

7-19-1977

## Board of Trustees Physical Plant Committee July 19, 1977

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UNIVERSITY OF MAINE  
BOARD OF TRUSTEES

APPROVED BY THE BOARD OF TRUSTEES

004

July 19, 1977  
Bangor, Maine

DATE: 9/27/77

CLERK: \_\_\_\_\_

PHYSICAL PLANT COMMITTEE

PRESENT: Chairman Thomas Monaghan, Francis Brown, James Page. Other Trustees: Robert Masterton, Ellen Platz. Staff: Richard Eustis, William Sullivan, Richard Spath, Barnett Shur, Ross Moriarty, UMO. Also Present: Becky Fisher, Clarence Ryer, Bangor Housing Authority, Stephen Berkett, and others from the University Park Association, Clayton Cook, Daniel O'Leary (part of the meeting).

Chairman Monaghan convened the meeting and on motion made and seconded, the minutes of the Physical Plant Committee of May 25, 1977 were APPROVED as distributed.

Gifts of Real Property. Mr. Eustis distributed a draft policy statement on acceptance of gifts of real property, which the Committee had requested at a previous meeting. After general discussion, there was consensus that the draft reflected the Committee's intent and it was agreed that the policy statement would be presented for consideration and action by the full Board at the September meeting.

Mr. Eustis requested that the Committee recommend acceptance of two small parcels of land which have been donated to the University and for which titles have already passed, although official Board action accepting the properties was inadvertently overlooked. In response to questions, Mr. Eustis explained that the two parcels were part of larger holdings the donors had disposed of, leaving small land-locked remnants which abut University property. On motion of Mr. Page, seconded by Mr. Brown, it was

VOTED: That the Board of Trustees accept the gift of land in Augusta from Purinton Associates and the gift of land in Old Town from Lowell & Eva Sherwood.

Community Leisure Center, UMA. Mr. Eustis reported that UMA has received a federal grant for recreational facilities which will require matching funds in the amount of \$75,000. Authorization of the project was requested, with matching funds to be supplied from UMA and University System indirect cost recovery accounts. There was discussion about the use of indirect cost funds. Mr. Masterton indicated that the Audit Committee had recommended that effective this year these accounts be budgeted by the Campuses for actual indirect costs such as expansion of the audit function, for instance. In response to a question from Mr. Brown, Mr. Masterton indicated he had no objection to the specific proposal but he thought such funds would be used for indirect costs in the future. He also inquired whether acceptance of the federal grant would prohibit other use of the space designated for the leisure center. Mr. Eustis responded that the designated use conformed to the long range facilities plan for the Augusta Campus. Mr. Brown supported the recommendation since it offered a means to acquire facilities which could not otherwise be made available and he thought that the center, which would be open to the community and maintained by user fees, would be utilized more fully than one limited to the

campus alone. On motion of Mr. Page seconded by Mr. Brown, it was

VOTED: to recommend that the Board accept the \$75,000 grant from the U.S. Department of the Interior and authorize construction of the Community Leisure Center on the UMA Campus. It was to be further recommended that the Board authorize the retention of Herbert R. Doten to prepare the bidding documents and to provide inspection services for the construction of the Center.

College Housing Loan Program. Mr. Sullivan initiated discussion of a request for Board authorization of applications to HUD for long-term low interest loans for improvements to college housing. During the discussion, Mr. Eustis explained that the funds could be used to upgrade dormitories to meet safety standards, increase access for the handicapped or increase energy efficiency. He added that the proposed projects would not all be funded since there is only about \$60 million available for distribution throughout the country and any proposal that is funded would be submitted for Committee and Board consideration in the usual way. On motion made and seconded, the Committee voted to recommend Board authorization for the submission of applications to the College Housing Loan Program.

University Park, UMO. At its last meeting the Board asked the Chancellor and the Physical Plant Committee to look into a controversy which developed over proposed changes at the University Park complex. In the interim, the staff has been in touch with City of Old Town officials and the Old Town Planning Board held a public information hearing on the UMO proposal to house single students in some of the University Park apartment units heretofore reserved to faculty and to married students. Mr. Sullivan briefed the Committee on the hearing and reported that the Planning Board has acknowledged that the proposed change does not violate City zoning ordinances, but it supports the tenants and neighborhood residents who are concerned for the quality of life at the Park. Mr. Monaghan read part of a letter from the Chairman of the Old Town City Council, which had stated that the Council was in sympathy with the Park residents. Spokesmen for the tenants and from the neighborhood were present to express their views and the Committee heard statements from Stephen Berkett, Susan Reynolds and David Paduan, all residents of University Park, and from Mr. Clayton Cook, on behalf of the neighborhood. Mr. Berkett delivered petitions signed by tenants and neighborhood residents who oppose the change. Mr. Berkett discussed the scarcity of housing for married students and the value of the Park complex to incoming faculty and older students who are supporting families. Acknowledging that single students face housing problems too, he felt there were more options available to them since they were in a position to share the cost of more expensive apartments. On behalf of the University Park Association, he requested that the Committee recommend permanent reversal of the decision to house single students in the complex. Susan Reynolds expressed the parents' concern for the implications of a more densely populated neighborhood, which Park parents feel would be detrimental to the small children in the area. Mr. Paduan took note of the real hardships that single students face in terms of overcrowding in dormitories and the necessity for extensive busing for those who are housed at BCC, but he pointed out that the reduction of housing available to married students may prevent some of this group from attending the

University altogether. Given the Board's stated interest in increasing access, particularly for the older students, Mr. Paduan thought that a reduction in facilities for married students would be incompatible with these Board concerns. Mr. Cook requested that the University consider the impact of more people and more cars on a quiet neighborhood and its residents. Ross Moriarty, Director of Residential Life, UMO, reported that the proposal was an attempt to make the best of a difficult situation and he pointed out that Orono has serious housing problems where overcrowding affects some 1800 dormitory students. Daniel O'Leary supported the proposed change because he felt the overcrowding was contributing to serious disciplinary problems in the dorms. In response to questions from the Committee, Mr. Moriarty elaborated on housing conditions at Orono and the rationale for relocation of some students to the University Park complex.

When all of the spokespersons had been heard, Mr. Monaghan, speaking for himself, indicated he could not support the proposed change. He felt that the integration of single students and married students with families would be incompatible and he was sympathetic to the request of Old Town officials for consideration of the residents concerns. Mr. Brown felt that the proposal would resolve one problem by creating another and offered no long-range solution and he favored retaining the original intent of the University Park facility which was to house new faculty and married students. There was further discussion of the housing situation throughout the system. The Committee was concerned for the shortage of adequate facilities and overcrowding in dorms and it will continue to explore all alternatives. Mr. Masterton thought that planning should go forward in conjunction with efforts to enlist assistance from the Congress and the Legislature for development of construction programs. On motion of Mr. Brown, seconded by Mr. Page, the Committee voted to recommend that the Board reject the Campus proposal.

Capital Construction Request. Mr. Eustis reported that the University's request for a bond referendum was approved by the Legislature and the bill is on the Governor's desk for action. The Legislature also awarded the University \$100,000 for the biennium to be used for safety improvements.

Capehart - Progress Report. Mr. Sullivan reported that the staff has met with potential buyers and there have been some good faith offers but nothing concrete has developed as yet. To keep the Committee informed of all possible options, he had invited Mr. Clarence Ryer, Director of the Bangor Housing Authority, to discuss an alternative approach. Mr. Ryer described the Authority's management and maintenance of some 1,100 housing units, (including the University's Capehart units) a cost reimbursement basis. He indicated that the Capehart property had been obtained originally from GSA at a very low price, that the property has appreciated considerably and, until recently had been completely self-supporting. The present tenants are 86% University related and are being housed at reasonable cost. Mr. Ryer said he was not prepared to make a proposal at that time but from his knowledge of the Capehart operation he was certain it could be restored to a break-even basis with little or no unfavorable impact to the present tenants. Subject to the approval of his Board, Mr. Ryer said the Housing Authority would be interested in restructuring the rent schedules to ensure a solvent operation and accepting responsibility for management of the property for the University. Mr. Masterton said he had been an advocate of the sale because it seemed reasonable to recapture the University's capital and pass the property on to private interests, but he has markedly changed his position on this issue. In view of the housing situation and the current value of the

property along with the likelihood that private ownership would result in the University's own constituents paying much higher housing costs, Mr. Masterton indicated he would favor retaining the property at least for some years. In the future it might be possible to sell to a non-profit group. After further discussion, it was agreed that the staff would work with Mr. Ryer to develop a specific proposal for consideration at the next meeting.

Maintenance Reserve. As a matter of information, Mr. Sullivan told the Committee that provisions for Campus reserves earmarked for maintenance had been established as part of the budget plan which will be discussed later in this session. Funding for the reserve accounts will be drawn from the Chancellor's Office share of incentive budgeting funds as well as from regular maintenance accounts.

Adjournment.



JoAnne R. Magill  
Clerk of the Board