

The Public Works Department has been concerned over the cost of maintaining the property and repairing the structure. The roof was in disrepair and various other major repairs had to be made to the building. They suggested to the University of Connecticut officials that they undertake an examination of the problem to determine whether it would be more beneficial to the State to sell the facility or to repair it for State use. As yet, no determination has been made by the University of Connecticut Board of Trustees as to whether or not to sell the property.

In any event, please be assured that if the sale of the property is recommended, I will give the matter my most careful consideration before consenting to any recommendation.

Sincerely,

  
GOVERNOR

TJM:ssmr

The  
University  
of  
Connecticut

STORRS, CONNECTICUT 06268

OFFICE OF THE PROVOST

June 5, 1973

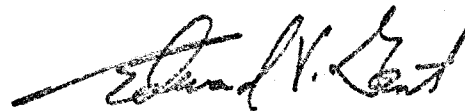
Mrs. Bernice C. Niejadlik  
Board of Trustees for the State Colleges  
1280 Asylum Avenue  
Hartford, Connecticut 06105

Dear Mrs. Niejadlik:

Thank you for sending me a copy of your letter to Governor Meskill regarding the 1280 Asylum Avenue property. I know how difficult it has been for your Board to find housing for your central offices. I do not know now what disposition the University Board of Trustees will make of the property. The property was purchased a number of years ago out of income from student fees. In the event that the University transfers title to the property to someone else I feel sure that everyone would agree that the student fee account should be credited with a reasonable amount to balance the investment of student fees made some twenty years ago.

Certainly I hope that things work out well for your housing.

Sincerely yours,



Edward V. Gant  
Acting President

EVG:ge  
cc: Mr. Tasker  
Mr. Austin  
Mr. Rohrbach  
Mr. Hill  
Mr. Frost



# STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

May 3, 1973

The Honorable Thomas J. Meskill  
Governor of Connecticut  
State Capitol  
Hartford, Connecticut

Dear Governor Meskill:

The Trustees are concerned to learn that the University of Connecticut plans to sell the building at 1280 Asylum Avenue which presently houses not only our staff but the staff of the Board for the Regional Community Colleges. Our concern results from three considerations. First, the present situation is ideally suited to our needs. Second, we believe that the present solution is more economical than what is apt to result if we move. Third, we have been uprooted once within the past year and, apparently it is the intention of some, to uproot us again and to do so without prior consultation.

The development of a state-wide college system requires frequent meetings and conferences involving such diverse groups as Trustees, faculty committees, college presidents and other administrative officers, students, and leaders of business and industry. Our present location has adequate conference space, is accessible, and provides adequate parking. In a word it enables us to complete our work efficiently and effectively. Further, the grounds and the building are befitting an academic institution, a fact that is very useful to us.

The Trustees request that the State take title to the building or lease it for our use. The initial investment required for its occupancy is now over and we believe that maintenance costs will not be excessive. In the long run such action is fiscally sound. The value of the property is certain to rise and, some years hence, the State may consider itself fortunate to have the grounds available for public use. We do not anticipate anything more than a modest expansion of our staff and the present structure can house whatever additional offices we may need. On the other hand, the movement of our offices to another location will entail expenses for moving, will disrupt the functioning of our staff and, at some future time, may require additional costs to provide space for two new professional people (which would give us a professional staff of five).

My fellow Board members and I consider this matter to be of high importance. We will much appreciate the consideration you give to it.

Yours very truly,

BCN/e

cc: Chancellor W. G. Hill  
President E. V. Gant





CENTRAL CONNECTICUT STATE COLLEGE  
New Britain, Connecticut

*[Handwritten initials]*

Office of the President

May 22, 1973

Commissioner Paul Manafort  
Department of Public Works  
State Office Building  
Hartford, Connecticut

Dear Paul:

I recently was informed that the University of Connecticut is hoping to sell their building at 1280 Asylum Avenue, which is now occupied by the Central Offices of the Boards of Trustees of the State Colleges and Community Colleges. I am writing this letter to express my concern and interest in retaining that facility for these two boards.

The facility has proven extremely satisfactory for the Board and for the meetings and involvements that the State Colleges have with our own Central Office and our Board of Trustees. That facility has certainly expedited the fulfillment of our responsibilities and has proven to be a most satisfactory arrangement.

I can well appreciate the many problems you are facing but wanted to express my hope that this facility can be retained for use by our Board.

With best wishes,

Cordially,

*[Handwritten signature]*

F. Don James  
PRESIDENT

fdj/ic

cc: Mrs. Bernice Niejadlik

Connecticut  
Community  
Colleges

1280 Asylum Avenue  
Hartford 06105 232-4817

*St. Paul*

MEMORANDUM

TO: Stuart Smith

DATE: May 29, 1973

FROM: Searle F. Charles *SFC*

RE: Location of Community Colleges' and State Colleges' Central Offices

There is increasing concern about the location of the central offices of the systems of State Colleges and Community Colleges.

Is there any possibility at all that the State may find it possible in any negotiations conducted by the University of Connecticut that the building now in use by these two offices and the parking space could be leased for a period of years since the building is adequate now for the two staffs and should be adequate with only minor changes for several years as yet.

The above is our first preference. However, if this does not seem possible in the last analysis, we would appreciate knowing it as quickly as possible with the opportunity being provided to enter into discussions with appropriate State officials about other possibilities.

I will be pleased to talk this over with you personally and in more detail.

SFC/js

cc: Henry E. Fagan ✓  
James A. Frost ✓  
Edward V. Gant

INTERDEPARTMENT MESSAGE

STO-201 6-72

SAVE TIME: *Handwritten messages are acceptable.*

*Use carbon if you really need a copy. If typewritten, ignore faint lines.*

TO Searle F. Charles, Ph. D.	AGENCY <i>Community Colleges</i> 1280 Asylum Avenue	DATE June 1, 1973
FROM Stuart A. Smith Chief Administrative Aide	AGENCY <i>Office of the Governor</i>	TELEPHONE 5872
SUBJECT		

Thank you for your memorandum of May 29th concerning the location of the Community Colleges' and State Colleges' Central Offices.

I would be happy to discuss this with you personally and in more detail. However, at this moment I do not have very much information concerning this subject.

Please let me know when you would like to have such a discussion.

SAS:mrs

**RECEIVED**  
 JUN 01 1973  
 State Board for  
 Regional Community Colleges

The  
University  
of  
Connecticut

STORRS, CONNECTICUT 06268

OFFICE OF THE PROVOST

June 5, 1973

Mrs. Bernice C. Niejadlik  
Board of Trustees for the State Colleges  
1280 Asylum Avenue  
Hartford, Connecticut 06105

Dear Mrs. Niejadlik:

Thank you for sending me a copy of your letter to Governor Meskill regarding the 1280 Asylum Avenue property. I know how difficult it has been for your Board to find housing for your central offices. I do not know now what disposition the University Board of Trustees will make of the property. The property was purchased a number of years ago out of income from student fees. In the event that the University transfers title to the property to someone else I feel sure that everyone would agree that the student fee account should be credited with a reasonable amount to balance the investment of student fees made some twenty years ago.

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Sincerely yours,



Edward V. Gant  
Acting President

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