



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

73-69 ✓

*For additional
information
see files in
office of Director
Planning - D. Bell*

RESOLUTION

concerning the

PURCHASE OF PHASE II APARTMENT HOUSING

at

EASTERN CONNECTICUT STATE COLLEGE

December 7, 1973

WHEREAS, the Board of Trustees has the responsibility for the development of the State Colleges, and

WHEREAS, the State has the option to purchase Phase II, Apartment Housing at Eastern Connecticut State College, and

WHEREAS, savings of \$2,467,475 can accrue to students through the purchase of said housing, and

WHEREAS, the Board of Trustees approved a request of \$1,685,000 in self-liquidating funds in the 1973 Legislature, and

WHEREAS, the Legislature has approved such funds in the 1973 Legislative session, and

WHEREAS, the Commissioner of Public Works has recommended such purchase,

BE IT HEREBY RESOLVED, that the Board of Trustees for State Colleges approves the expenditure of \$1,685,000 for revenue bonds to purchase said housing.

EASTERN CONNECTICUT STATE COLLEGE, APARTMENT-DORMITORY PHASE II

Thirty-year Rental (present arrangement)

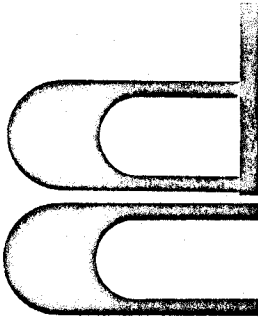
Rental (\$144,900 x 30)	\$ 4,347,000
Lump sum Jan. 1, 2002	<u>835,000</u>
<u>TOTAL</u>	<u>\$ 5,182,000</u>

Purchase Option - First Year (If exercised)

Rental - first year	\$ 144,900
Lump sum	1,685,000
Interest (20 years at 5%)	<u>884,625</u>
<u>TOTAL</u>	<u>\$ 2,714,525</u>

Cost of 30-year rental	\$ 5,182,000
Cost of purchase option	<u>- 2,714,525</u>
<u>TOTAL SAVINGS:</u>	<u>\$ 2,467,475</u>

DB:sar
November 14, 1973



ECSC /

DEMATTEO CONSTRUCTION COMPANY

August 15, 1974

The Honorable Paul J. Manafort
Commissioner of Public Works
Public Works Department
State Office Building
Hartford, Connecticut 06115

RE: Middlesex Community College
Middletown, Connecticut
Eastern Connecticut State College
Willimantic, Connecticut

Honorable and Dear Commissioner:

DeMatteo Construction Company has been assessed State of Connecticut Sales and Use Tax on the above projects in the aggregate amount of \$71,482.77.

A formal protest against these assessments has been filed with the State of Connecticut Tax Department and conference requested to resolve the question of liability for these taxes. Attached you will find a copy of our formal protest with a summary of objections.

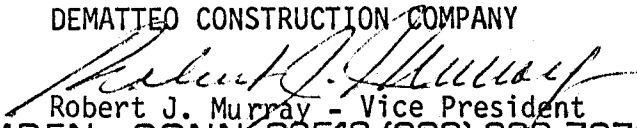
In view of the complete documentation of our entitlement to a Tax Exempt Status on these projects, it is our opinion that we will be successful in our effort to have the taxes abated. We will present a very strong case at the proposed hearing and hereby invite the Department of Public Works to participate in this hearing in an amicus curia status if you deem it appropriate.

We are proffering this invitation in view of the fact that the Department of Public Works and/or the using State Agencies may ultimately be responsible for the payment of the assessed taxes. This conclusion is based upon the various documents, letters and proposals which clearly indicate a Tax Free Status of the Projects as the basis of monetizing the leasing arrangements.

If it is your determination to participate in the hearing, please advise the undersigned in sufficient time to permit correlation of our joint effort.

Very truly yours,

DEMATTEO CONSTRUCTION COMPANY


Robert J. Murray - Vice President

RJM:gdb

3860 WHITNEY AVENUE • HAMDEN • CONN. 06518 (203) 288-7971



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320

HARTFORD, CONNECTICUT 06101

AREA CODE 203 566-3913

JAH

December 18, 1973

M E M O R A N D U M

TO: Dr. James A. Frost
FROM: Warren G. Hill *WGH*
SUBJ: Commission Approval of Purchase of ECSC Phase II
Dormitory Facilities

Thank you very much for your letter of December 12 regarding this subject.

It is my understanding that the Commission's approval of this action was requested by the Public Works Department. You are correct that this is not an area of activity where the Commission has been involved nor has it sought any additional responsibility in this regard.

The Commission is prepared to carry out any responsibility assigned it in the law and also to cooperate with any agency in its endeavors to do the same. Inasmuch as the Public Works Department has a significant role in the development and acquisition of facilities, this office has responded to any request for review or approval that the Department has forwarded to it.

A copy of your letter went to Mr. Bergen of the Department and a copy of this letter is also being forwarded to him. I would be pleased to discuss with Mr. Bergen or Commissioner Manafort or any representative the Commissioner might wish to designate, the most appropriate and efficient approval procedures for matters of this kind.

WGH:pk

cc: Mr. Bergen

[Faint, illegible stamp or handwritten notes]



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

*File
per no. 4
sent in
your
absence.*

December 10, 1973

Mr. Paul J. Manafort
Commissioner
Department of Public Works
State Office Building
Hartford, Connecticut 06115

Dear Mr. Manafort:

Enclosed is a copy of a resolution passed by the State College Board of Trustees concerning the exercise of the purchase option of phase II of dormitory at Eastern Connecticut State College.

Yours truly,

James A. Frost
Executive Secretary

JAF:sar

Enclosure

cc: Adolf B. Carlson, Office of Finance and Control
Robert K. Killian, Attorney General
President Webb
Dr. Eugene Heide
Mr. James Bergen



STATE OF CONNECTICUT

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

1280 ASYLUM AVENUE HARTFORD, CONNECTICUT 06105

Copy
See
Res. # 73-69

RESOLUTION

concerning the

PURCHASE OF PHASE II APARTMENT HOUSING

at

EASTERN CONNECTICUT STATE COLLEGE

December 7, 1973

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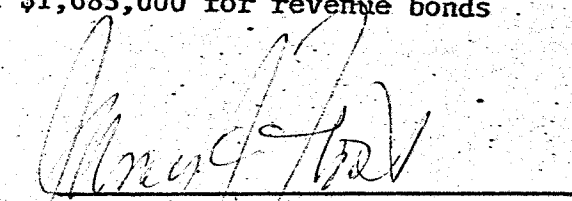
WHEREAS, the Legislature has approved such funds in the 1973 Legislative session, and

WHEREAS, the Commissioner of Public Works has recommended such purchase,

BE IT HEREBY RESOLVED, that the Board of Trustees for State Colleges

approves the expenditure of \$1,685,000 for revenue bonds

to purchase said housing.



Dr. James Frost
Executive Secretary

STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. BOX 1320 - HARTFORD, CONNECTICUT 06115

AREA CODE 203 506-3912

December 6, 1973

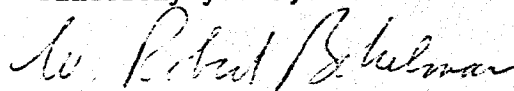
Mr. Adolf G. Carlson, Commissioner
Department of Finance and Control
State Capitol
Hartford, Connecticut

Dear Mr. Carlson:

At the Commission for Higher Education meeting on Tuesday, December 4, 1973, a quorum being present and voting, a resolution was approved requesting the Bond Commission to release bond funds in the amount of \$1,685,000 to purchase Phase II Student Housing at Eastern Connecticut State College subject to a finding by the Department of Finance and Control that it is an economically advantageous action.

I hereby certify that this is a true copy of the resolution.

Sincerely yours,



W. Robert Bokelman
Director

WRB:ja

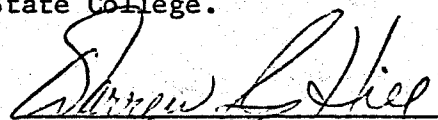
Enclosure

CC: ✓ Dr. James A. Frost
Mr. Bradley Biggs

WHEREAS the analyses made by the Commission for Higher Education indicate that it is fiscally advantageous to exercise the purchase option on Phase II Student Housing at Eastern Connecticut State College and,

WHEREAS it is expected that the findings will be confirmed by the Departments of Finance and Control and Public Works,

BE IT RESOLVED that the Commission for Higher Education, subject to its responsibilities contained in Section 10-324 of the 1969 Supplement to the General Statutes to make impartial assessments of budgetary requests for higher education, approves the recommendation of the Board of Trustees for State Colleges that revenue bonds in the amount of \$1,685,000 as authorized in Section 14, Subdivision (6) of Subsection (b) of Special Act 281 (1969), as amended by Section 13 of Special Act 31 (1972) and as amended by Special Act 73-74, requests the State Bond Commission to release bond funds in the amount of \$1,685,000 to purchase Phase II Student Housing at Eastern Connecticut State College.



Warren G. Hill, Chancellor
Commission for Higher Education

12/4/73