



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

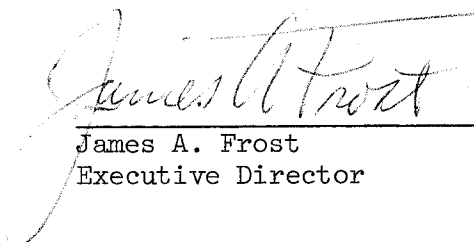
concerning

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:



James A. Frost
Executive Director



STATE OF CONNECTICUT

EASTERN CONNECTICUT STATE COLLEGE

WILLIMANTIC, CONNECTICUT 06226

July 3, 1980



RECEIVED

JUL 9 1980

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

TELEPHONE
423-4581 456-2231
AREA CODE 203

Dr. James A. Frost
Executive Director
Board of Trustees
P. O. Box 2008
New Britain, CT 06050

Dear Jim:

The attached letter is for your files.

Sincerely,

Margaret S. Wilson
V.P. for Administrative
Affairs

MSW:mts
attachment

UNITED STATES EDUCATION DEPARTMENT
REGION I
JOHN F. KENNEDY FEDERAL BUILDING
GOVERNMENT CENTER
BOSTON, MASSACHUSETTS 02203

July 1, 1980

OFFICE FOR
EDUCATIONAL PROGRAMS
ROOM 1500

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

Dear Dr. Wilson:

I thank you for your letter of June 25, 1980. We have taken immediate action to return the former Willimantic Post Office to the General Services Administration.

While I'm sorry to see the State of Connecticut withdraw its interest in the Willimantic Post Office, I was pleased to see that Eastern Connecticut State College and the City of Willimantic have reached agreement on a plan which should prove to be more beneficial to all parties.

I would like to extend my best wishes to both the College and the community in seeing this promising plan fulfilled.

Sincerely yours,

Peter Wieczorek

Peter Wieczorek
Director, Federal
Property Assistance

cc: John P. Condlin
Executive Director
Willimantic Development Agency





STATE OF CONNECTICUT

EASTERN CONNECTICUT STATE COLLEGE

WILLIMANTIC, CONNECTICUT 06226

June 25, 1980

RECEIVED



JUN 27 1980

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

TELEPHONE
456-2231
AREA CODE 203
ext. 306

*1. Mrs. Basutto
2. Mr. Kennedy
JAF
7/9/80*

*Copy given
June 27*

*Behind
read*

Mr. Peter Wieczorek
Real Estate Planning & Management
J. F. Kennedy Federal Building
Boston, Massachusetts 02203

Dear Mr. Wieczorek:

I am sorry to inform you that Eastern Connecticut State College hereby withdraws its application, on behalf of the Board of Trustees for State Colleges and the State of Connecticut, for the transfer of the United States Post Office in Willimantic from the Federal Government to the State of Connecticut, under the Federal Property and Administrative Services Act of 1949 (63 Stat. 377).

Our Attorney General has stated that the deed contains a number of conditions and restrictions, and the United States of America retains a reversionary interest. Only the General Assembly can authorize the acquisition of land which is not free and clear of encumbrances and which is subject to a reversionary interest. In this 1980 session they decided not to pass legislation which would allow for the transfer of some property in Stratford from the Federal government. If we were to ask the General Assembly for similar consideration in the 1981 session, we might suffer the same fate.

The separate agreement to cover the preservation of the historical features of the Post Office, being prepared by your Washington office, in coordination with the Heritage Conservation and Recreation Service, was never forwarded to us for our review.

In addition, and most important to the future of our programs and the revitalization of the City of Willimantic, is the fact that the City wishes to re-acquire the Post Office property and support our efforts to complete our North Campus development, which includes the construction of a new maintenance building and a humanities classroom building. These buildings will fill more adequately the uses we had projected for the Post Office.

Mr. Peter Wieczorek

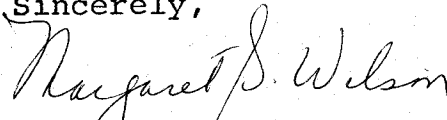
2.

June 25, 1980

We will be working with the community leaders to help them acquire the Post Office building, since we are all committed to the revitalization of downtown Willimantic and the preservation of that handsome property.

I am most grateful for your dedicated assistance and enduring patience in what has been a lengthy process of negotiation.

Sincerely,



Margaret S. Wilson
V.P. for Administrative Affairs

MSW:mts

cc: Charles R. Webb, President
James A. Frost, Executive Director
Board of Trustees/State Colleges
John J. Lescoe, Mayor of Willimantic

STATE OF CONNECTICUT
PUBLIC WORKS DEPARTMENT

October 20, 1977

RECEIVED

OCT 24 1977

BOARD OF TRUSTEES
FOR THE STATE COLLEGES
State Office Building
Hartford, Connecticut 06115
203-566-3300 x 4421



*COPY
sent to
B.K.
10/24/77
JCB*

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 H&W 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,

Margaret S. Wilson
Executive Assistant
to the President

MSW:mts
c.c. Dr. James A. Frost
Dr. Charles R. Webb

RECEIVED

OCT 19 1977

BOARD OF TRUSTEES
FOR THE STATE COLLEGES

*Teter to Mr. Webb
Told him of amount
Milton can. asked him to
a justification to
used to submit
Maintenance cost
to take this info to
Planning committee.*

19 Oct 77

*in case of public
works called.
He will call Bergen
for an estimate of
time and will inform
me + per Walker of
the results.
I will
out the proposal
and ask for action
my own Board.
I appeared by
Trustees I will
ask for approval
by B.H.E.
19 Oct 77*

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.



JAF

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

October 28, 1977

TO Mr. Davidson and the Members of the Executive Committee:

Mr. Colatrella	Mr. Shapiro
Mrs. Hoar	Mr. Smith
Mrs. Kaplan	Mr. Wood

TO Mrs. Kaplan and the Members of the Planning Committee:

Mr. Berry	Mr. McDevitt
Dr. Johnson	

TO All Other Trustees:

Judge Geen	Mr. Roldan
Mrs. Long	Mrs. Tianti
Mr. Marrero	Mr. Varga

The Executive Committee is scheduled to meet at 10:30 a.m. in Room 206 of the Student Center at Eastern Connecticut State College on Monday, November 7. A copy of the agenda is enclosed.

When the Executive Committee made its decision to meet on the days set for Board meetings, it also decided that, except for unusual matters requiring early action, it would defer reporting on matters discussed by the Committee until the Board meets in the next month. Thus, the matters taken up by the Executive Committee on November 7, except for items requiring early decision, will not be brought before the Board until the Trustees' meeting on December 2. This will allow the Executive Staff to disseminate the decisions of the Executive Committee to all Trustees prior to action by the Board as is the practice for all other committees.

Eastern is interested in acquiring the old Willimantic Post Office which has been declared surplus. Mrs. Kaplan has asked that members of the Planning Committee come to Room 26 of Eastern's Student Center at 11:30 a.m. on the 7th. President Webb is arranging transportation so that both the members of the Executive Committee and the Planning Committee can visit the Post Office. All other Trustees are welcome to join the group.

Sincerely,

James A. Frost
Executive Director

JAF/b
encl.

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.

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.