

The University of Toledo



2801 W. Bancroft Street
Toledo, Ohio 43606

Office of the Executive Vice President
(419) 537-2213

MEMO TO: Mr. Robert J. TenBrook

FROM: Dr. Robert S. Sullivan

DATE: February 15, 1984

Let me respond to the questions you raised on possibilities for making available to the Alumni Association the property on the corner of Secor and Bancroft Streets for construction of an Alumni/Development House.

As you know, the property is owned by the University of Toledo Corporation. The Corporation, I feel sure, would be agreeable to making the property available on whatever might be the right basis to the Association. The only problem I can anticipate is that there is what amounts to an outstanding indebtedness of \$72,000 on the property. It is my guess that the Association would need to plan to cover that indebtedness in some way.

On the question of zoning, there may be some difficulties. The neighborhood is zoned for two-family residences, and a variance would be required. If an attractive building for offices and some meetings were designed, I would not think there would be significant objection in the neighborhood. The situation might be different if there were large meetings or alumni affairs with traffic congestion and parking problems.

The University would agree to cover regular operating costs of the building, including utilities, custodial care, and maintenance, but not special or extraordinary costs. As you know, the Continuing Education division now covers the costs of a building technician who provides special support services for the Continuing Education Center.

Because of constraints placed on the University by state regulations where construction or renovation are concerned, it might be better for the University of Toledo Corporation to carry through any rebuilding on the site. The Corporation might then turn over the improved property to the University or might lease it to the University for a nominal amount for use by the Alumni and Development offices and by alumni generally. Apart from the building costs (and the cost of the property), I cannot think of any other expenses that would be different from present Alumni program costs.

RSS:tls

cc: President Glen R. Driscoll
Mr. Jerry L. Updegraff

ROAD

x 616.6

x 616.5

275'

260'

130'

130'

x 620.5

2.

621.6 x

3.

619.4
205'
140'
65'

400'
GRUMMOND

x GOODARD

N 728.269
E 1,695,487.84

FEET

x 620.9

621.63

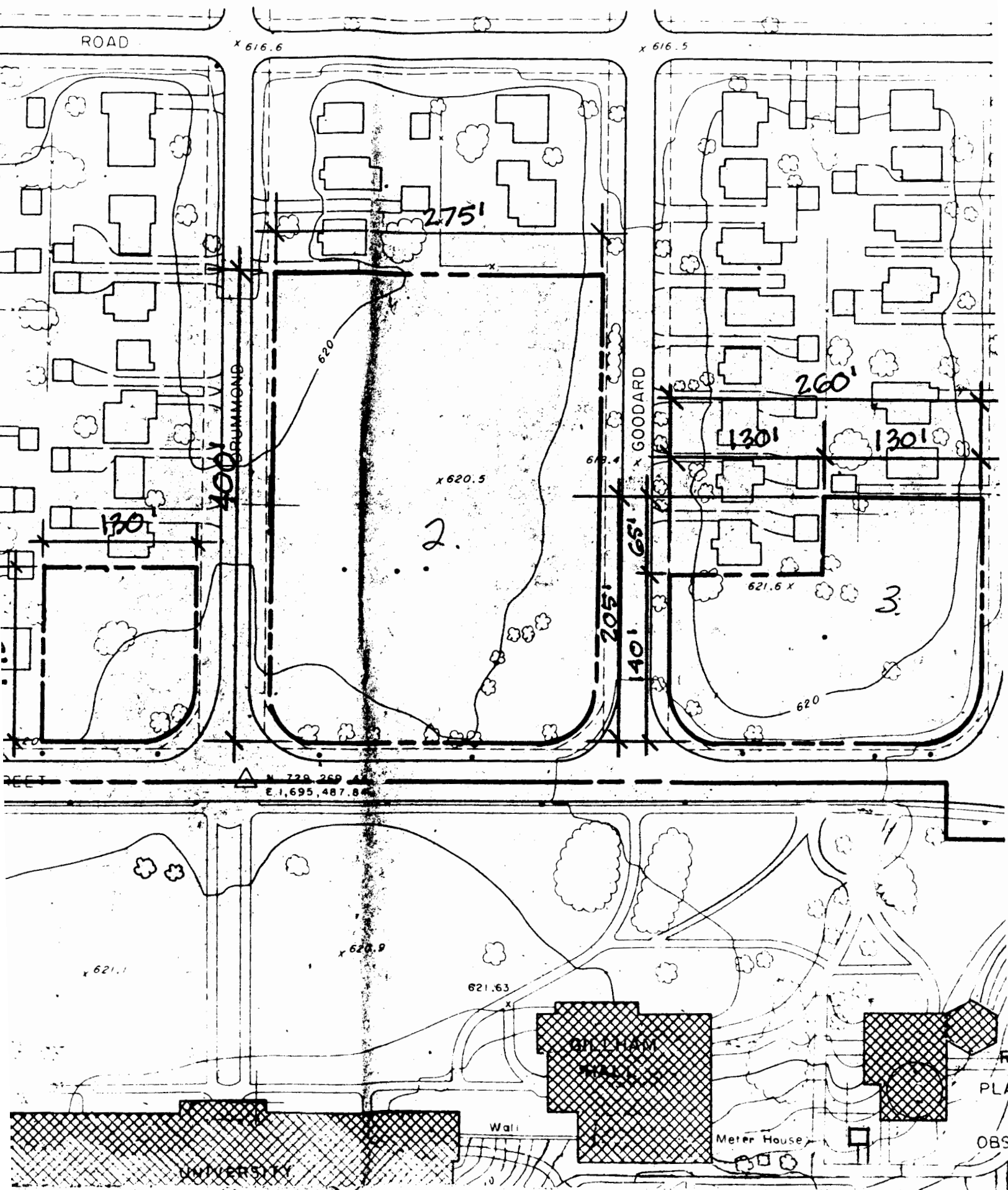
x 621.1

Wall

Meter House

UNIVERSITY

PLA
OBS



N 730,000

UNIVERSITY HILLS BLVD.

560'

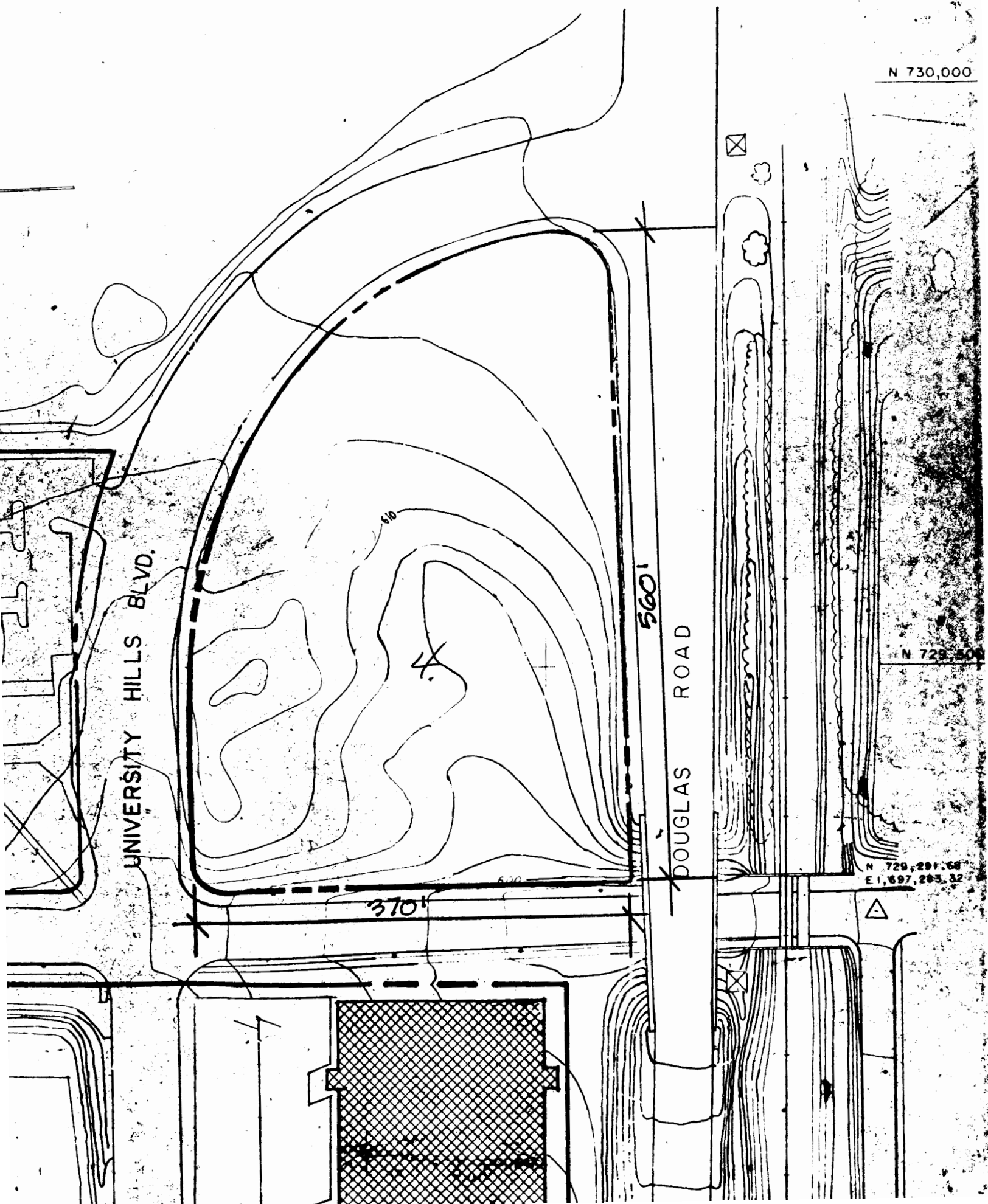
DOUGLAS ROAD

370'

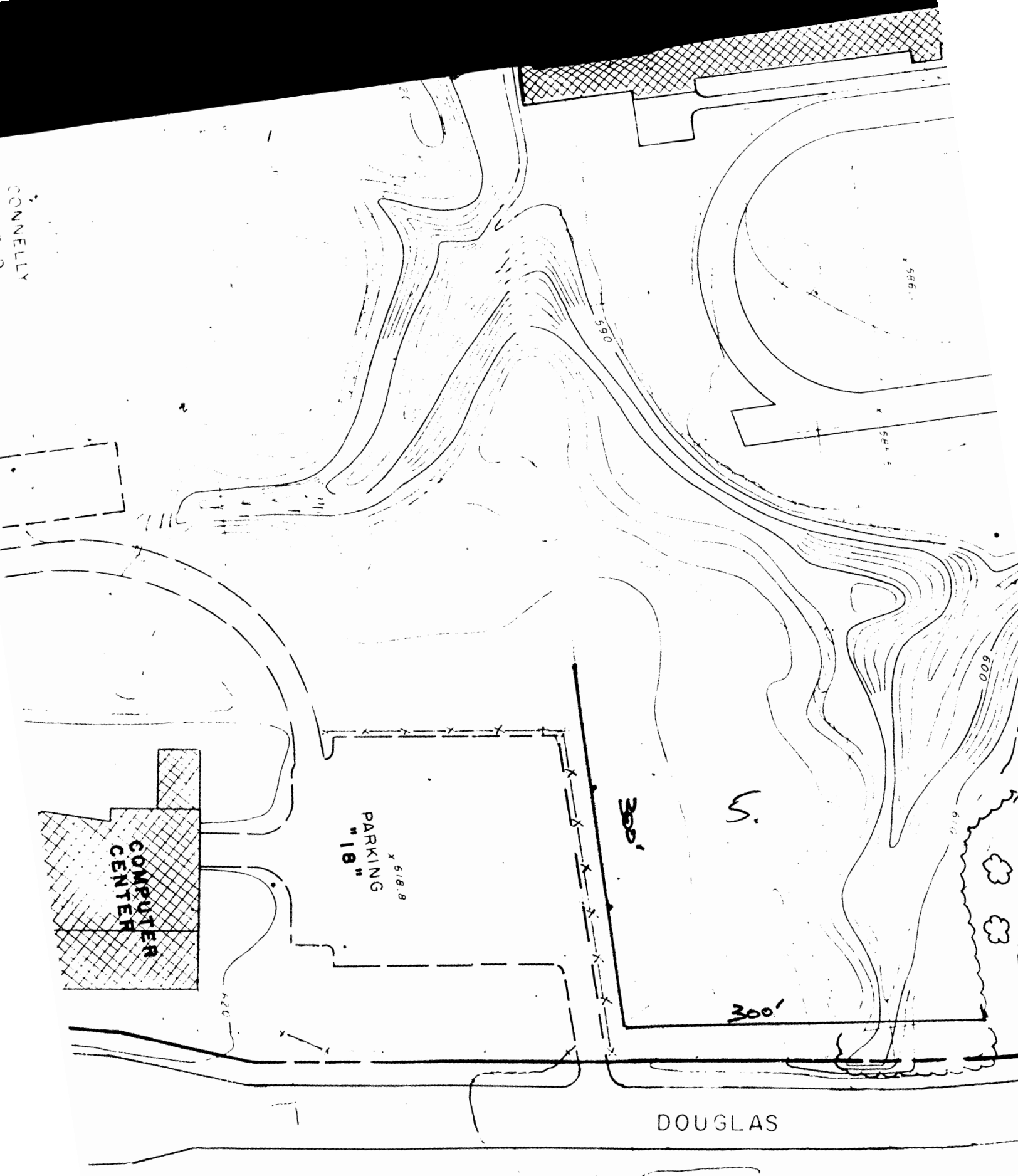
4.

N 729,500

N 729,291.68
E 1,697,263.32



CONNELLY



DOUGLAS