



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

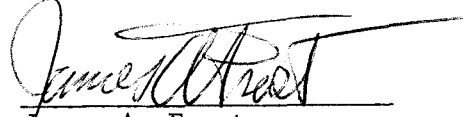
concerning


The Acquisition of Property
 for
 EASTERN CONNECTICUT STATE COLLEGE

April 6, 1979

- WHEREAS, A piece of property consisting of approximately one and four-tenths (1.4) acres of land along the northern boundary of Eastern Connecticut State College, has become available for purchase by the State, and
- WHEREAS, This property is within an area necessary for completion of the college campus, be it
- RESOLVED, That the Board of Trustees for the Connecticut State Colleges expresses its desire that a piece of property, consisting of approximately one and four-tenths (1.4) acres of land at 141 High Street, Willimantic, Connecticut, be acquired by the State as an addition to the Eastern Connecticut State College campus, and be it
- RESOLVED, That the Executive Director is hereby instructed to take all actions necessary for the accomplishment of such acquisition.

A Certified True Copy:


 James A. Frost
 Executive Director



**THE
CONNECTICUT
STATE
COLLEGES**

FOUNDED 1849

File
Office of the
Executive Director

P.O. BOX 2008 NEW BRITAIN, CONNECTICUT 06050

Telephone : (203) 827-7700

May 16, 1979

Dr. Michael D. Usdan
Commissioner
Board of Higher Education
P. O. Box 1320
Hartford, CT 06101

Dear Mike:

At its meeting on April 6, 1979, the Board of Trustees for the Connecticut State Colleges passed the enclosed resolution approving the acquisition of property on the border of the Eastern Connecticut State College campus.

Acquisition of the property is called for in the 1970 campus master plan which was approved by the Board of Trustees on February 5, 1971, and by the Commission for Higher Education on March 2, 1971.

The property is located at a highly strategic spot at the High Street entrance to the campus. The matter of its acquisition arises now because the property is in an estate, and we have reason to believe that the heirs are willing to sell it to the State for use by Eastern at a very reasonable price. It is in other words an opportunity which it would be a shame to miss.

According to our records there are existing capital project authorizations for Eastern containing unallocated funds which could be utilized for this purpose with proper approvals. Please see President Webb's letter to Dr. Porter, dated May 8, 1979, attached. This letter contains a drawing showing the exact location of the property.

In light of the above I request Board of Higher Education approval of this acquisition.

Sincerely,

James A. Frost
Executive Director

JAF/j
Encls.
cc: President Webb



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FOR THE STATE COLLEGES

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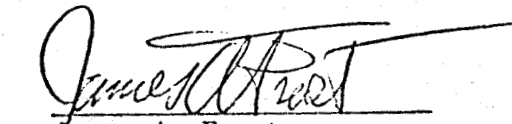
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A Certified True Copy:


James A. Frost
Executive Director



EASTERN CONNECTICUT STATE COLLEGE
WILLIMANTIC, CONNECTICUT 06226

May 8, 1979

OFFICE OF THE PRESIDENT

Dr. Thomas A. Porter
Executive Officer for
Academic and Student Affairs
Board of Trustees-State Colleges
P. O. Box 2008
New Britain, Connecticut 06050

Dear Dr. Porter:

Attached is a plot plan of the so-called "Yolda" property which is in the estate of Simon Skowron, Mrs. Yolda's father.

The property, as indicated on the plan, adjoins the land which is designated as the site for the new residence hall which is in the planning process. In addition, it abuts the land corridor of Eastern Connecticut State College which serves as Eastern Road, a main entrance to the North Campus.

The Campus Master Plan, adopted by the Commission on Higher Education in 1970, anticipated the purchase of all the land bounded by High Street and Prospect Street, to finish siting our North Campus. Lack of funding has prevented progress with purchase as planned, but the goal should not be abandoned, since we will need certain plots for future designated, necessary buildings, e.g., the humanities classroom building. The Yolda property, which must be sold to settle the estate, is one of the properties involved.

There is a dwelling on the property which, with a small investment (to satisfy Fire Code requirements), can house 8 students toward relief of our housing shortage, until such time as we have erected adequate facilities.

There are old Eastern Connecticut State College Bond Funds, which have small amounts of money unallotted from previous projects.

Dr. Thomas A. Porter

2.

May 8, 1979

Bond Fund 3720	\$23,264.02
3740	2,992.61
3740	21.92
3860	2,000.00
3880	100,000.00

I suggest that these small amounts be consolidated by FAC action into a land acquisition fund (\$128,278.55) to be available for purchase of the "Yolda" property and other properties on High Street as they become available.

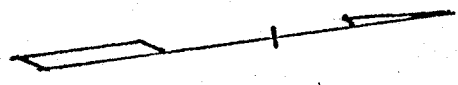
Sincerely,



Charles R. Webb
President

CRW:mts

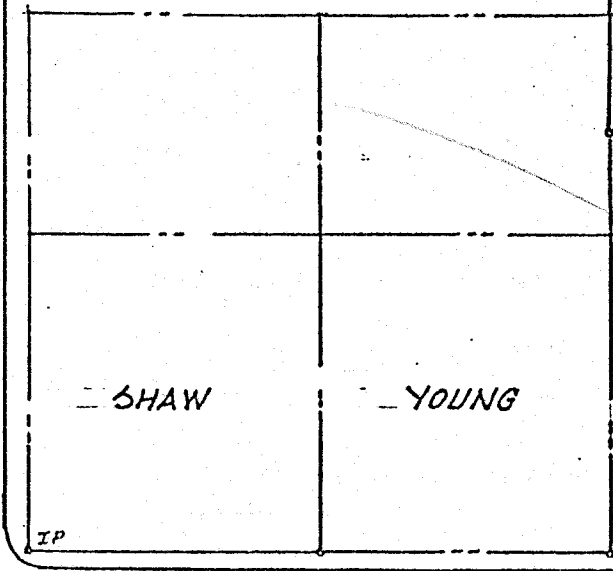
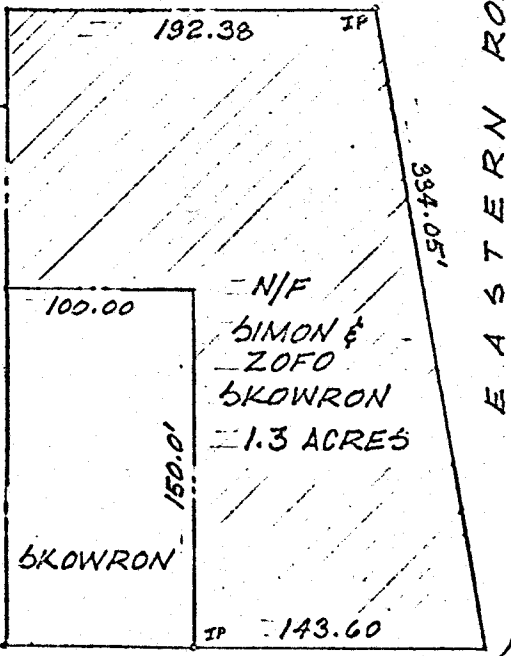
attachment



EASTERN CONN.
STATE COLLEGE

EASTERN CONN.
STATE COLLEGE

NASIN



HIGH STREET

PLAN VIEW
SCALE 1"=100'

PHYSICAL PLANT DEPT.
EASTERN CONN. STATE COL.
DWHBYLB DATE 5/1/73



EASTERN CONNECTICUT STATE COLLEGE
WILLIMANTIC, CONNECTICUT 06226

May 8, 1979

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Executive Officer for
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Board of Trustees-State Colleges
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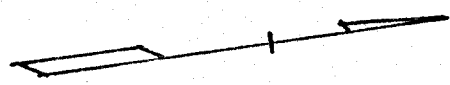
Sincerely,



Charles R. Webb
President

CRW:mts

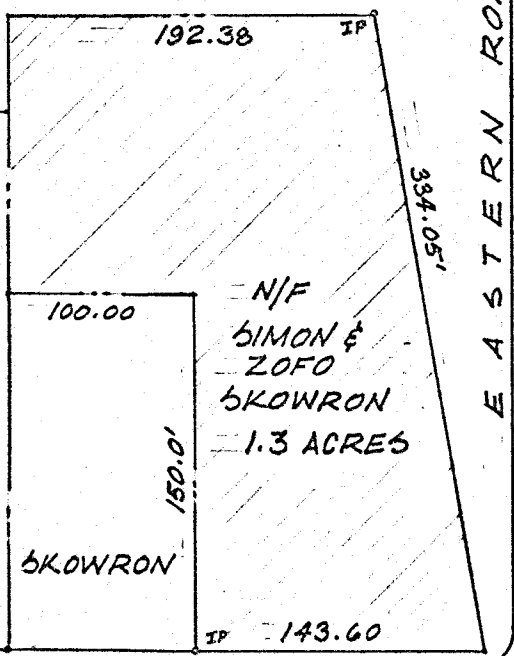
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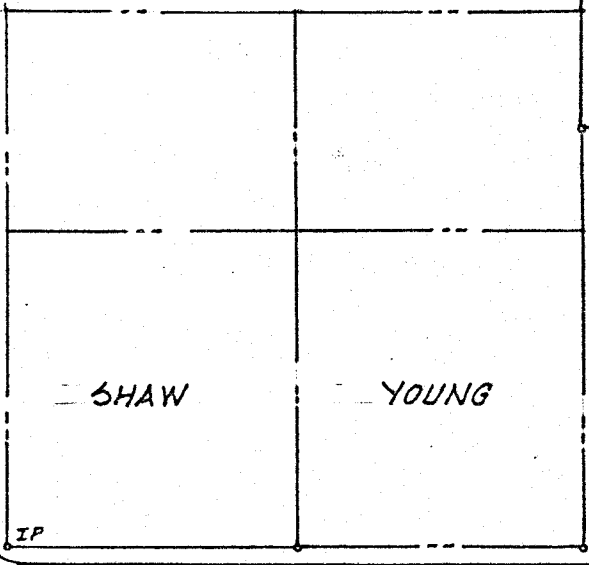
EASTERN CONN.
STATE COLLEGE

EASTERN CONN.
STATE COLLEGE

NASIN



EASTERN ROAD



HIGH STREET

PLAN VIEW
SCALE 1"=100'

PHYSICAL PLANT DEPT.
EASTERN CONN. STATE COL.
DWN BY L.B. DATE 5/1/79

"Yolda"
Property



Faculty -

Peg Wilson

House at →

High Street
Will. Amatic, CT

WP / Form

July 1978

land adjacent to College land
part new dormitory
(1.4+ acres)

Dwelling on it asking was \$40,000 in ^{an} estate

~~\$ 110,000.00 present~~

put back \$ 100,000

196

layer # 31-KW

-281

1.12.1961 - 1969 3 put

put money back in

via court to settle estate

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	Dr. Frost	TITLE	DATE	3/2/79
	AGENCY	Mr. Kennedy	ADDRESS		
From	NAME	Dr. Porter	TITLE	TELEPHONE	
	AGENCY		ADDRESS		

SUBJECT

President Webb will be contacting you concerning the acquisition of a piece of residential property on the north side of the campus which is included in their master plan. The property costs \$40,000. Public Works has expressed willingness to go ahead but approval is alleged to be needed from the BHE. The old Commission for Higher Education had approved the campus's master plan several years ago.

This matter arises now because the property has come on the market for sale.

T.A.P.

jf



Capital Projects -
Pending

cc: Property
Acquisition

State of Connecticut
PUBLIC WORKS DEPARTMENT

WORK ORDER AND ALLOTMENT REQUEST

July 21, 1978

Date

TO THE COMMISSIONER,
HARTFORD, CONNECTICUT.

You are requested to proceed to ^{do all necessary work} ~~prepare plans and/or specifications~~ for
the following work: _____

for the purchase of land on High Street, Willimantic, adjacent
to property of Eastern Connecticut State College

at _____

Funds are available for allotment from appropriation SA 231 1969 made
by the General Assembly ~~or funds can be made available by the Governor and
the Finance Advisory Committee under appropriation~~ by
~~transfer from appropriation~~

Accompanying this request are our recommendations concerning the general
layout and other features of the proposed work.

Federal funds are or will be available for this project (Yes) (No)

Private funds are or will be available for this project (Yes) (No)

EASTERN CONNECTICUT STATE COLLEGE

State Agency

By [Signature]
Duly Authorized

(This request should be submitted in triplicate)

In 1969 the General Assembly authorized \$1,430,000 to purchase land adjacent to land owned by the College for the purpose of finishing the North Campus of the College.

Two properties are available immediately at reasonable asking prices. Both properties are in estates and must be sold for cash by September to settle estate taxes. One is 1.4 acres; the other, 1 acre. Both have dwellings on the property.

This matter is of great urgency. If the properties, which are being offered to us exclusively at present, are not purchased by the State now, they must be purchased at some future date for completion of the College facilities.

At least \$100,000 of the authorization should be bonded immediately and the transactions completed with great expedience.

It would be wise to bond \$350,000 in order to free funds to purchase two additional properties which owners are holding for us.

(As you can see, our neighbors have been most patient and committed to completing our campus.)

MSW:mts
7/21/78

STATE OF CONNECTICUT - PUBLIC WORKS DEPARTMENT
PROJECT DESCRIPTION AND REQUIREMENTS

PURCHASE OF LAND ON HIGH STREET, WILLIMANTIC,
PROJECT TITLE ADJACENT TO PROPERTY OF EASTERN PROJECT NO. BI-RW-196
CONNECTICUT STATE COLLEGE

AGENCY Eastern Connecticut State PROJECT PREPARED BY Margaret S. Wilson
College Executive Assistant
to the President

1. PROJECT INFORMATION:

(a) Description of Project

Two properties, adjacent to Eastern Connecticut State College, are available immediately at reasonable asking prices. Both properties are in estates and must be sold for cash by September to settle estate taxes. One is 1.4 acres; the other, 1 acre. Both have dwellings on them.

(b) Location of Project (Geographic Area, Specific Location at/or within Facility)

adjacent to property of Eastern Connecticut State College

(c) Type and Use of Building and/or Facility (Similarity with Existing Buildings and/or Facilities)

The property would be used for the purpose of finishing the North Campus of the College. Immediate and temporary use for the buildings would be a conversion to apartments to ameliorate our critical housing shortage.

(d) Principal Features and Functions (Number of Occupants, Number of Floors, Type and Size of Rooms, any mandatory requirements, square foot areas, etc.)

One piece of property is 1.4 acres; the other, 1 acre. Each has a dwelling on the property.

(e) Special Features and Functions (Demolition, Alterations, Site Work, Special Furniture or Equipment, any unusual items which would add to cost)

--

(f) Attachments Supporting Above (Include any sketches and any details considered pertinent including location plans, etc.)

--

(g) Remarks

This matter is of great urgency. If the properties, which are being offered to us exclusively at present, are not purchased by the State now, they must be purchased at some future date for the completion of the College facilities.

2. FINANCING & COSTS:

(a) Source of Funding

(1) State (Bond Act and Section, Agency Funds, Special Funds, etc.)

Funds are available for allotment from appropriation SA 281 1969. At least \$100,000 of the authorization should be bonded immediately.

(2) Other than State

--

(b) Amount of Currently Available Funding:

The amount of \$1,430,000 was authorized by the Legislature in 1969 (SA 281; BI-RW-196) for land acquisition.

(c) Estimate of Construction Costs:

DNA

3. REASON FOR PROJECT: (See (g).)

4. EFFECT ON OPERATING COST:

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