



STATE OF CONNECTICUT

BOARD OF TRUSTEES

FOR THE STATE COLLEGES

80 PRATT STREET - HARTFORD, CONNECTICUT 06103

AREA CODE 203 566-3040

MRS. BERNICE C. NIEJADLIK, CHAIRMAN
JOHN F. ROBINSON, VICE-CHAIRMAN
ERNEST A. JOHNSON, SECRETARY

EXECUTIVE SECRETARY
J. EUGENE SMITH

RESOLUTION

concerning

LEASING OF OFFICE SPACE

for

SOUTHERN CONNECTICUT STATE COLLEGE

June 25, 1971

WHEREAS, Southern Connecticut State College continues to
require office space for faculty,

BE IT RESOLVED, That the Board of Trustees for State Colleges
authorizes renewal of the existing lease with Merit
Associates, 1213 Whalley Avenue, New Haven, Conn.
(Morton A. Miller, partner) for an additional year,
according to the stipulations as outlined in the
attached "Renewal Lease Proposal Outline" dated
June 2, 1971.

* * *

July 14, 1971

Mr. Chester N. Johnson, Chief
Contract Division
Public Works Department
State Office Building
Hartford, Connecticut

Re: Renewal Lease Proposal Outline
Southern Conn. State College
192 Fitch Street
New Haven, Conn.
Merit Associates, Lessors

Dear Mr. Johnson:

Attached you will find copy of the approved subject lease outline (signed by Dr. Smith) together with Board authorization and correspondence relating thereto.

Sincerely,

GCH
enc.

(Mrs.) Grace C. Hayber
Executive Assistant

cc: Dr. Paul Lowe
Dean of Administrative Affairs,
Southern Conn. State College



STATE OF CONNECTICUT

COMMISSION FOR HIGHER EDUCATION

P.O. Box 1320 - HARTFORD, CONNECTICUT 06115

AREA CODE 203 566-3912

July 12, 1971

Dr. Wilfred Croft
Board of Trustees for State Colleges
80 Pratt Street
Hartford, Connecticut

Dear Dr. Croft:

We have received the following actions from the State Colleges Board of Trustees which were mailed on July 2:

- (1) Renewal of leases with Temple Israel in Westport and Noroton Presbyterian Church in Noroton for use of classroom space by Western Connecticut State College and
- (2) Renewal of lease with Merit Associates, 1312 Whalley Avenue, New Haven for office space for faculty by Southern Connecticut State College.

As noted in your letter, the Commission has previously acted upon these requests without setting a time limit in the case of the first action and "on an annual basis" in the case of the second action. These Commission actions were intended to be continuing and not terminal. Therefore, they cover the actions taken by your Board and do not require further clearance by the Commission.

The action on parking fees will be submitted to the Fiscal Policy Committee and the Commission for action.

Sincerely yours,

A handwritten signature in cursive script that reads "W. Robert Bokelman".

W. Robert Bokelman
Associate Director

WRB:ja

July 12, 1967

RESOLVED: That the Commission for Higher Education, subject to its responsibility contained in Section 6 of Public Act 751, 1967, in which Commission approval is necessary for leasing of physical facilities required by the Board of Trustees for State Colleges, approves and hereby ratifies the following:

a) To lease on an annual basis, property owned by Merrit Associates, consisting of 3000 square feet of office facilities located at 192 Fitch Street, New Haven, at a cost of \$3.00 square foot. Price includes all utilities except telephone, carpeted floor, window shades, air conditioning, toilet, coat closets and parking. This space will be used by Southern Connecticut State College.

b) To lease for Central Connecticut State College, for housing of students, Newbrite Apartments located at 55 Spring Street, New Britain, owned by Federal Housing Authority, containing approximately 16,000 square feet. This will accommodate 149 students who will pay a per semester rental of \$190. Also, to lease approximately 23,000 square feet of the Central Townhouse Apartments located at 608-616-622-and 630 Allen Street, New Britain owned by Mr. Joseph Cody of 44 Blake Road, New Britain. The number of students assigned will be 215 at a rental of \$190.00 per semester.

INTERDEPARTMENT MESSAGE

STO 201 2-69

SAVE TIME: *Handwritten messages are acceptable.*

Use carbon if you really need a copy.

J. Eugene Smith, Executive
Secretary

AGENCY Board of Trustees For
State Colleges

DATE June 2, 1971

FROM Chester N. Johnson, Chief

AGENCY Public Works

TELEPHONE 4421

Contract Division

SUBJECT Renewal Lease Proposal Outline - Southern Connecticut State College
192 Fitch Street
New Haven, Connecticut
Merit Associates, Lessors

Attached, in duplicate, is a Renewal Lease Proposal Outline for the subject premises, the current occupancy expiring on September 11, 1971.

Mr. Paul F. Lowe, Dean of Administrative Affairs, Southern Connecticut State College, has requested this office to renew for a further 1-year term the College's occupancy of these premises.

The attached copy of a letter dated May 25, 1971 from Morton A. Miller, acting on behalf of Merit Associates, advises that a 1-year lease under the same terms and conditions as the initial lease meets with his approval.

Please forward a copy of the Board of Trustees for State Colleges' authorization to to enter into this lease, and also your approval on one of the attached outlines.

Chester N. Johnson

CNJ:dn:bc
cc: Lease File
Attach.

April 15, 1971
CNJ:dn:mh

NOTICE OF LEASE EXPIRATION

To: Paul F. Lowe, Dean of Administrative Affairs Southern Connecticut State College
(Commissioner) Agency

The following described lease expires September 11, 1971

Please have this form completed on the reverse side to indicate the action you wish to be taken. Your reply is needed within fifteen (15) days from receipt of this form.

DESCRIPTION OF EXPIRING LEASE

1. OPTIONS TO EXTEND OR RENEW: None
2. OPTION TO PURCHASE: None
3. ADDRESS OF LEASED SPACE: 192 Fitch Street, New Haven, Connecticut
4. TYPE AND AMOUNT OF LEASED SPACE: 3,000 sq.ft. ground-floor office space.
5. SERVICES FURNISHED AND PAID BY LESSOR: heat;electricity;gas;hot and cold running water; separate toilet facilities for men and women;janitor service in areas shared in common with other tenants;off-street parking for 20 cars;snow and ice removal;air conditioning;grounds-keeping>window shades;refrigerator and stove in the snack area;carpeting;rubbish removal.
6. SERVICES PAID BY THE STATE: Additional partitioning required during occupancy;janitor service within leased premises.
7. LEASE TERM AND COMMENCEMENT DATE: One (1) year from September 12, 1970
8. ANNUAL RENTAL AND UNIT RATE: \$9,000.00 per annum (\$3.00 per sq.ft.)
9. LESSOR(S) NAME AND ADDRESS: Merit Associates (Morton A. Miller, a Partner)
1312 Whalley Avenue
New Haven, Connecticut 06515

(OVER)

TO: LEASE DIVISION, PUBLIC WORKS DEPARTMENT, ATTENTION: Clayton N. Johnson, Chief, Contract
Division

Please take the following action regarding the above-described leased premises:

- 1. Let lease expire - premises no longer needed.
- 2. Exercise Option to:
 - a. Renew
 - b. Purchase
- 3. Temporary Holdover on a month-to-month basis, if possible, until _____ (date)
- 4. Renew lease on same terms and conditions, for one year.
- 5. Renew lease to include the following changes: (List required changes)
 - a. Amount of Space _____
 - b. Services _____
 - c. Alterations _____
 - d. Improvements, etc., _____
- 6. Other: _____

APPROVED:

- 1. *Paul H. [Signature]*
(Commissioner)
Dean of Administrative Affairs
- 2. _____
(Commissioner)
- 3. _____
(Commissioner)

Southern Connecticut State College
(Agency)

Public Works Department

Dept. Finance & Control

(THE FOLLOWING TO BE COMPLETED BY THE LEASE DIVISION - STATE PUBLIC WORKS DEPARTMENT)

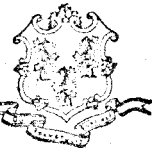
Subject to the solicitation of firm proposals, it is estimated the provisions of the foregoing would cost approximately \$ _____ per year for _____ Years .

REMARKS: _____

Date: _____

By: _____
Chief, Lease Division - State Public Works Dept.

*Received
1927 Feb 11*



STATE OF CONNECTICUT
SOUTHERN CONNECTICUT STATE COLLEGE
501 CRESCENT STREET • NEW HAVEN, CONNECTICUT 06515



FU 7-6661

July 19, 1967

Mrs. Grace Hayber, Secretary
Dr. Warren G. Hill, Director
Commission of Higher Education
18 Trinity Street
Hartford, Connecticut 06115

Dear Mrs. Hayber:

Enclosed is a Xerox letter from Morton A. Miller regarding leasing of space for faculty use for the fall semester which I inadvertently omitted from the correspondence that was forwarded to Dr. Hill. Mr. Lowe called this to my attention because this letter should be included with the correspondence. I am sorry about this oversight.

May I call your attention to owners listed as "Merit Hall Associates" rather than "Merit Associates" as I informed you yesterday over the telephone.

Again, my apology for the error.

Sincerely,

Cecilia R. Rafalowski
Secretary

Enc:



STATE OF CONNECTICUT
BOARD OF TRUSTEES
FOR THE STATE COLLEGES
80 PRATT STREET HARTFORD, CONN. 06015

DR. FRANK P. CAMMARANO
CLARK EDWIN CREED
RUSSELL FITZ
MRS. MARGARET GURNEY

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VICE CHM., MRS. BERNICE C. NIEJADLIK
SECY., DR. THOMAS GRASSO

ERNEST A. JOHNSON
MISS LAURA JOHNSON
DR. CHARLES E. REED
ALVIN B. WOOD
WALTER WERNER

July 11, 1967

Dr. Warren Hill, Director
Commission on Higher Education
P.O. Box 1320
Hartford, Connecticut

Dear Dr. Hill:

At its regular meeting in Hartford on July 10, 1967 the Board of Trustees for State Colleges approved two proposals for leasing as recommended by the presidents of Central Connecticut State College and Southern Connecticut State College respectively.

Copies of the proposals approved by the Board are attached to this letter.

Would you be kind enough to place these on the agenda of the Commission for Higher Education so that they may be considered at the meeting on Wednesday, July 12.

Sincerely yours,

J. Eugene Smith
Executive Secretary

JES/b
att.

SOUTHERN CONNECTICUT STATE COLLEGE
New Haven

Item for Agenda
Board of Trustees Meeting
July 10, 1967

President Buley requests Board approval for Southern Connecticut State College to lease on an annual basis 3000 square feet of office facilities at 192 Fitch Street (300 feet from the Campus) at \$3.00 per square foot. This price includes all utilities except telephone, carpeted floors, window shades, air conditioning, toilet, coat closets, and parking. This office space will be developed on the ground floor of a private dormitory being constructed to accommodate 54 women students at the College. Comparable prices in downtown New Haven range from \$4.50 to \$5.50 a square foot for less desirable facilities.

Reason for Request:

Southern Connecticut State College does not have office space for its new faculty even though it has crowded two and three faculty members into offices designed for one. Four seminar and classrooms have been commandeered for faculty offices. Still no space is available for 33 faculty members unless outside facilities are leased. The shortage of both classrooms and faculty offices at Southern Connecticut State College is extremely serious. Mobile classrooms and offices must be considered for 1968-1969.

Respectfully submitted,

Hilton C. Buley
Hilton C. Buley
President

June 29, 1967
New Haven, Conn.

Morton A. Miller Co.

REAL ESTATE - INVESTMENT PROPERTIES
SALES - RENTALS - MANAGEMENT

1312 WHALLEY AVENUE
NEW HAVEN, CONNECTICUT 06515
389-0961
387-4327

July 12, 1967

Southern Conn State College
Crescent Street
New Haven, Conn.

Re: Office Space at
Merit Hall
192 Fitch St., N.H.

Attn: Dr. H.C. Buley, President

Dear Dr. Buley,

Per our conversations on June 28th and July 12th, the following are the terms for the rental of the above mentioned space, as discussed then:

1. Space is 3000 sq. ft. @ \$3.00 per foot, total annual rental of \$9000.00, payable in equal monthly payments of \$750.00 ea.
2. The Landlord, " Merit Hall Associates" , shall furnish:
 - a. all utilities
 - b. Toilet and storage facilities
 - c. Carpeted floors
 - d. window shades
 - e. air conditioning
 - f. parking area
 - g. stove and refrigerator for snack area
3. Tenant to take care of own interior office partitions if required, and do own housekeeping.
4. Term of lease should be for a minimum of two years.

If this lease can be executed promptly, there will be no difficulty in being ready for occupancy on or before Sept 1, 1967.

Very truly yours,

