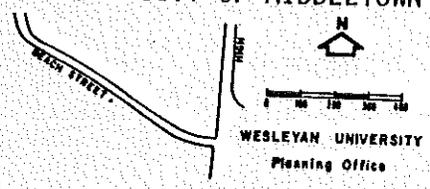


DEVELOPMENT PLAN FOR WESLEYAN UNIVERSITY

EXCERPTS FROM SECTION 112 CREDIT APPLICATION
URBAN RENEWAL PROJECT #2 CITY OF MIDDLETOWN



DEVELOPMENT OF WESLEYAN UNIVERSITY AND THE MIDDLETOWN URBAN RENEWAL
PROJECT NUMBER 2 - Conn. R-105, Middletown, Connecticut

The following is a statement intended to indicate compliance with Urban Renewal requirements contained in RHA 7216.1, of the Urban Renewal Handbook.

Limitations and Conditions.

Credits are claimed for expenditures in connection with the development of Wesleyan University whose properties are located in, adjacent to, and in the immediate vicinity of subject project area. The areas outside the project area itself qualify for inclusion in the gross project costs as an eligible non-cash credit in accordance with Section 112 of the Housing Act of 1949, as amended, because more than 50% of the project area can be enclosed by a line which is no more than one mile from the boundaries of Wesleyan University.

A resolution, by the City Council of the City of Middletown is attached hereto, determining that the undertaking of the project will promote the public welfare and proper development of the community by providing, through the redevelopment of the area in accordance with the Urban Renewal Plan, a cohesive neighborhood environment compatible with the function and needs of Wesleyan University. (See Exhibit 112-A).

Expenditures of the Educational Institution.

Credit is allowable in the amount of \$2,644,154. for the purchase of real estate, demolition of structures thereon and planned future acquisitions for the purpose of expansion of Wesleyan University. (See listing of properties purchased and

demolished as shown on Exhibit 112-B and Map 112-2 and planned future acquisitions as shown on Exhibit 112-C and Map 112-2).

Several structures currently owned by Wesleyan and expected to be acquired by Wesleyan have not been demolished yet, and their demolition costs have not been determined. Additional 112 credits will be claimed when the University receives bids and the demolition costs are known. Actual credit now requested is \$1,657,400.

Eligible Donor and Timing of Expenditures.

The properties have been or are planned to be acquired by Wesleyan University. Copies of the Certificate of Incorporation and Tax Exemption for the University are attached as Exhibits 112-E and 112-F. It is estimated that the United States of America and the City of Middletown will enter into a Contract for Loan and Capital Grant for Middletown Urban Renewal Project Number 2 by December, 1969. Current credit is claimed for a portion of the acquisition and demolition of properties purchased and demolished after January 1, 1962, (i.e. within the "7-year prior" limitations). The remaining portion of those expenditures and for property yet to be acquired and demolished during the life of the project will be claimed at a later date.

Expenditures for Land Acquisition.

Credit is claimed for actual and anticipated direct purchase of real property. All parcels are "within", "adjacent to", or "in the immediate vicinity" of the project area, i.e. within one mile of the nearest project boundary (See Map, Exhibit 112-2).

Expenditures for Demolition.

Credit is claimed for the actual net cost of demolition of property as per Exhibits 112-B and D. As stated above, several structures have not been demolished, or acquired and demolished yet. Additional credit will be claimed as these structures are acquired and demolished before the final "close-out" of the Middletown Urban Renewal Project Number 2.

Expenditures for Relocation.

Not applicable.

Certification of Expenditures.

A certification by the Redevelopment Agency that expenditures made by Wesleyan University are within allowable categories is attached hereto (See Exhibit 112-G.).

Development Plans.

1. The land in question is within an area covered by Wesleyan's development plan (See attached Map 112-3).
2. A letter is attached (See Exhibit 112-H signed by the President of Wesleyan) stating that:
 - a. The land for which credit is claimed is in a deteriorating area; and
 - b. The land for which credit is claimed, together with the Wesleyan campus (prior to the addition) is of sufficient size to constitute a stable area.
3. The development plan shows the use and/or planned reuse of all parcels for which credit is claimed. (See attached Map 112-3).
4. The development plan will eliminate blight and deterioration existing in the area covered by the plan as well as prevent the occurrence of blight and deterioration, and will result in conditions that will be compatible with the plan for the Urban Renewal Project.
5. The public hearing on the development plan will be held jointly with the public hearing on the Urban Renewal Plan and evidence of such hearing and approval by the Common Council will be submitted with the Part II Application.

Acceptance of Development Plan.

1. Evidence of Planning Commission acceptance of the Development Plan will be submitted with the Part II.
2. The Development Plan shows the following:
 - a. Land uses (Map No. 112-3).
 - b. The extent to which public streets are involved (Map No. 112-3).
 - c. Zoning changes are not required.
 - d. Land acquisitions (Map No. 112-2).
 - e. Housing to be provided by Wesleyan, other than dormitories, will consist of faculty housing.
 - f. Off-street parking facilities provided by donor are on the section 112 land (See Map No. 112-3).
 - g. Wesleyan contemplates purchase of additional land in order to further implement its development Plan (See Map No. 112-2).

All land has been or will be converted into facilities related to the functions of an educational institution. These uses include the following:

1. Academic and instructional facilities
2. Physical education facilities, indoors and outdoors
3. Student housing in dormitories and fraternities
4. Student activities such as a student center
5. Faculty housing, single and multi-family occupancy
6. Off-street parking facilities.

Information required by the U.S. Department of Housing and Urban Development.

1. Local Governing Body determinations have been made in accordance with Section 7215 of the Urban Renewal Handbook (Exhibit 112-A).
2. Wesleyan University has been accredited by the State of Connecticut and the Federal Government of the United States.
Substantiating documentation is comprised of the following:
 - a. Certified copy of the Articles of Incorporation of the university
(See Exhibit 112-3).
 - b. Certified copy of Tax Exemption Certificate (Exhibit 112-F).
3.
 - a. All properties for which credit is claimed are identified on Map 112-2, "Section 112 Credit".
 - b. The donor has made certification that certain expenditures were made subsequent to January 1, 1962, and that other estimated costs are reasonable. (Exhibits 112-I and J.)
4.
 - a. All properties for which credit is claimed are identified on Map 112-2, "Section 112 Credit".
 - b. Letter from President of Wesleyan University enumerating details of funds allocated to cover cost of acquisition of buildings proposed to be acquired and the demolition of structures remaining to be cleared.
(See Exhibit 112-J.)
 - c. Agreement of Cooperation between the Middletown Redevelopment Agency and Wesleyan University (Exhibit 112-K).
5.
 - a. Local approval of the Wesleyan University Development Plan documents will be submitted with the Part II Application.

WESLEYAN UNIVERSITY

Middletown, Connecticut 06457

EDWIN D. ETHERINGTON
President

July 10, 1968

Dear Ken,

As you know, Wesleyan's Board of Trustees, after sixteen months of study, has approved a number of major new programs affecting the University's future development. These decisions call for an enlarged student body and extensive new facilities. The campus, its immediate environs and the City will all be directly affected.

In view of these decisions, it is now both timely and possible to advise you, and through you other City officials, of the immediate and long-range facilities plans which have been approved in principle by the Board.

It is our hope that a full statement of our current thinking about campus expansion will be helpful to others in the City with planning responsibilities, will aid in the completion of plans for the urban renewal project, and will give all of Middletown a clearer understanding of the anticipated direction and limits of the University's growth in the years ahead.

This letter is in no sense confidential. In fact, we feel that all who are interested should know of our plans, the limitations on the expansion we have in mind, and the extent of our potential support for urban renewal. We are particularly hopeful that we can correct any misunderstandings by making it clear that Wesleyan is not interested in expanding to Main Street.

Current Facilities Projects

Wesleyan is already involved in the construction (or final planning stage) of projects costing more than \$20 million -- \$13 million for the second phase of the Science Center, \$7 million for the Arts Center and \$1 million for the Skating Rink. The Science Center is

The Honorable Kenneth J. Dooley -2- July 10, 1968

underway and bidding on the Skating Rink is expected to take place this month. Construction of the Arts Center is scheduled to begin in early 1969.

Each of these facilities will be of considerable, if varying, significance to the community. The Science Center, when completed, will be one of the most complete and up-to-date of its kind in the country. The Arts Center, which will house Wesleyan's art, music and theater departments, is a unique and exciting venture which will provide, in addition to a topflight educational facility, significant additions to the cultural life of the community. The Skating Rink, while primarily a physical education facility, is intended also as a recreational center for the entire community and we look forward to working out a program for its use in cooperation with the appropriate City officials.

Women's Education and the Plan of Development

The program recently approved by the Trustees calls for the admission of undergraduate women on a coeducational basis and for a Plan of Development including:

a reconstituted teacher education program to concentrate on developing teachers for inner city high schools and for junior and community colleges;

a limited number of new graduate programs, particularly in the humanities and social sciences, to complement existing Ph.D. programs in the sciences;

a recast Public Affairs Center; and

a new University Center for the Humanities.

The Honorable Kenneth J. Dooley -3- July 10, 1968

These programs can have a significant and beneficial impact on Middletown in view of their innovative nature, the types of people they are expected to draw to the community, the increased buying power provided by additional female students and the prospect of a significant construction effort.

To initiate women's education and to implement the Plan of Development, additional undergraduate dormitories, graduate student housing, a dining hall, a gymnasium and swimming pool, more playing fields, library expansion, a student center, a maintenance plant and a faculty office/classroom building will be required. The total cost is expected to exceed \$30 million. This added to the cost of projects already underway, plus land acquisition and modernization of existing buildings, is expected to bring our total facilities expenditures to more than \$56 million within the next decade.

Detailed studies concerning the cost and alternative sites for the various facilities are already in progress. It should be emphasized that wherever possible, Wesleyan intends to accommodate new facilities on land it currently owns. The principal exception would be housing for married undergraduate students and for single and married graduate students. It is hoped that they can be located on a site or sites related to the existing campus as well as to the larger community. In addition, plans call for acquisition of land as it becomes available for a gymnasium and pool and for playing fields in the area just south of the campus where the Skating Rink will be under construction this fall.

Involvement in Urban Renewal

In our letter of November 3rd to Mr. Herbert Franklin, we identified potential University land needs of up to ten acres in the renewal area. We speculated at that time that this land would be used for student housing, faculty housing, and a faculty club. It was pointed out that the University was just beginning work on a master plan for campus development and was at the mid-point in its Study of Educational Policies and Programs. Thus we emphasized

Middletown High School Site

If the present Middletown High School site should become available as a result of the construction of a new high school elsewhere, Wesleyan would seriously consider acquiring this site, although our long-range plans do not at this time permit a clear definition of its potential use. One possibility we are considering is locating the women's dormitory complex in the block bounded by Court, Pearl, High and Washington Streets. If this were done, the High School site could, if acquired, become part of that complex. But Wesleyan would need some assurance of its availability in the near future, so that we could plan accordingly.

If the City of Middletown and Wesleyan were to reach an agreement on the future reuse of the Goodyear and Middletown High School sites along the lines suggested, this would mean a partial "extension" of Wesleyan's campus east to Pearl Street. This is as far east as Wesleyan would be prepared to expand its campus. We would, of course, be willing to discuss further development toward Main Street if City officials deemed this advantageous to the community. But the Pearl Street boundary seems to us to be appropriate from Wesleyan's point of view as well as the City's since our goal is to maintain a residential, walking (i. e. compact) campus, which can best be achieved by planning new facilities in close proximity to existing ones.

An important feature in future planning efforts is, of course, the question of traffic flow both with respect to local streets and major arteries. We are hopeful that this matter will be given the highest priority by city planners working in conjunction with the Regional Planning Office, the University and interested private industry.

The Honorable Kenneth J. Dooley -6- July 10, 1968

Conclusion

I hope you will find this broad outline of our plans for campus development useful. We will be pleased to discuss these matters in detail with you, the appropriate agencies and your staff and look forward to doing so.

Our desire is to cooperate fully with the City and I hope you will not hesitate at any time in suggesting further ways in which we may do so.

With kind regards,

Sincerely,



The Honorable Kenneth J. Dooley
Mayor of the City of Middletown
Middletown, Connecticut

bcc: Mr. Colin G. Campbell
Mr. John W. Paton
Mr. Nils Frederiksen
Mr. Robert Wilson
Mr. William L. Churchill
Mr. Howard B. Matthews
Mr. Robert A. Rosenbaum
Mr. Joseph W. Cole

DEVELOPMENT PLAN
FOR
WESLEYAN UNIVERSITY
Middletown, Connecticut

Historical Background.

Wesleyan is an independent, nondenominational university of liberal arts and sciences, which was founded in Middletown, Connecticut, in 1831. Curricular innovation and commitment to undergraduate education have characterized Wesleyan through the years, and the willingness to try new ideas remains as a central educational theme.

Wesleyan's nearly 270 faculty members include some of the most distinguished men in their fields.

Today's 1,350 undergraduates come from every state in the Union and many foreign countries. Over 35 percent are on scholarships and more than 80 percent of Wesleyan's graduates continue their education in graduate and professional schools. Wesleyan's low faculty student ratio (less than 9:1) is reflected in numerous small classes including nearly 400 tutorials in which the course material is adapted to individual interests and the faculty student ratio of 1:1.

Although Wesleyan's primary commitment is to undergraduate education, the University also offers advanced learning programs for more than 200 graduate students. Most of the 23 academic departments offer advanced work leading to the M.A. degree. There are also two graduate programs in teacher education and Ph.D. programs in mathematics, world music, biology, and physics.

Wesleyan's educational growth has been accompanied by a physical expansion of its campus to accommodate a student body that has doubled in size since World War II. In recent years, the construction effort has focused on dormitory needs.

A major construction program, designed to meet the most pressing academic needs, is now planned. The first project will be the completion of the Science Center, including a Science Library and a multi-story structure to house the Departments of Physics, Geology, Astronomy and Mathematics. There will also be a Computer Laboratory and certain other general science center facilities, such as machine and electronic shops. Groundbreaking took place in Spring 1968 and occupancy is expected in late 1969.

An Arts Center, scheduled for completion in 1970 or early 1971, will consolidate and integrate facilities now widely dispersed and inadequate for the Departments of Art, Drama and Music. The architects have developed a cluster concept involving a series of separate but interconnected major functional elements: a 500 seat recital hall, a music rehearsal hall, facilities for the World Music program, art studios and a gallery, freshman humanities workshops, a 500 seat theater and a 200 seat experimental theater, rehearsal rooms and a 100,000 volume library serving all three departments.

An indoor skating facility is expected to be in operation by February of 1969. It will seat 2,000 spectators and provide for varsity hockey as well as recreational skating for students and for the Middletown community. The architects have developed a concept that will lend itself to integration with future athletic facilities.

At a special meeting held on May 11, 1968 the Board of Trustees of Wesleyan University decided to increase the number of undergraduate students by admitting women undergraduate students and to adapt a Plan of Development comprising of an expanded Center for Public Affairs, a Center for Humanities, a Teacher Education Program, and expanded Advanced Learning Programs. The following additional physical

facilities will be required to meet the balance of current needs as well as new needs induced by these Board decisions:

1. Undergraduate dormitories
2. Graduate student housing
3. Dining Hall
4. Physical Education facilities
5. Student Center
6. Faculty Office/Academic Building
7. Library Expansion
8. Maintenance Center and work shops
9. Faculty housing

Although Wesleyan University expects to accommodate most of these new facilities on land currently owned by the University some facilities are planned on properties part of which are yet to be acquired in the immediate vicinity of the project area and in conformance with the development plans shown as Exhibit 112-3. Specifically, a new physical education complex comprising the skating rink, gymnasium and swimming pool, and new playing fields with supporting facilities is contemplated located in the area bounded by Cross and Pine Streets and the Long Lane School.

Wesleyan expects to continue its program of property acquisitions in the areas bounded by Lawn Avenue, Pine Street and Home Avenue, and by Cross Street, Vine Street and Knowles Avenue, when they become available for rehabilitation as housing for faculty and administrative staff members.

A large, off-street parking lot accommodating 262 automobiles has already been constructed on properties acquired west of Vine Street and Knowles Avenue

Properties Wesleyan in the future might acquire in the area bounded to the north by Cross Street, to the west by Pine Street and Home Avenue, to the south by Huber Avenue and to the east by High Street will become part of the academic and student residence facilities which now constitute the predominant land use in this area.

The areas between High Street and the Urban Renewal Project boundary are expected to remain predominantly the location of student residences, particularly fraternities, with the possible inclusion of a student center.

General Goals.

Whereas the overriding objectives for the future development of the Wesleyan Campus is the attainment of Wesleyan's academic goals, this is expected to take place within a framework of coordination of development plans with those of the City of Middletown and of the Midstate Region, with particular emphasis on the active participation in the maintenance, conservation and development of community areas contiguous to the campus.

Summary.

The goals of Wesleyan University are consistent with the goals of the Middletown Urban Renewal Project Number 2, with proposed Urban Renewal action for the community, and with the workable program of the municipality.

The development program of Wesleyan University, in conjunction with the municipality's Urban Renewal Program, will prove mutually beneficial to both the University and the City. Together, the Urban Renewal Project Number 2 and the development of Wesleyan University will immeasurably improve the health, welfare, and growth of the area.

Exhibit 112-D. - Summary of All Section 112 Credits

Eligible Wesleyan University 112 Credits:

Direct Cost of real property acquisitions January 1, 1962 through December 31, 1967.....	\$1,745,454.53
Demolition Costs.....	18,700
Planned real property acquisitions between Cross/Fine Streets and the Long Lane School for Physical Education Complex.....	880,000.00
Total	<u>2,644,154.53</u>

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

CERTIFICATE OF COST OF NONCASH LOCAL GRANT-IN-AID

PROJECT LOCALITY
Middletown, Connecticut

PROJECT NAME
Project No. 2

PROJECT NUMBER
Conn. R-105

CERTIFICATE
OF COST ORIGINAL REVISED

INSTRUCTIONS: Prepare original and 2 copies for HUD.

TO BE COMPLETED BY LOCAL PUBLIC AGENCY

1. IDENTIFICATION OF GRANT-IN-AID (Indicate location as accurately as possible, attach sketch or location drawing, if available)
Expenditures made by Wesleyan University per Section 112 of Housing Act. See attached Development Plan.

2. BASIS FOR DETERMINING RELATIVE BENEFIT (For example, capacity, sizes, service area, expected enrollment)
All expenditures claimed herein have been completed within past seven-year period, per UR Manual Requirements and fall within one mile of 50% of the Project Area.

3. PERCENTAGE OF COST

TO BE COMPLETED BY HUD

	PERCENTAGE OF COST		TO BE COMPLETED BY HUD	
	PERCENTAGE	AMOUNT	PERCENTAGE	AMOUNT
a. Requested by LPA	100 %	\$ 1,764,154	b. Approved by HUD	% \$

4. JUSTIFICATION OF PERCENTAGE OF COST CLAIMED (For each item answered "Yes," attach an explanation to Form HUD-6202) NOT APPLICABLE

YES NO

a. Was one or more of the significant facts presented in support of the determination of eligibility and percentage of credit for this noncash local grant-in-aid in error?		
b. Has the Urban Renewal Plan been changed since approval of the original Part II?		
c. Have any of the following items changed since approval of the original Part II:		
(1) Type of facility or improvement?		
(2) Size of facility or improvement?	NOT APPLICABLE	
(3) Capacity of facility or improvement?		
(4) Service area?		
(5) Planning criteria? (Identify)		
d. If the answer to any of the above items is "Yes," has the percentage of credit for this noncash local grant-in-aid been affected?		

In the light of the foregoing justification, approval of the noncash local grant-in-aid identified above, in the percentage and amount set forth in Block 3a above, is hereby requested. The information supplied in Blocks 1 through 10 of this form is, to the best of our knowledge, true, complete, and correct.

Date

Signature

Redevelopment Agency for the
City of Middletown

Chairman

Name of Local Public Agency

Title

(Over)

TO BE COMPLETED BY DONOR					BY LPA
5. COST (Include breakdown of principal costs by contract, or work order if work was done by work order instead of contract)					
ITEM (a)	FULL AMOUNT OF CONTRACT (Include work covered by contract other than grant-in-aid items) (b)	COST OF ELIGIBLE GRANT-IN-AID (In Block 1)			COST CLAIMED BY LPA (f)
		ACTUAL COST OF GRANT-IN-AID FULLY COMPLETED (c)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID UNDER CONTRACT (d)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID NOT YET UNDER CONTRACT (e)	
(1) Preliminary expense (Explain on separate sheet)	\$ N/A	\$ N/A	\$	\$	\$
(2) Site acquisition	1,745,454	1,745,454			1,745,454
(3) Site clearance	18,700	18,700			18,700
(4) Preparation of plans and specifications	N/A				
(5) Direct supervision of construction	N/A				
(6) Fixed & permanently installed equipment (Attach list of general categories)	N/A				
(7) Movable equipment	N/A				
(8) Relocation payments (Give details of relocation policy on separate sheet)	N/A				
(9) Temporary improvements	N/A				
(10) Legal expenses (Itemize on separate sheet)	N/A				
(11) Administrative expenses (Itemize on separate sheet)	N/A				
(12) Interest charges (Itemize on separate sheet)	N/A				
(13) Construction	N/A				
(14) Other (Explain on separate sheet)	N/A				
(15) TOTAL		\$1,764,154	\$	\$	\$1,764,154
(16) TOTAL COST OF GRANT-IN-AID (Sum of Columns (c), (d), and (e))	\$1,764,154				
6. FEDERAL GRANT OR SUBSIDY Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a Federal grant or subsidy? <input type="checkbox"/> YES _____ % <input checked="" type="checkbox"/> NO If "Yes," indicate the nature and source of the Federal grant or subsidy.					
7. SPECIAL ASSESSMENT Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a special assessment against project property? <input type="checkbox"/> YES _____ % <input checked="" type="checkbox"/> NO					
8. REVENUE-PRODUCING PUBLIC UTILITIES Is this Certificate for a revenue-producing public utility the capital cost of which is wholly financed with local bonds or obligations payable solely out of revenues derived from service charges? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
9. DATE OF START OF PHYSICAL WORK			10. DATE OF COMPLETION OF PHYSICAL WORK		
ACTUAL DATE	ESTIMATED DATE	ACTUAL DATE	ESTIMATED DATE	ACTUAL DATE	ESTIMATED DATE
6/14/62		10/23/67			

TO BE COMPLETED BY DONOR--Continued

DONOR'S CERTIFICATE

(Check this box if work has been completed and costs are actual amounts)

IT IS HEREBY CERTIFIED that the cost of the work, improvement, or facility listed above is, to our best knowledge, true and correct, and that such work, improvement, or facility has been completed on the date shown in Block 10.

(Check this box if work has not been completed and costs are partially or wholly estimated amounts)

IT IS HEREBY CERTIFIED that the estimated cost of the improvement or facility listed above is, to our best knowledge, true and correct. All reasonable efforts will be made to assure that such improvement or facility will be completed by the date shown in Block 10.

Wesleyan University

Name of Donor

By

[Handwritten Signature]

Signature

President

Title

Date

CERTIFICATE OF DONOR'S AUDITOR

(This certificate is to be completed by the Donor's official auditor only in the case of a completed grant-in-aid for which the claimed cost is based upon actual cost)

As a result of my (our) examination, it is my (our) opinion that all of the costs shown in Block 5, Column (c), above were incurred in connection with the grant-in-aid identified in Block 1 above.

AUG 16 1968

Date

[Handwritten Signature]

Signature of Auditor

HOWARD B. MATTHEWS

Vice President for Business Affairs and Investment

Title

HUD APPROVAL

This approval shall not be binding upon the Government if, after date hereof and prior to completion of this Project, (1) it is established that one or more of the significant facts presented by the Local Public Agency in support of its approval were in error, or (2) the basis for the percentage of credit has been affected by a change in (a) the Urban Renewal Plan, (b) the type, size, or capacity of the improvement or facility, or (c) the boundaries of the area to be served by the facility. The noncash local grant-in-aid identified above, which benefits the Project by the percentage and in the amount set forth in Block 3b above, to be completed

by _____, 19____, is approved. The reason for a difference, if any, between the amount requested and the amount approved is as follows:

Date

Assistant Regional Administrator for Renewal Assistance

¹ Date of completion is to be filled out only if work has not been completed and costs are partially or wholly estimated amounts.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

CERTIFICATE OF COST OF NONCASH LOCAL GRANT-IN-AID

PROJECT LOCALITY
Middletown, Connecticut

PROJECT NAME
Project No. 2

PROJECT NUMBER
Conn. R-105

CERTIFICATE
OF COST ORIGINAL REVISED

INSTRUCTIONS: Prepare original and 2 copies for HUD.

TO BE COMPLETED BY LOCAL PUBLIC AGENCY

1. IDENTIFICATION OF GRANT-IN-AID (Indicate location as accurately as possible, attach sketch or location drawing, if available)
Expenditures to be made by Wesleyan University per Section 112 of Housing Act. See attached Development Plan.

2. BASIS FOR DETERMINING RELATIVE BENEFIT (For example, capacity, sizes, service area, expected enrollment)
All expenditures claimed herein will be completed during the project execution period, per UR Manual Requirements and fall within one mile of 50% of the Project Area.

3. PERCENTAGE OF COST

TO BE COMPLETED BY HUD

	PERCENTAGE		AMOUNT			PERCENTAGE		AMOUNT	
a. Requested by LPA	100	%	\$	880,000	b. Approved by HUD	%	\$		

4. JUSTIFICATION OF PERCENTAGE OF COST CLAIMED (For each item answered "Yes," attach an explanation to Form HUD-6202)

NOT APPLICABLE

YES NO

a. Was one or more of the significant facts presented in support of the determination of eligibility and percentage of credit for this noncash local grant-in-aid in error?

b. Has the Urban Renewal Plan been changed since approval of the original Part II?

c. Have any of the following items changed since approval of the original Part II:

(1) Type of facility or improvement?

(2) Size of facility or improvement?

(3) Capacity of facility or improvement?

(4) Service area?

(5) Planning criteria? (Identify)

d. If the answer to any of the above items is "Yes," has the percentage of credit for this noncash local grant-in-aid been affected?

In the light of the foregoing justification, approval of the noncash local grant-in-aid identified above, in the percentage and amount set forth in Block 3a above, is hereby requested. The information supplied in Blocks 1 through 10 of this form is, to the best of our knowledge, true, complete, and correct.

Date

Signature

Redevelopment Agency for the
City of Middletown

Chairman

Name of Local Public Agency

Title

(Over)

TO BE COMPLETED BY DONOR

BY LPA

5. COST (Include breakdown of principal costs by contract, or work order if work was done by work order instead of contract)

ITEM (a)	FULL AMOUNT OF CONTRACT (include work covered by contract other than grant-in-aid items) (b)	COST OF ELIGIBLE GRANT-IN-AID (In Block 1)			COST CLAIMED BY LPA (f)
		ACTUAL COST OF GRANT-IN-AID FULLY COMPLETED (c)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID UNDER CONTRACT (d)	ESTIMATED COST OF UNCOMPLETED GRANT-IN-AID NOT YET UNDER CONTRACT (e)	
(1) Preliminary expense (Explain on separate sheet)	\$	\$	\$	\$	\$
(2) Site acquisition	880,000			880,000	880,000
(3) Site clearance	WILL BE SUBMITTED LATER				
(4) Preparation of plans and specifications					
(5) Direct supervision of construction					
(6) Fixed & permanently installed equipment (Attach list of general categories)					
(7) Movable equipment					
(8) Relocation payments (Give details of relocation policy on separate sheet)					
(9) Temporary improvements					
(10) Legal expenses (Itemize on separate sheet)					
(11) Administrative expenses (Itemize on separate sheet)					
(12) Interest charges (Itemize on separate sheet)					
(13) Construction					
(14) Other (Explain on separate sheet)					
(15) TOTAL		\$	\$	\$880,000	\$880,000
(16) TOTAL COST OF GRANT-IN-AID (Sum of Columns (c), (d), and (e))	\$880,000				

6. FEDERAL GRANT OR SUBSIDY
 Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a Federal grant or subsidy? YES _____% NO
 If "Yes," indicate the nature and source of the Federal grant or subsidy.

7. SPECIAL ASSESSMENT
 Is any part of the cost of the grant-in-aid defrayed or to be defrayed by a special assessment against project property? YES _____% NO

8. REVENUE-PRODUCING PUBLIC UTILITIES
 Is this Certificate for a revenue-producing public utility the capital cost of which is wholly financed with local bonds or obligations payable solely out of revenues derived from service charges? YES NO

9. DATE OF START OF PHYSICAL WORK		10. DATE OF COMPLETION OF PHYSICAL WORK	
ACTUAL DATE	ESTIMATED DATE	ACTUAL DATE	ESTIMATED DATE
	1/70		6/74

TO BE COMPLETED BY DONOR -- Continued

DONOR'S CERTIFICATE

(Check this box if work has been completed and costs are actual amounts)

IT IS HEREBY CERTIFIED that the cost of the work, improvement, or facility listed above is, to our best knowledge, true and correct, and that such work, improvement, or facility has been completed on the date shown in Block 10.

(Check this box if work has not been completed and costs are partially or wholly estimated amounts)

IT IS HEREBY CERTIFIED that the estimated cost of the improvement or facility listed above is, to our best knowledge, true and correct. All reasonable efforts will be made to assure that such improvement or facility will be completed by the date shown in Block 10.

Wesleyan University

Name of Donor

By 

Signature

President

Title

Date

CERTIFICATE OF DONOR'S AUDITOR

(This certificate is to be completed by the Donor's official auditor only in the case of a completed grant-in-aid for which the claimed cost is based upon actual cost)

As a result of my (our) examination, it is my (our) opinion that all of the costs shown in Block 5, Column (c), above were incurred in connection with the grant-in-aid identified in Block 1 above.

Date

Signature of Auditor

Title

HUD APPROVAL

This approval shall not be binding upon the Government if, after date hereof and prior to completion of this Project, (1) it is established that one or more of the significant facts presented by the Local Public Agency in support of its approval were in error, or (2) the basis for the percentage of credit has been affected by a change in (a) the Urban Renewal Plan, (b) the type, size, or capacity of the improvement or facility, or (c) the boundaries of the area to be served by the facility. The noncash local grant-in-aid identified above, which benefits the Project by the percentage and in the amount set forth in Block 3b above, to be completed

by _____, 19____, is approved. The reason for a difference, if any, between the amount requested and the amount approved is as follows:

Date

Assistant Regional Administrator for Renewal Assistance

¹ Date of completion is to be filled out only if work has not been completed and costs are partially or wholly estimated amounts.

WESLEYAN UNIVERSITY

Middletown, Connecticut 06457

EDWIN D. ETHERINGTON
President

August 14, 1968.

Mr. Joseph A. Haze, Director
Redevelopment Agency for the
City of Middletown
Municipal Building
Middletown, Connecticut 06457

Re: Section 112 Credits; Conn. R-105
Middletown, Connecticut

Dear Mr. Haze:

In accordance with the established policy of the Department of Housing and Urban Development, I herein certify that Wesleyan University has the financial capability and resources to cover the cost of acquiring the properties as shown on Map No. 112-2.

It is estimated that these properties will cost approximately \$880,000, excluding any fee for demolition. Wesleyan's long-range development plans anticipate an expenditure of this magnitude. It is understood that additional credit will be requested during the project execution stage to include costs incurred as a result of demolishing any structures on these properties.

Sincerely,

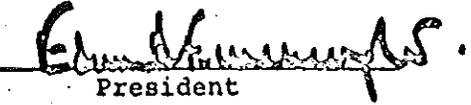

President
Wesleyan University

EXHIBIT 112-7



EXHIBIT 112 - 1.

WESLEYAN UNIVERSITY PROPERTIES.
owned by Wesleyan University
owned by Fraternity Chapters
Renewal Project Boundary



PLANNING 112 - 2.

SECTION 112 CREDITS

Section University Property

Section University Property Acquisitions 1962-1967, incl. Credit for Section 112 Credits

Planned Section University Site Acquisitions between Cross/In Streets and The Lane Lane School for Physical Education Facilities for which Section 112 Credit is claimed.

Project Boundary

Area Eligible for Section 112 Credit





EXHIBIT 112 - 3.

WESLEYAN UNIVERSITY DEVELOPMENT
PLAN.

- Proposed Street Closings.
- Academic Functions - Student Developments - Student Activities.
- Physical Education Facilities.
- Acquisition and Rehabilitation of Properties, as they become available, for Faculty Housing.
- Off-Street Parking.

