



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

P. O. BOX 2008 NEW BRITAIN, CONNECTICUT 06050
 TEL. NEW BRITAIN: 203-229-1607 TEL. HARTFORD: 203-566-7373

RESOLUTION

concerning

ON-SITE SURPLUS REAL PROPERTY for EASTERN CONNECTICUT STATE COLLEGE

December 2, 1977

WHEREAS, Certain real property owned by the United States, located in the County of Windham, State of Connecticut, has been declared surplus and is subject to assignment for disposal for educational or public health purposes by the Secretary of Health, Educational, and Welfare, under the provisions of Section 203 (k) (1) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

the former United States Post Office Building on the corner of Main and High Streets in the City of Willimantic, Connecticut.

The property consists of a single-story masonry building containing approximately 12,000 square feet of floor space, including basement area, and is located on 15,310 square feet of land at the intersection of above streets.

WHEREAS, Eastern Connecticut State College, needs and will utilize said property for educational purposes as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder, of which this Board is fully informed;

NOW, THEREFORE, BE IT RESOLVED, That Eastern Connecticut State College, shall make application to the Secretary of Health, Education, and Welfare, for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of Health, Education, and Welfare, or his authorized representative may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and

-2-

BE IT FURTHER RESOLVED, That Eastern Connecticut State College, has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that Charles R. Webb, President, be and he is hereby authorized, for and on behalf of Eastern Connecticut State College, to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and conveyance documents in the records of the Board, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for surveys, title searches, appraisals, recordation of instruments, or escrow costs.

BOARD OF TRUSTEES FOR STATE COLLEGES
P.O. Box 2008
New Britain, Connecticut 06050

I, JAMES A. FROST, hereby certify that I am the Executive Director for the Connecticut State Colleges, and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said Board of Trustees for State Colleges, present at a meeting of said Board on the 2nd day of December, 1977, at which a quorum was present.



James A. Frost



STATE OF CONNECTICUT

EASTERN CONNECTICUT STATE COLLEGE

WILLIMANTIC, CONNECTICUT 06226

December 28, 1977



TELEPHONE

456-2231

AREA CODE 203

ext. 307

RECEIVED

DEC 29 1977

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

Mr. Peter Wieczorek
Federal Property Assistance
Department of Health, Education, & Welfare
John F. Kennedy Federal Building
Boston, Massachusetts, 02203

Dear Mr. Wieczorek:

Enclosed is a copy of the Board of Trustees Resolution of December 2, 1977 and a corrected first sheet for the application of the Post Office Building in Willimantic.

Please destroy the first sheet on the copy which I forwarded to you and substitute this which indicates that the State of Connecticut holds title to the property.

Sincerely,

Margaret S. Wilson

Executive Assistant to the President

MSW:mts

Enclosures 2

c.c. Arnold Boynton, Fiscal Officer, Board of Trustees
Milton Case, Public Works Department

FEDERAL PROPERTY ASSISTANCE PROGRAM

Educational Application

November 29, 1977

I. Identification of Applicant

A. Legal Name: State of Connecticut
(Eastern Connecticut State College - a state institution under the Board of Trustees for State Colleges - tax exempt)

B. Person authorized to complete purchase:

Charles R. Webb
President
Eastern Connecticut State College

C. Address and telephone number of applicant:

Eastern Connecticut State College
83 Windham Street
Willimantic, Connecticut, 06226
tel. (203) 456-2231, ext. 307

II. Mission and Program of Eastern Connecticut State College

(Copy of Mission Statement attached.) (Exhibit #1)

Eastern Connecticut State College is fully accredited in both liberal arts and teacher education by national, regional, and state-wide accrediting agencies including the New England Association of Schools and Colleges, the National Council for the Accreditation of Teacher Education, the Connecticut Board for Higher Education, and the State Department of Education.

The New England Association of Schools and Colleges accredits colleges and secondary schools in six New England states. Membership in one of the six regional accrediting associations in the United States indicates that the school or college has been carefully evaluated and found to meet standards agreed upon by qualified educators.

The Post Office Building when acquired by Eastern Connecticut State College will be used as a support area for existing College programs.

III. Description of Property Applied for

A. Description of Land Area

1. The property consists of a single-story masonry building containing approximately 12,000 square

11/29/77

Ms. Frost :

Re: Acquisition of former Post Office - Willimantic

I've been informed by Milton Case, Public Works, that their attorney believes this transaction to be in the nature of a Federal grant of property and, therefore, can be handled directly by the Trustees. I expect the transaction may require the approval of both our Trustees and the B. H. E.

Ms. Case asked that copies of principal documents and communications be directed to Jim Bergen for Ms. Case's attention.

Unless I hear to the contrary from you, I'll pursue this matter with our people at Eastern, F. E. W. and any other agencies which can provide us with particulars necessary to accomplish the acquisition -- assuming, of course, that our Board does finally choose to acquire the property.

Arnold



STATE OF CONNECTICUT

EASTERN CONNECTICUT STATE COLLEGE

WILLIMANTIC, CONNECTICUT 06226

December 1, 1977



TELEPHONE
456-2231
AREA CODE 203
ext. 306

Mr. Peter Wieczorek
Federal Property Assistance
Department of Health, Education, & Welfare
John F. Kennedy Federal Building
Boston, Massachusetts 02203

Dear Mr. Wieczorek:

Re United States Post Office Building

Attached is the application, as completed, except for the official resolution which I expect will be passed by the Board of Trustees on Friday, December 2nd.

I will appreciate your review of the application and will be expecting your call to share with me any changes necessary in this submission.

Sincerely,

Margaret S. Wilson
Margaret S. Wilson
Executive Assistant
to the President

MSW:mts

Attachment

P.S. We do not have Exhibit #6 Federal Property Management Regulations 101-47.4913. Will you attach a copy to the exhibits and also send us a copy for our files.

RECEIVED
DEC 5 1977
BOARD OF TRUSTEES
FOR THE STATE COLLEGES

FEDERAL PROPERTY ASSISTANCE PROGRAM

Educational Application

November 29, 1977

I. Identification of Applicant

A. Legal Name Eastern Connecticut State College - a state institution under the Board of Trustees for State Colleges - tax exempt.

B. Person authorized to complete purchase:

Charles R. Webb
President

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III. Description of Property Applied for

A. Description of Land Area

1. The property consists of a single-story masonry building containing approximately 12,000 square

feet of floor space, including basement area, and is located on 15,310 square feet of land at the intersection of Main and High Streets, City of Willimantic, Connecticut.

Beginning at an iron pin at the intersection of the east line of High Street and the north line of Main Street, the line runs south 63° 40' east on Main Street 100 feet to an iron pin. Then north 24° 15' east 153.5 feet to an iron pin. Then north 63° 54' west 100 feet to an iron pin in the east line of High Street. Then south along High Street 24° 15' west 153.1 feet to the beginning.

2. Map of the above attached. (Exhibit #2)
3. A right of way for the grantee exists on a strip of land 15 feet wide running parallel with and abutting on the east and north boundary lines of said premises and extending from Main Street to High Street.

B. Improvements

This section does not apply because we are requesting the building to be used primarily for storage at this time and improvements as indicated in this section are not necessary.

IV. Proposed Program of Use

- A. At the present time the College plant is overcrowded. Areas which might be used for faculty office space, seminar rooms and storage of student equipment, such as bicycles and trunks, are being used by the Maintenance Department.

If the Post Office property should be acquired, it will be used primarily as a support area for the Plant and Maintenance Department activities of Eastern Connecticut State College for the storage of:

Furniture - excess, old and new, particularly from apartments waiting for delivery to and from repair from the State Prison

Teaching aids, old and temporarily surplus desks, chairs, chalk boards

Equipment - snow removal
hand lawn mowers
tractor power attachments
used equipment for transfer to
State Surplus or disposal
stages and staging

Maintenance and housekeeping supplies:

fertilizer, seed and lime
lumber, plywood and sheetrock
construction and repair materials
cleaning supplies

In addition, the Nathan Hale residential hall on Main Street in Willimantic is in close proximity to the Post Office property and has no parking for the staff and students housed in the hall. The 31 parking places at the Post Office Building will be used by persons from the Nathan Hale residential hall.

When the weather is such that heating of the building is not required for use, the front walk-through area will be used for such community activities as our summer arts/crafts exhibit.

The above uses will require no major improvements to the property.

B. The use of the facilities will begin as soon as the property is acquired by the College.

C. Not Applicable.

D. The College is involved in the joint ROTC program with the University of Connecticut.

The Eastern Connecticut Performing Arts Center, a Federally funded program under CETA will be working with the College and the College will be sharing space with that program for rehearsals and performances.

The College is the Headstart Training Center for the State of Connecticut.

The College participates in the Veterans Benefits programs under PL 87-815.

Other Federal programs in which the College participates are identified in exhibit #3.

The College has recently been designated a "Developing Institution" under Title III of the Higher Education Act of 1965.

<u>Bldg. #</u>	<u>Description</u>	<u>Proposed Use</u>	<u>Date Use to Begin</u>	<u>Minimum Expenditures to Prepare Bldg. for Use</u>
--	former United States Post Office, about 9,660 square feet (4,860 sq.ft. on main level; 4,800 sq.ft. in basement)	storage and exhibitions	as soon as acquired.	\$1,000

F. A sketch of the floor plan to be used in the program is attached (Exhibit #4), showing planned utilization.

V. Proof of Need

A. The extent of inadequacy or lack of existing facilities includes the following:

1. The following are the areas presently inappropriately used for storage which will be freed for appropriate staff and student use:

<u>Bldg.</u>	<u>Space Description</u>	<u>Square Feet</u>	<u>Items Stored at this Location</u>	<u>Proposed Use</u>
Goddard Hall	basement	1,080	custodial supplies, gates, 3 boats, benches, Petri dishes, cages, shelving, etc.	to expand Geology storage.
Sports Center	transformer room	32	garbage can tops in cardboard boxes	
	switch room	40	mattress covers and tile in cardboard boxes.	
Student Center	mechanical room	486	torpedo waste cans, pool tables, cabinets, Commencement stage, canoes, bicycles.	student equipment

<u>Bldg.</u>	<u>Space Description</u>	<u>Square Feet</u>	<u>Items Stored at this Location</u>	<u>Proposed Use</u>
Crandall Hall	student services basement	1,287	beds, mattresses, chairs, desks, Civil Defense supplies, cork boards, box springs, rollaway beds.	student storage
Burnap Hall	student services basement	1,287	lumber, beds, box springs, lamps, shades, desks, screens.	student storage
Shafer Hall	basement mechanical room area	1,260	tablet arm chairs, regular chairs, tables, torpedo cans, Civil Defense supplies, couches, folding chairs.	office space; seminar room.
High St. Garage	2-bay garage	378	lime, peat moss, fertilizer, cement, weed killer, wood, barricades.	store sander now stored outside; to park tractor with bucket.
Knight House	basement	300	snowblowers, lawn-mowers, wheelbarrows, plywood, salt, lumber, miscellaneous grounds equipment.	office space
Nathan Hale Hall	garage	324	various items for Surplus Property Center or disposal.	garage facilities to relieve crowding.
	basement	720	doors, torpedo cans, signs.	not to be used; has dirt floor; everything rots and mildews.
	garage and all shops	---	items stored above	OSHA has directed that storage overhead be eliminated.
Winthrop Hall	balcony space	550	furniture to be sent for restoration.	office space
Library	----	---	slate removed from Library Patio	----
Total Square Ft.		7,744		

- A. 2. There are no facilities for student and staff parking for the residents of the Nathan Hale Hall.
- B. Not Applicable.
- C. Not Applicable.
- D. All facilities and properties at Eastern Connecticut State College are over-used; there are no unused facilities or properties.
- E. See A. (1) and (2) above.
- F. Location characteristics of the Post Office property and its adjacent parking space include the fact that it is two blocks of other College buildings. The location on Main Street makes it easily accessible to persons in the community for summer exhibitions.
- G. Not Applicable.
- H. Not Applicable.

VI. Ability to Finance, Operate and Maintain Proposed Program of Utilization

- A. Estimated expenditure for the preparation of the property for its proposed use is \$1,000.

<u>B. Amounts for Construction or Renovation of Facilities</u> (Does Not Apply.)		<u>Amounts for Operation and Maintenance</u> (Including Salaries)
(1)	First Year	\$1,100
(2)	Second Year	1,200
(3)	Third Year	1,300
(4)	Fourth Year	1,425
(5)	Fifth Year	1,550

- C. Copy of budget. (Exhibit #5)
- D. Not Applicable.
- E. Not Applicable.
- F. The applicant will have no problem carrying out the proposed program of usage.

VII. Not Applicable.

VIII. Period of Use

A. The property will be used for at least 30 years.

B. Not Applicable.

IX. Eastern Connecticut State College will fully comply with all requirements of Title VI of the Civil Rights Act of 1964 and will further agree not to discriminate in the use of the property because of creed.

X. Protection and Maintenance Assurance in the Event of Title

Eastern Connecticut State College agrees for itself, its successors and assignees, that in the event the requested property is acquired and the Government, due to a subsequent breach of conditions contained in the conveying instrument, elects to effect title reversion and until such time as title is actually reverted, Eastern Connecticut State College will protect and maintain the property at a minimum to conform to the standards prescribed by the Federal Property Management Regulations 101-47.4913, a copy of which is attached hereto and made a part hereof. (Exhibit #6)

XI. Exhibits

The following exhibits are attached and are a part of this application:

- #1 Mission Statement of Eastern Connecticut State College.
- #2 Map of Property.
- #3 List of grants awarded to faculty of Eastern Connecticut State College during the year 1977.
- #4 Floor Plan.
- #5 Budget of Eastern Connecticut State College (1977-78).
- #6 Federal Property Management Regulations 101-47.4913.
- #7 Resolution of the Board of Trustees for State Colleges concerning the acquisition of the Post Office property.
- #8 Resolution by Governing Board for On-Site Surplus Real Property.

At its regular meeting February 4, 1977, the Board of Trustees passed the Mission Statement for the State Colleges.

The full text follows as does the Mission Statement for Eastern Connecticut State College which was approved last year but had not yet been distributed.

Charles R. Webb

INTRODUCTION

The Connecticut State Colleges exist to provide low cost, high quality and conveniently accessible higher education opportunities to Connecticut citizens.

Each of the four Colleges functions as a regionally-oriented institution, serving the advancement of its region through quality academic offerings, public service projects, continuing education and cooperative community programs, and as an integral segment of the Connecticut State College system, united in common admissions, transfer and cross-registration programming; joint academic planning and physical resources utilization.

I. Fundamental Goals of the System

Each College meets, but is not limited to the following specific goals:

1. To serve students at both undergraduate and graduate levels.
2. To prepare students both to lead and to function effectively in a rapidly changing society.
3. To provide a campus climate (physical, social, philosophical, and intellectual) conducive to learning and to the development of human values and social responsibility.
4. To provide the academic community with the optimum resources available for teaching, experimentation, and research appropriate to the institution and the needs of the people of Connecticut.
5. To provide leadership and service to public education, governmental agencies, business, and industry, both regionally and state-wide.

6. To cooperate in community endeavors for the public good, within the limitations of institutional resources and purposes.
7. To cooperate in academic consortia with other institutions of higher education.

II. General Academic Offerings

The curricula of the Colleges have evolved as a result of two major developments:

1. Legislative direction for the State Colleges to provide teacher education programs at the undergraduate and graduate levels necessary to support the public education needs of the State, and
2. Response to demonstrated and justified needs in such areas as the liberal arts and vocational fields such as nursing, business administration, industrial and medical technology.

At present, and in the immediate future, basic degree programs will be on the Bachelor's Degree level in education, technological studies, professional studies, business education, and the liberal arts. In a concerted effort to meet the educational needs of the State, and especially those of the geographic regions in which each College is located, the Connecticut State Colleges are also authorized to offer the Associate Degree and Master's Degree in the liberal arts, education, and in certain professional and career fields; and Sixth-Year Professional Certificates in certain specialities. The Associate Degree programs are offered on a limited basis under an agreement with the Regional Community Colleges to serve students in geographic areas not conveniently served by the public two-year colleges.

Teacher education will continue a prominent academic function of the four Colleges. However, the significance of the liberal arts, professional studies, and career programs will increase. Citizen demands upon the Colleges reveal an increasing need that graduate programs in career-related fields be made available on a regional basis. Response to such demands is a part of the mission of each College. Along with demand for regional graduate programs in career fields has come a demonstrated need for supplementary forms of instructional programming, including off-campus, on-site service programs; cooperative college-industry programs; alternate teacher accreditation systems and alternate learning programs.

III. The Changing and Emerging Role of the Four Colleges

An analysis of past progress, present resources, and current national trends reveals an emerging role for the Connecticut State Colleges characterized by dramatically changing educational needs. The new role is defined as the system's responses to four major forces:

1. The impact of new knowledge on the lives of people.
2. The increased necessity to solve major social problems through "education for change."
3. The impact of rising costs of full-time higher education.
4. The energy crisis and its ecological correlates.

A. Development of New Bachelor's Degree Programs

State Colleges, which once only prepared students for a career in education while providing them with a background in the liberal arts, today must prepare students for work in a variety of fields. Hence, each College must maintain a strong liberal arts curriculum. Not only do the liberal arts themselves provide career opportunities--in such areas as communications, government, public administration, the dramatic and fine arts and the academic professions--but they also provide entry to advanced study in such professional fields as law, medicine, pharmacy, architecture and theology.

Just as the State Colleges in 1933 met the State's need for trained teachers, so now must they meet demands to provide new career-oriented Bachelor Degree programs in fields such as criminal justice, industrial technology, business administration, allied health fields, and the computer sciences.

These and other fields, formerly on the vocational-technical level, are emerging as baccalaureate-level professional specialties; requiring the resources of the State's public institutions to attain professional status. Graduates of the two-year Community Colleges and Technical Colleges are enrolling in increasing numbers in the Connecticut State Colleges to continue their education to the baccalaureate level. Well coordinated transfer programs, flexible degree requirements, jointly-planned general education and "majors" programs are being developed by all of four Colleges to meet changing needs.

B. Development of New Post-Baccalaureate Programs

New knowledge has had a tremendous impact on higher level occupations, making it necessary for many professionals to continue their education beyond the baccalaureate level. Continuing education programs on the Master's level have already been introduced at all State Colleges to permit more persons to enter such fields and to up-date professional knowledge. These offerings must be broadened and increased in all fields where demand is heavy. Existing and projected part-time education programs, in-service training programs, work-study internships, cooperative educational programs with the public schools, businesses and industries, all exemplify need for expanded part-time, post-baccalaureate, and continuing education programs.

The energy crisis and the current economic crisis will prompt many more persons to seek part-time graduate education within reasonable distance and at reasonable cost, hence the geographic locations of the four State Colleges make them especially appropriate

to offer such programs. The growing response of citizens of Connecticut to such programs is significant. In 1964, there were 3,286 students enrolled in part-time, post-baccalaureate programs. By 1976, the figure had increased to 8,741.

C. System Responses to Regional Needs

The four Connecticut State Colleges are uniquely qualified to respond to the needs of the communities in their geographic regions because of their identification with their regions and because the professionals serving each College know its regional problems and resources. Much has already been done by each college to serve its region. Much more will be done in the future. It is increasingly apparent that governmental agencies, organized interest groups, professional organizations, and individual citizens look more and more to educational institutions and their professional personnel to provide leadership in improving social, cultural, and economic conditions. The Connecticut State College System offers a pool of specialized human resources to serve such needs.

IV. Future Development

To respond to the impact of new knowledge on the lives of our people, to provide cultural opportunities, and to solve major social concerns and economic pressures of modern society a new kind of State College must evolve. It must offer programs in the liberal arts and sciences which emphasize theory, the transmission of basic knowledge and the fulfillment of intellectual capabilities as well as professional programs emphasizing practices, the acquisition of applied knowledge and the development of vocationally-oriented skills. It must be diversified - developing intellectual resources, preparing people to earn a living, and serving the public through applied research, extension programs and continuing education. In short, over the decade ahead, it must become a College comprehensive enough to meet regional needs.

Specific Regional Functions of the State College System

Each College must:

1. Aid the economic and social advancement of the institution's surrounding region through continuing education programs, public service programs and research.
2. Maintain cooperative efforts with a region's schools; provide guidance about admission for high school graduates; develop coordinated pre-service and in-service teacher education programs.
3. Maintain cooperative efforts with regional business, industry, and government to develop coordinated pre-service and in-service career and professional programs.
4. Share faculty and other resources with the Regional Community Colleges, Technical Colleges and units of the University of Connecticut in the institution's region.

- C. A respect for an enjoyment of intellectual curiosity and creativity.
 - D. An understanding and acceptance of diverse human and cultural aspirations.
 - E. The ability to recognize complexity and uncertainty not only as inevitable but also as creative elements in individuals and societies.
 - F. The communicative skills necessary for productive interaction in personal, professional, and social experiences.
 - G. The objectivity and detachment necessary for productive problem-solving.
 - H. The commitment to develop one's talents for personal satisfaction and for the enrichment of the human condition.
 - I. The development of occupational skills necessary for continuing productivity in a rapidly-changing society.
 - J. The maturity and insight necessary for self-realization and evaluation.
 - K. The ability to recognize and the spirit to resolve social problems.
 - L. A respect for and appreciation of cultural, religious, and social diversity.
 - M. A respect for individual uniqueness.
2. Maintain an admissions policy which makes the College's programs and courses of study accessible to qualified candidates:
- A. without regard to age, sex, race, creed, national origin, or economic position.
 - B. from all accredited secondary schools, colleges, and universities.
 - C. who may offer vocational and/or professional experience as well as academic preparation as a basis for admission.
 - D. who are evaluated for admission on the basis of comprehensive criteria which include individual uniqueness as well as traditional academic preparation.
3. To foster within the College community an atmosphere which encourages the utilization of rationality and civility in institutional decisionmaking.
4. To develop adequate resources and facilities, especially library and media materials and staff, to serve as a foundation for productive programs and courses of study.

In addition to new degree programs, increased emphasis will be directed toward non-degree professional activities to meet the educational needs of the medical, scientific, business, and education communities. Formal workshops and conferences related to regional and national social-economic problems will contribute to the well-being of the community, the state, and the nation.

College programs will seek to:

1. Maintain and broaden comprehensive programs in arts and sciences fields such as:
 - Biological Sciences
 - Communication Arts
 - Computer Science
 - Connecticut Studies
 - Environmental Earth Science
 - Public Policy
 - Urban Studies

2. Strengthen the professional studies commitment of the College with evolving programs in fields such as:
 - Health Services
 - Criminal Justice
 - Economics and Administrative Science;
 - Management Science
 - Public Service
 - Teacher Education

3. Continue and develop alternate programs such as credit by examination, the three-year degree, external degrees, credit for learning by life experience, and the S.W.E.A.T. (Student Work Experience and Applied Theory) program.

4. Provide opportunities for continuing programs for lifelong development of intellectual, recreational, and vocational/technical abilities.

5. Work with the community colleges and vocational/technical colleges to provide baccalaureate degree-programs; develop similar programs with other four-year institutions, both public and private.

6. Utilize the College as a social problem-solving institution.

7. Provide programs to meet the needs of the region, state, and nation as the rapid increase in technology requires.

8. Continue and expand work-study internships and cooperative education programs to complement the student's formal academic preparation.

9. Expand in-service degree and non-degree programs for the professional (scientific, business, and educational) community.

10. Support and nurture research and creative activities among its students and professional staff.
11. Make greater use of such instructional aids and techniques as computer-assisted instruction; broadcast, cable, and closed-circuit television; and individualized instruction.
12. Implement graduate programs in those academic disciplines where institutional strength dictates.
13. Strengthen existing and implement appropriate associate degree programs.
14. Upgrade the College's computer facilities so that they may more fully be utilized in the teaching of computer-oriented problem solutions and the application of prepared programs.
15. Maintain and expand the College's nationally-recognized arts and crafts programs.
16. Elaborate cooperative programs with the Windham Regional Vocational High School.

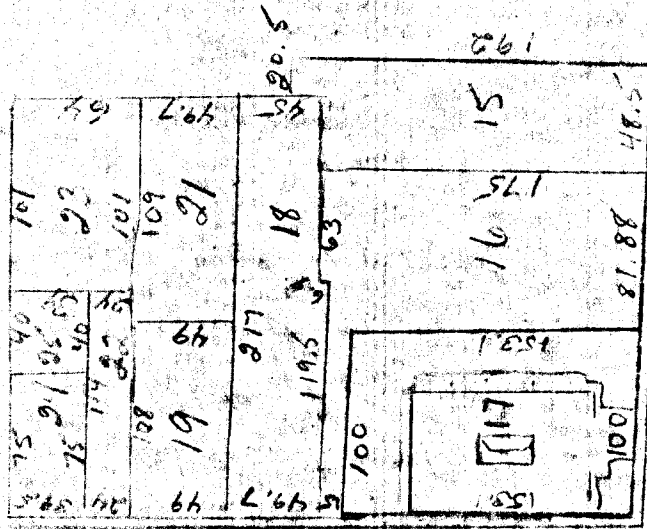
PHYSICAL FACILITIES

There must be a continuing review of land, plant, and facilities to effect maximum utilization.

The prime institutional needs are expanded student housing; health service facilities,; classrooms and laboratories on the North Campus; appropriate facilities for the fine and performing arts, the natural sciences, and professional studies; student recreational areas and facilities; and adequate parking space. Most important of these is the development of student housing facilities. The College's rural location and the absence of sufficient community resources place a premium on campus-based living facilities. Admission and attrition figures indicate a loss of qualified students due to the College's inability to house them.

The College's physical expansion on land not adjacent to the original campus has resulted in a College operation separated into three localities. Such separation has effected institutional diffusion and has proven to be inefficient from the standpoint of plant maintenance. It is thus imperative that the College in the future consolidate its facilities into one campus.

56



HIGH STREET

main

EXHIBIT #3
(ECSC)

Grant Activity, 1976-77

The following grants were awarded to faculty of the College in fiscal year 1977. Asterisk indicates continuation from 1975-76.

- *1. Project Director: Jane M. Jackman
Sponsor: HEW: Office of Human Development
Title: Head Start Supplementary Training
Period: September 1, 1976 - August 31, 1977
Amount: \$100,166
- *2. Project Director: Paul L. Benedict
Sponsor: Connecticut State Department of Education,
Division of Vocational Education
Title: Preparation of Prospective Teachers for Career/Vocational Education
Period: July 1, 1976 - June 30, 1977
Amount: \$7,452
3. Project Director: Alexander D. Taylor
Sponsor: Eastern Connecticut State College Foundation, Inc.
Title: The Poetry of Jorgen Gustava Brandt
Period: April 1, 1977
Amount: \$500
4. Project Director: Susan Peck MacDonald
Sponsor: Yale University and The Lilly Endowment, Inc.
Title: Yale Visiting Faculty Program
Period: June 1977
Amount: \$500
5. Project Director: Alfred Kornfeld
Sponsor: Yale University and The Lilly Endowment, Inc.
Title: Yale Visiting Faculty Program
Period: June 1977
Amount: \$500
- *6. Project Director: Paul L. Benedict
Sponsor: Connecticut Commission for Higher Education,
Title I of the Higher Education Act of 1965
Title: Seniors on Campus 1977
Period: April 6, 1977 - April 5, 1978
Amount: \$3,640
Terms: This cooperative project involves six other colleges. Wesleyan University, the lead agency, received the total grant of \$23,760 of which Eastern's portion is given above.
7. Project Director: J. Parker Huber
Sponsor: The Board of Trustees for the State Colleges of Connecticut,
 $\frac{1}{2}$ of 1% of the General Fund Operating Budget for Program Change
Title: The Henry D. Thoreau School of Wilderness Studies
Period: July 1, 1977 - June 30, 1978
Amount: \$34,218

8. Project Director: Flavia A. O'Rourke
Sponsor: National Science Foundation
Title: Speciation in Milkweed Bugs of The Genus Oncopeltus
Period: August 15, 1977 - August 14, 1978
Amount: \$33,998
Terms: Receipt of the grant by the College is contingent upon Dr. O'Rourke's appointment being continued.

- *9. Project Director: Maurice Gene Moore
Sponsor: U.S. Department of Justice, Law Enforcement Assistance Administration
Title: Law Enforcement Education Program
Period: July 1, 1976 - June 30, 1977
Amount: \$6,430

- *10. Project Director: Oliver Hayes
Sponsor: HEW:USOE: Division of Library Programs
Title II-A of The Higher Education Act as amended; P.L. 89-329
Title: College Library Resources Program
Period: July 1, 1977 - June 30, 1978
Amount: \$3,855

11. Project Director: Leon Sarin
Sponsor: National Endowment for the Humanities, Summer Seminar for College Teachers directed by Professor William H. Harbaugh at The University of Virginia
Title: "Rise of the Bureaucratic State" as it relates to various aspects of American History since 1877
Period: June 20 - August 12, 1977
Amount: \$2,250

12. Project Director: Charles W. Prewitt
Sponsor: Connecticut State Department of Education, Educational Innovation & Support, ESEA Title IV, Part C
Title: Student Environment Center - Northeastern Connecticut
Period: July 1, 1976 - June 30, 1979
Terms: In-kind services to the College by means of providing learning experiences for Eastern students

13. Project Director: Oliver R. Hayes and NARES (Northeastern Area Regional Education Services)
Sponsor: Connecticut State Department of Education, ESEA, Title IVC
Title: Project Connect
Period: July 1, 1977 - June 30, 1978
Terms: Eastern will receive through the auspices of the Windham Area Superintendents of Public Schools \$23,000 of which \$19,150 will be spent on curriculum materials and the balance on supplies and equipment.
Amount: \$23,000



STATE OF CONNECTICUT

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

P. O. BOX 2008

NEW BRITAIN, CONNECTICUT 06050

TEL. NEW BRITAIN: 203-229-1607

TEL. HARTFORD: 203-566-7373

RESOLUTION

concerning

ACQUISITION OF U.S. POST OFFICE
for
EASTERN CONNECTICUT STATE COLLEGE

November 7, 1977

WHEREAS, The Post Office Building on the corner of Main and High Streets in Willimantic has been declared surplus by the United States Government, and

WHEREAS, This building would be of good use to Eastern Connecticut State College; therefore, be it

RESOLVED, That the Executive Director and the College President be authorized to submit an application for acquisition of the U.S. Post Office Building with the understanding that no final action will be taken by the Board of Trustees until after the Board's Planning Committee has reviewed and approved maintenance cost estimates submitted to them by Eastern Connecticut State College.

A Certified True Copy:

A handwritten signature in cursive script that reads "James A. Frost".

James A. Frost
Executive Director

Resolution by Governing Board for
On-Site Surplus Real Property

RESOLUTION

WHEREAS, certain real property owned by the United States, located in the County of Windham, State of Connecticut, has been declared surplus and is subject to assignment for disposal for educational or public health purposes by the Secretary of Health, Education, and Welfare, under the provisions of Section 203 (k) (1) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

the former United States Post Office Building on the corner of Main and High Streets in the City of Willimantic, Connecticut.

The property consists of a single-story masonry building containing approximately 12,000 square feet of floor space, including basement area, and is located on 15,310 square feet of land at the intersection of above streets.

Whereas, Eastern Connecticut State College, needs and will utilize said property for educational purposes as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder, of which this Board is fully informed;

Now, Therefore, Be It Resolved, that Eastern Connecticut State College, shall make application to the Secretary of Health, Education, and Welfare, for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of Health, Education, and Welfare, or his authorized representative may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and

Be It Further Resolved that Eastern Connecticut State College, has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that Charles R. Webb, President, be and he is hereby authorized, for and on behalf of Eastern Connecticut State College, to do and perform any and all acts and things which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the Board, and the payment of any and all sums necessary on account

of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for surveys, title searches, appraisals, recordation of instruments, or escrow costs.

Board of Trustees for State Colleges
P. O. Box 2008
New Britain, Connecticut 06050

I, James A. Frost, hereby certify that I am the Executive Director, of ~~the Board of Trustees for State Colleges~~; and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said Board of Trustees for State Colleges, present at a meeting of said Board on the 2nd day of ~~November~~, 1977, at which a quorum was present.

December
for the Connecticut State Colleges

James A. Frost

EASTERN CONNECTICUT STATE COLLEGE
WILLIMANTIC, CONNECTICUT 06226

TO	James A. Frost	AGENCY	DATE	November 17, 197
FROM	<i>CRW</i> Charles R. Webb	AGENCY	TELEPHONE	
SUBJECT				

Since my recent memo to you regarding acquisition of the post office, I have learned that Mr. Stephens was able to reach the roof from the inside.

He reports that the leak is minor and can easily be patched for less than \$50.00.

CRW:arc

EASTERN CONNECTICUT STATE COLLEGE
WILLIMANTIC, CONNECTICUT 06226

F 67
D. Manning
C. Mitchell
J. R. P.
19 Nov 77

TO Nancy W. Kaplan, Chairman	AGENCY Board of Trustees Planning Com	DATE November 15, 1977
via James A. Frost, Executive Director, Board of Trustees for State Colleges		
FROM Charles R. Webb, President	AGENCY Eastern Connecticut State College	TELEPHONE 456-2231
SUBJECT		RECEIVED
		NOV 17 1977

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

Attached please find:

1. A statement outlining the need for and projected use of the former post office building in Willimantic.
2. Ronald V. Stephens' memo of November 8, 1977, detailing answers to Trustees' questions regarding square footage (both of the post office and of present storage areas in the College), costs of snow removal, grass mowing, shrub maintenance, and general building upkeep, and other costs.
3. (Attached to Mr. Stephens' memo) A list of materials and equipment that could be moved to the old post office and more detailed information on some of the questions cited above.
4. A copy of the Federal Government form for applying for surplus real property.

I would add that detailed outside inspection of the roof was not performed because:

1. We would be liable if an accident befell a member of the College's crew.
2. Evidence from the inside indicates seepage but no significant leak in the roof.
3. The College would plan to turn the building back to the Federal Government if it appeared at some future date that extensive roof repairs were required.
4. Ninety per cent of the planned storage use would be feasible even if the roof leaked badly.
5. Much of the storage square footage is in the basement--there is no evidence of flooding.
6. The parking spaces afforded by the property are valuable enough to warrant acquisition of the property even if the building itself should prove unusable.
7. We are now at the application, not acceptance, stage.

CRW:arc

cc: Ronald V. Stephens, Supervisor, Plant and Maintenance
Margaret S. Wilson, Executive Assistant to the President
Delbert E. Meyer, Vice-President for Academic Affairs

Former Post Office Building

If the property should be acquired by restricted deed from the Federal Government surplus, it will be used primarily as a support area for the plant and maintenance activities of Eastern Connecticut State College.

At present, the maintenance department has no appropriate storage area for items detailed below. Areas on campus presently used for storage of these items should be freed for use by students for storage of student equipment (bicycles, trunks, etc.) and converted into office space for faculty and staff. (Shafer and Winthrop)

Furniture

excess, old and new, particularly from apartments waiting for delivery to and from repair from State Prison

Teaching aids, old and temporarily surplus desks, chairs, chalk boards

Equipment

snow removal
hand lawn mowers
tractor power attachments
used equipment for transfer to State surplus or disposal
stages and staging

Maintenance and housekeeping supplies

fertilizer, seed and lime
lumber, plywood and sheetrock
construction and repair materials
cleaning supplies

The approximately 25 parking spaces will be used for staff and students housed at the Nathan Hale Residence Hall.

In addition, the front walk-through area will be used occasionally in the good weather for an art/craft exhibit for the community, e.g. the summer crafts exhibit at the end of the workshop. 20

Since there will be no need for heat, water or electricity for the above areas, the cost of operation will be the time spent by the Building and Grounds staff in custodial duties to maintain the property.

Interdepartment Message

STO-201 REV.3/74 STATE OF CONNECTICUT
(Stock No. 6938-051-01)SAVE TIME: *Handwritten messages are acceptable.*
Use carbon if you really need a copy. If typewritten, ignore faint lines.

To	NAME	TITLE	DATE
	Dr. Charles R. Webb	President	11/8/77
	AGENCY	ADDRESS	
From	NAME	TITLE	TELEPHONE
	Ronald V. Stephens	Supvr. of Plant & Maint. II	348
	AGENCY	ADDRESS	

SUBJECT

U. S. Post Office for Physical Plant Use

The U. S. Post Office at the corner of Main and High Streets contains about 9,660 square feet of usable floor space; about 4,860 square feet on the main level and about 4,800 in the basement. There are approximately 31 available parking spaces.

Cost of cleaning the building prior to storage would require the work of two men for about two weeks which would be a cost of about \$650.00.

Annual cost of snow removal would be about \$500.00. The work of snow removal would be done by ECSC personnel. Annual cost of grass cutting, shrub maintenance, etc. would also be about \$500.00 which would be done by ECSC personnel. Maintenance to the building itself would be minimal. Painting of the outside sash would be necessary at an approximate cost of \$300.00.

If electricity is provided to the building, the minimum monthly charge would be \$4.35, and the maximum monthly charge would be \$15.00. The only use of electricity would be for lights.

Attached is a list of materials and equipment that would be moved to the Post Office and the buildings from which these materials would be moved. Included in the list is the approximate square feet of space that will be freed for other purposes.

It should be pointed out that several mechanical spaces have flammable materials stored in them and this constitutes a definite fire hazard. Also, the overhead storage in the Nathan Hale Garage has already been noted by OSHA in a courtesy inspection although no citation was issued.

Ronald V. Stephens

Ronald V. Stephens - Supvr. of Plant & Maintenance II

★

RVS:mwr

cc: Margaret Wilson
file

RECEIVED

NOV 8 1977

Office of the President

BUILDING	SPACE DESCRIPTION	SQ. FT.	ITEMS STORED AT THIS LOCATION	REASON FOR REMOVAL
Goddard Hall	Basement	1080	Custodial supplies, gates, 3 boats, benches, Petri dishes, cages, shelving, etc.	To expand Geology storage
Sports Center	Transformer Rm.	32	Garbage can tops in cardboard boxes.	Fire hazard
Sports Center	Switch Rm.	40	Mattress covers and tile in cardboard boxes.	Fire hazard
Student Center	Mechanical Rm.	486	Torpedo waste cans, pool tables, cabinets, Commencement stage, canoes, bicycles.	Fire hazard
Crandall Hall	Student Services Basement	1287	Beds, mattresses, chairs, desks, Civil Defense supplies, cork boards, box springs, rollaway beds.	Should be used for Student storage.
Burnap Hall	Student Services Basement	1287	Lumber, beds, box springs, lamps, shades, desks, screens.	Fire hazard, cardboard. Should be used for Student storage.
Shafer Hall	Basement Mech. Rm. area	1260	Tablet arm chairs, regular chairs, tables, torpedo cans, C.D. supplies, couches, folding chairs.	Fire Hazard
High Street Garage	2-bay garage	378	Lime, peat moss, fertilizer, cement, weed killer, wood, barracades.	To store sander now stored outside. To park tractor with bucket.
Knight House	Basement	300	Snowblowers, lawnmowers, wheelbarrows, plywood, salt, lumber, misc. grounds equipment.	Fire hazard

BUILDING	SPACE DESCRIPTION	SQ. FT.	ITEMS STORED AT THIS LOCATION	REASON FOR REMOVAL
Nathan Hale Hall	Garage	324	Various items for Surplus or disposal.	Use for garage facilities to relieve crowding.
Nathan Hale Hall	Garage Basement	720	Doors, torpedo cans, signs.	Not to be used. Has dirt floor, everything rots and mildews.
Nathan Hale Hall	Garage and all shops.	---	Items stored above.	OSHA has directed that storage overhead be eliminated.
	Total Sq. Ft.	<u>7194</u>		

NOTE: The slate removed from the Library Patio will be stored in the Post Office Building.

Format of Resolution by Governing Board
for On-Site Surplus Real Property

RESOLUTION

WHEREAS, certain real property owned by the United States, located in the County of _____, State of _____, has been declared surplus and is subject to assignment for disposal for educational or public health purposes by the Secretary of Health, Education, and Welfare, under the provisions of Section 203 (k) (1) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

the former United States Post Office Building on the corner of Main and High Streets in the City of Willimantic, Connecticut.

The property consists of a single-story masonry building containing approximately 12,000 square feet of floor space, including basement area, and is located on 15,310 square feet of land at intersection of above streets.

Whereas, _____, needs and will utilize said property for _____ purposes as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder, of which this Board is fully informed;

Now, Therefore, Be It Resolved, that _____, shall make application to the Secretary of Health, Education, and Welfare, for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of Health, Education, and Welfare, or his authorized representative, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and

Be It Further Resolved that _____, has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that _____ authorized) _____ (title of official(s))

be and he is hereby authorized, for and on behalf of the _____
(legal name of applicant), to do and perform any and all acts and things

which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the Board, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for surveys, title searches, appraisals, recordation of instruments, or escrow costs.

(legal title of governing body of applicant)

(Address)

I, _____, hereby certify that I am the
(name of certifying officer)
_____, of the _____
(title of certifying officer) (title of governing body of applicant); and that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of said _____, present
(title of governing body of applicant)
at a meeting of said Board on the _____ day of _____, 19____, at which a quorum was present.

(signature of certifying officer)

NOTE: THE CERTIFYING OFFICER SHOULD NOT BE THE OFFICIAL NAMED ABOVE.

Format of Resolution by Governing Board
for On-Site Surplus Real Property

RESOLUTION

Concerning
On-Site Surplus Real Property -
December 13, 1977

WHEREAS, certain real property owned by the United States, located in the County of Willimantic, State of Connecticut, has been declared surplus and is subject to assignment for disposal for educational or public health purposes by the Secretary of Health, Education, and Welfare, under the provisions of Section 203 (k) (1) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows:

the former United States Post Office Building on the corner of Main and High Streets in the City of Willimantic, Connecticut, *a property consisting of*

~~The property consists of~~ a single-story masonry building containing approximately 12,000 square feet of floor space, including basement area, and ~~is~~ located on 15,310 square feet of land at intersection of above streets; *and*

Whereas, Board of Trustees for the Connecticut State Colleges, ~~needs~~ and will utilize said property for educational purposes as needed by Eastern Connecticut State College purposes as set forth in (insert educational or public health) its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder, of which this Board is fully informed;

Now, Therefore, Be It Resolved, that the Executive Director and the College President ~~and the College President~~ shall make application to the Secretary of Health, Education, and Welfare, for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of Health, Education, and Welfare, or his authorized representative, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto; and

Be It Further Resolved that Board of Trustees for the Connecticut State Colleges has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that James G. Frost authorized) Executive Director of Board of Trustees ~~Board of Trustees~~ State Colleges

be and he is hereby authorized, for and on behalf of the Board of Trustees for the
Connecticut State Colleges, to do and perform any and all acts and things
(legal name of applicant)

which may be necessary to carry out the foregoing resolution, including the preparing, making, and filing of plans, applications, reports, and other documents, the execution, acceptance, delivery, and recordation of agreements, deeds, and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the Board, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for surveys, title searches, appraisals, recordation of instruments, or escrow costs.

Board of Trustees for the Connecticut State Colleges
(legal title of governing body of applicant)
P.O. Box 2008, New Britain, Connecticut, 06090
(Address)

I, L. J. Davidson, hereby certify that I am the
Chairman, of the Board of Trustees for the
Connecticut State Colleges; and that the foregoing resolution is a
(name of certifying officer) (title of certifying officer) (title of governing body of applicant)

true and correct copy of the resolution adopted by the vote of a majority of the members of said Board of Trustees for the Connecticut State Colleges, present at a meeting of said Board on the 2nd day of December, 1977, at which a quorum was present.
(title of governing body of applicant)

(signature of certifying officer)

NOTE: THE CERTIFYING OFFICER SHOULD NOT BE THE OFFICIAL NAMED ABOVE.



STATE OF CONNECTICUT
PUBLIC WORKS DEPARTMENT

October 20, 1977

RECEIVED
OCT 24 1977
BOARD OF TRUSTEES
FOR THE STATE COLLEGES
Office Building
Hartford, Connecticut 06115
203-566-3200x 4421

JAMES J. BERGEN
Dpty. COMMISSIONER

Health, Education and Welfare
Federal Property Assistance
John Fitzgerald Kennedy Bldg.
Boston, Massachusetts 02203

Gentlemen:

This department has received a letter from Mr. Albert A. Gammal, Jr., Regional Administrator of the General Services Administration, indicating that the former U. S. Post Office at Main and High Streets in Willimantic has been determined to be surplus government property and is available for disposal for eligible public agencies.

In a telephone discussion with Mr. Joseph O'Connell of the G. S. A. Office in Boston, I was advised to notify your agency regarding the State's interest in obtaining the above mentioned Post Office for use by the Eastern Connecticut State College for the purpose as itemized in their letter dated Oct. 18, 1967 (copy attached).

This letter and attachment is submitted merely as indication of the State's interest in pursuing the acquisition of the above property, subject to the necessary Resolutions by the Board of Trustees for State Colleges and the Connecticut Board of Higher Education as well as the proper forms being submitted to your office as soon as they are available.

This procedure has been discussed with Mr. O'Connell and a copy of this letter is being sent to him for his information.

Sincerely,

James J. Bergen, Dpty. Commissioner
Administrative Services - Public Works

Milton R. Case
By: Milton R. Case, Chief
Property Planning Section

MRC/eac

cc: Commissioner MacKinnon
Dpty. Comm'r. Bergen
Dpty. Comm'r. McCulloch
Director's Office
File

cc: Dr. Robert Bokelman
Dr. James Frost
Margaret Wilson

att:

October 18, 1977

ext. 306

Mr. James Bergen
Deputy Commissioner
Public Works Department
State Office Building
Hartford, Connecticut 06115

Attention: Milton R. Case
Director of Planning

Dear Mr. Bergen:

Section 203 (k) (1) of the Federal Property and Administrative Services Act of 1949 (PL 152), as amended (40 U.S.C. 484 (k) (1) authorizes the Administrator of General Services to assign to the Secretary of HEW for disposal such surplus real property as needed for educational use. (See attachments.)

Eastern Connecticut State College is interested in acquiring the former United States Post Office Building on the corner of Main and High Streets in the City of Willimantic, Connecticut for educational purposes, under the Deed without Warranty Program.

The building and grounds will be used by the College for:

- (1) occasional art/crafts exhibits for the College and community,
- (2) storage, and
- (3) parking for staff and for students from the Nathan Hale Residence Hall at 833 Main Street, Willimantic.

We anticipate that the Board of Trustees of State Colleges will adopt a resolution to receive the property when it becomes available and request the aid of your department in initiating proceedings for the acquisition.

Sincerely,

MSW:mts

Margaret S. Wilson
Executive Assistant
to the President

c.c. Dr. James A. Frost
Dr. Charles R. Webb

on case of public works called. He would like Boston for an extension of time and well inform me + Peg Walker of the results. I will check out the proposal and ask for action by our Board. I appeared by Trustees I will ask for approval by BHE. MSW

*Toto to Mr. Webb
Told him of current
Milton case. asked him
a justification
used to submit
Maintenance cost
to take this info to
Planning committee.*

RECEIVED

BOARD OF TRUSTEES
OF THE STATE COLLEGES

*9/27
19 Oct 77*

Health or Educational Use. Section 203(k)(1) of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484(k)(1)), authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Health, Education, and Welfare for disposal such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of Health, Education, and Welfare as being needed for school, classroom, or other educational uses, or for use in the protection of public health, including research. The Act authorizes the Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported medical and educational institutions, non-profit educational institutions, hospitals, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Health, Education, and Welfare.

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c

THE FEDERAL PROPERTY ASSISTANCE PROGRAM

The FPA Program is a grant-in-aid program providing support to public health and educational communities. Grants are awarded in the form of federal surplus properties to organizations which meet eligibility and program requirements, and can demonstrate the means to implement the prospective programs. To be eligible, organizations must be either public bodies or non-profit institutions which are tax exempt under Section 501 (c) (3) of the Internal Revenue Code of 1954. The intended program of usage must be for health or educationally-oriented purposes.

Properties are made available to the Department by the General Services Administration after they have been determined to be surplus to the needs of the Federal Government. HEW's Federal Property Assistance Program then attempts to screen as many organizations as possible which may have a potential interest in the property and alert them as to its availability. Although HEW does not maintain an inventory of federal surplus property, in many instances we may have the means to determine whether properties previously identified as surplus can still be made available.

All properties are conveyed at the fair market value less a public benefit allowance (discount) when surplus real property is granted for worthwhile health or educational programs. Properties are usually granted at a 100% discount.

The instrument which effects the conveyance is a Deed Without Warranty which usually contains four conditions. It is important to note that the conditions restrict the use of the property to the health or educational programs set forth in the application for a period of thirty years. Other usages during this period must be authorized in writing by the Department. Free and clear title to the property will pass to the grantee after the period of restrictions has expired.

Properties granted through the Federal Property Assistance Program are conveyed in an "as is" condition. Therefore the cost and extent of renovations should be considered by applicants in evaluating the suitability of available property for their own programs.

The net result of our program is that many organizations and institutions, not otherwise having all of the resources necessary, may be able to implement, improve or expand beneficial programs within their own communities.

DEED CONDITIONS

If all or any part of the subject property is conveyed to your institution, the conveyance instrument will be a Deed Without Warranty which will contain the following conditions subsequent:

1. That for a period of thirty (30) years from the date of the Deed, the property conveyed shall be utilized continuously in the manner and for the educational purposes set forth in the approved program and plan contained in the Transferee's application and for no other purpose;
2. That during the aforesaid period of thirty (30) years, the Transferee will resell, lease, mortgage, or encumber, or otherwise dispose of the property or any part thereof or interest therein only as the Department of Health, Education, and Welfare or its successor in function in accordance with existing regulations, may authorize in writing;
3. That one year from the date of the Deed and annually thereafter for the aforesaid period of thirty (30) years unless the Department of Health, Education, and Welfare or its successor in function otherwise directs, the Transferee will file with the Department of Health, Education, and Welfare or its successor in function reports on the operation and maintenance of the property and will furnish, as requested, such other pertinent data evidencing continuous use of the property for the purpose specified in the application.
4. That for the period during which the property is used for a purpose for which the Federal financial assistance is extended by the Department or for another purpose involving the provision of similar services or benefits, the Transferee hereby agrees that it will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Regulations of the Department of Health, Education, and Welfare (45 CFR Part 90) issued pursuant to that title and as in effect on the date of this deed, to the end that, in accordance with Title VI of that Act and the Regulation, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under the program and plan referred to in condition 1 above or under any other program or activity of the Transferee, its successors or assigns, to which such Act and Regulation apply by reason of this conveyance.



DEPARTMENT OF HEALTH, EDUCATION, AND WELFARE

REGION I

JOHN F. KENNEDY FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON, MASSACHUSETTS 02203

OFFICE OF
THE REGIONAL DIRECTOR

October 17, 1977

RECEIVED

OCT 20 1977

E. C. S. C.
EXECUTIVE ASSISTANT
TO PRESIDENT

Margaret S. Wilson
Executive Assistant to the President
Eastern Connecticut State College
Willimantic, CT 06226

Dear Ms. Wilson:

I am pleased to advise you that the former U.S. Post Office Building in Willimantic, Connecticut has been determined surplus to the needs of the Federal Government and is available for transfer to eligible organizations for health or educational purposes.

The property consists of a single-story masonry building containing approximately 12,000 square feet of floor space including basement area, and is located on 15,310 square feet of land at the intersection of Main and High Streets in the City of Willimantic.

Transfers may be made by this Department to States, Counties, Cities, Townships, hospitals, educational institutions, and other entities which conduct health or educational programs are also eligible. An attachment listing examples of eligible programs for which the property may be utilized is enclosed. Additional health and educational programs not listed in the attachment may also be eligible.

If your institution is interested in applying for this property, please contact Peter Wieczorek or me by October 25, 1977, (617) 223-6837. After your expression of interest is received, we will then furnish you material and assistance in preparing your application.

Sincerely yours,

Donald Branum

Donald Branum
Director, Federal
Property Assistance

Enclosure

Attachment A

EDUCATION

Classrooms	Administrative Officer	Support Area
Libraries	Equipment & Supply Storage	Music
Drama	Science Laboratories	Law
Ecological Training	Law Enforcement	Safety
Physical Education	Drivers Training	Museum
Child Development	Vocational Training	Research

HEALTH

Hospitals	Out Patient Clinics	Mental Health
Storage	Psychiatric	Physical Therapy
Parking	Emergency Medical Services	Nutritional
Geriatrics	Drug Treatment & Prevention	Research
Administration	Health Maintenance	Support
Alcohol Rehabilitation	Health Centers	Laboratories

POST OFFICE BUILDING

Telephone Call 10/5/77

Peter Wiczorek informed Margaret Wilson that the Post Office Building was being returned to GSA, and he would now proceed to notify the Governor's Office that the building was available and that he was telephoning to get on record the fact that Eastern Connecticut State College is still considering acquiring the Post Office Building.

He also informed Mrs. Wilson that it would be about 45 days before the transaction was completed of conveying the property by restrictive deed to the College and that the College might start the process at any time that it was ready because Mrs. Wilson does not know of and does not expect that there are other bodies that are interested in the property.

MSW:mts

Telephone Call 10/7/77

Mrs. Wilson telephoned Mr. Wiczorek regarding the Board of Trustee Resolution wording for the acquiring of the Post Office Building.

Mr. Wiczorek said that the resolution does not have to give a complete, legal description of the property. A brief description would be sufficient to identify it.

(the former United States Post Office Building on the corner of Main and High Streets in the City of Willimantic, Connecticut.)

The resolution would convey authority to hold title....
delegate authority to perform any and all actions....

MSW:mts

September 15, 1977

ext. 306

Mr. Peter Wiczorek
Federal Property Assistance
Department of Health, Education, & Welfare
John F. Kennedy Federal Building
Boston, Massachusetts 02203

Dear Mr. Wiczorek:

Re U. S. Post Office in Willimantic, Connecticut

On August 10, 1977 we were informed by Donald Branum, Director of Federal Property Assistance, that the above property was reported to the General Services Administration on July 20, 1977 for disposal in accordance with established procedures. Since the 30 days necessary to screen Federal agencies that might be interested in the building have elapsed, we are inquiring whether the General Services Administration has returned the property to the Department of Health, Education, and Welfare. If so, may we proceed to negotiate a land grant for the use of the building as storage for our education institution.

We would appreciate hearing from you as soon as possible.

/Sincerely,

Margaret S. Wilson
Executive Assistant
to the President

MSW:mts

Post Office
7/15/77

Re Telephone Conversation with Peter Wieczorek- HEW BOSTON
617-223-6837

In reply to letter written Donald Branum:

Mr. Wieczorek said that HEW would be returning the Post Office building to GSA by noon, July 18, 1977, and that GSA has 30 days to screen Federal agencies that might be interested in the building. If there are none, then HEW will offer the building again for educational and health purposes' use.

He made it very clear two or three times that storage for an educational institution is a legitimate purpose and that an award of a Federal building is similar to a land grant for a period of 30 years. There are restrictions for 30 years; after that, the building becomes the property of the owner.

He will be sending an information package. He also mentioned that the Federal government is not responsible for any charges for executing the 30-year deed.

He also mentioned he had a letter from Earl McSweeney the day after he received Mrs. Wilson's. Mr. McSweeney also indicated interest in having the Court secure the building for their use, if possible.

MSW:mts



STATE OF CONNECTICUT

EASTERN CONNECTICUT STATE COLLEGE

WILLIMANTIC, CONNECTICUT 06226



July 7, 1977

TELEPHONE
456-2231
AREA CODE 203

ext. 306

Mr. Joseph O'Connell, Director
Real Property Division
Public Building Services
General Services Administration
Post Office & Court House Building
Boston, Massachusetts 02109

Dear Mr. O'Connell:

It is our understanding that the Town of Windham has severed its request with the General Services Administration for the use of the federal building at 967 Main Street in Willimantic.

Eastern Connecticut State College is interested in obtaining the use of the federal building for educational purposes.

Please forward information as to the procedures to be followed and the requirements to be met for us to enter into an agreement for the use of the building.

Sincerely yours,

Margaret S. Wilson
Executive Assistant
to the President

MSW:mts

c.c. Donald Branum, Federal Property Division, HEW
Raymond Johns, Leasing Division, Public Works Dept.

July 7, 1977

ext. 306

Mr. Donald Branum
Real Property Division
Federal Property Assistance
Department Health, Education & Welfare
J. F. Kennedy Building - Room 2403
Boston, Massachusetts 02203

Dear Mr. Branum:

Attached, for your information, is a copy of a letter to Mr. Joseph O'Connell, Director of the Real Property Division of the General Services Administration at the Post Office and Court House Building in Boston.

Sincerely yours,

Margaret S. Wilson
Executive Assistant
to the President

MSW:mts

Attachment

Raymond Johns

Leasing Advisor

July 7, 1977

Public Works Department

State Office Building, Hartford, 06115

Margaret S. Wilson

Executive Assistant
to the President

456-2231, ext. 306

Eastern Conn. State College

83 Windham Street, Willimantic, 06226

Post Office Building

Attached, for your information, is a copy of a letter to Mr. Joseph O'Connell, Director of the Real Property Division of the General Services Administration in Boston, requesting information in obtaining the use of the Post Office Building in Willimantic.

MSW:mts

Attachment

Office Memo

STO-199 REV. 9/75 (Stock No. 6938-052-01)

TO: Charles R. Webb President	DATE July 8, 1977
FROM: Margaret S. Wilson Executive Assistant	TELEPHONE ext. 306
SUBJECT	

The attached letter addressed to Joseph O'Connell, Director of the Real Property Division in the General Services Administration, is for your information.

MSW:mts

PRACTICAL EMPLOYEE SUGGESTIONS EARN CASH AWARDS!
Send your suggestions to:
Employees Suggestion Program, State Office Building, Hartford, Conn. 06115