RESOLUTION

concerning

THE USE OF OPERATING FUNDS
BY
CENTRAL CONNECTICUT STATE UNIVERSITY
TO ACQUIRE A PARCEL OF LAND
IN
NEW BRITAIN, CONNECTICUT

December 8, 2000

WHEREAS, There is a commercial parcel located along East Street adjacent to property currently under the care of Central Connecticut State University, and

WHEREAS, This property has recently become available for purchase, and

WHEREAS, The university would like to relocate the Child Care Program to another location in order to construct a new parking garage, and

WHEREAS, The Department of Public Works will be authorized to acquire the properties on behalf of Connecticut State University, therefore be it

RESOLVED, That Central Connecticut State University is authorized to use operating funds for the acquisition of a parcel of land in New Britain, Connecticut.

A Certified True Copy:

[Signature]

William J. Cibes, Jr.
Chancellor
ITEM
The use of operating funds by Central Connecticut State University to acquire a parcel of
land in New Britain, Connecticut

BACKGROUND
A commercial parcel located southeast of Central Connecticut State University on East
Street and adjacent to property currently under the control of the university is available for
purchase. The parcel consists of approximately 2.096 acres and contains a 2,400 square foot
building.

ANALYSIS
The 1999 Master Plan update for Central recommends the construction of a new parking
garage adjacent to Welte Auditorium. Development of the parking garage and an addition
to Maloney Hall will necessitate the demolition of the current Day Care Center.

The Early Childhood program is of paramount importance to the university and as such
they have thoroughly investigated alternative sites for the relocation of this facility without
much success. As a result, the search has been extended to prospective off-site locations.

Recently, a nearby parcel has become available for acquisition approximately .3 miles from
the main campus. The property contains a small structure of 2,400 square feet with on site
parking. The university intends to renovate the property to conform to the standards
established by the Child Care Center and the Department of Public Health. It is estimated
that the cost of acquisition will not exceed $325,000 and the cost of renovation will be
approximately $350,000. Construction of a new facility is estimated to be in excess $1.5
million.

The Department of Public Works will be responsible for negotiating and purchasing the
property on behalf of Connecticut State University.

CHANCELLOR'S RECOMMENDATION
Approve the utilization of operating funds by Central Connecticut State University to
acquire a parcel of land located on East Street in New Britain, Connecticut.