

A History of the Educational Foundation of Alfred, Inc.:

From its beginnings through June 2010

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In June 1996 the Educational Foundation of Alfred, Inc. (EF) adopted the following Mission Statement:

The Educational Foundation of Alfred, Inc. is a private foundation representing faculty, staff, and friends of Alfred State College dedicated to improving the Alfred State College community through support of educational programs. The Foundation exists to enhance learning opportunities for students, faculty and staff.

While this was the first time that the purpose of the EF was so formally articulated, the history of the Foundation and its predecessors, the Ag-Tech Student Association, the Faculty Student Association (FSA) and the Ag-Tech Benevolent Association (BA), show that this mission had been carried out for over fifty years and continues to be so now.

FOUNDING OF THE EDUCATIONAL FOUNDATION

A Benevolent Association was incorporated in 1946 “to establish, maintain and manage living quarters, dining facilities, recreational centers, and other programs in harmony with normal student life in both scholastic and recreational channels at the New York State Agricultural Institute at Alfred.”* At that time, the Student Association, not the Benevolent Association, controlled money, which came from student fees and was used for activities outside the classroom.

During this period, New York State consistently turned down requests from the College for dining and housing facilities for women. In response the BA collected \$10,000 from local businesses. It then bought the Wheaton House (later ABX) and furnished dining facilities for 30 females. Using income from this house, other houses (Delta Chi, Brookside, Theta Gamma, Psi Delta Kappa Sigma and North) were bought to provide more housing and dining facilities. In 1956 New York State appropriated \$1.5 million for three 100 bed dorms for men. When these buildings were occupied, many men still had to commute from neighboring areas.

In the mid 1960s New York State passed a resolution which said that no organization could run dining and/or housing facilities unless students had some representation on them. At the July 12, 1967 meeting of the Board of Directors of

* Unless otherwise noted, all quoted statements are taken from Minutes of the EF, BA or FSA

the BA it was unanimously voted that the BA "...propose to the FSA [Faculty Student Association] the complete management of the...dormitories, fraternities and sororities for an annual fee of 1% of the appraised value of the property." As a result, the BA turned over operation of the dining halls, School Supply Store, Conferences and Seminars, and the Snack Bar Annex to the FSA.

As of July 26, 1967 the indebtedness of the FSA to the BA amounted to \$166,554.03, arising from cash loans to the FSA, and accounts receivable arising from sale of inventory, supplies, cash fund, and other tangible property.

The BA financed the first year's operation of the FSA by turning over \$74,000 worth of inventory and assets and lending the organization \$117,000 for the year, interest free, and also by presenting it with a bus worth \$20,000.

At this time the decision was made to discontinue granting mortgages to faculty. The money owed from previous mortgages continued to be collected.

BEGINNINGS OF THE WELLSVILLE CAMPUS

When Samuel Gould became State University of New York (SUNY) Chancellor in 1964, he said that SUNY was not providing higher education for high school students who needed skilled training of a vocational nature—where one learned by "doing." Students needed further education than was then being provided through high school level vocational training. Chancellor Gould and others felt that there was the need for skilled manpower in NYS and as a result new kinds of post-secondary educational programs were needed. Herald Ford, vice chairman of the Alfred State College Council, later remarked that at the time "there were a number of good students who [did] not want more academic training, but [were] seeking training in the manual skills. Such programs in higher education [were] lacking in the State of New York."

In 1965 the Alfred State College Council approved plans for a vocational division. The Council had submitted a resolution to the SUNY Board of Trustees, which recommended that vocational programs be introduced at Wellsville. Programs would be developed in those areas where students' needs could not be met at available Community College programs.

The College Council recommended to the Trustees that such programs be offered in Wellsville, rather than on the Alfred campus, because:

- there were facilities available to get started immediately with a vocational program
- the Alfred campus could not expand at a rate necessary to permit introduction of a vocational program

- the rate of growth of Alfred Tech and Alfred University “was saturating Alfred Village and Town with students and the rate of growth expected from a vocational College is just more than Alfred could absorb.”

The Wellsville Division was approved in December 1965 by the Trustees, as a pilot program to determine if vocational education could be operated successfully as a part of SUNY. The Division was made permanent in 1967.

On July 6, 1966 \$300,000 was approved by the New York State Legislature for the establishment of the program. A \$100,000 grant had previously been received from the federal government for purchase of equipment and for planning work. Originally, the Legislature said that the money would come out of the regular budget, but the lawmakers “slipped it into the supplementary budget and passed it.”

President of the College, Dr. David H. Huntington, was quoted as praising “Wellsville service clubs, public officials and the Allegany County Board of Supervisors for their help in putting the project over.” Their work, plus the availability of the Sinclair Refinery complex, which closed in 1957, made the project possible.

Classes began on October 19, 1966. One hundred ten (110) students were enrolled in five programs taught by ten faculty members. These five initial programs were Automotive Service, Building Construction, Drafting, Electrical Service, and Food Service. Two years later, the first graduating class left with 100% employment. During this time period most of the students lived in Wellsville.

Since its beginnings, the EF (and earlier the BA) has owned and maintained the campus in Wellsville. NYS leases the campus from EF. Rental income is used for maintenance of buildings on the campus, building new facilities, scholarships for students on both campuses, and for support of projects throughout both the campus community and the community-at-large.

What follows is a summary, by time periods, of issues involving EF and its support of ASC in general and the Wellsville campus specifically.

1966-70

In 1967 six buildings were purchased or renovated for use by the Wellsville campus and then leased to the State of New York “at a rental sufficient to pay all expenses and refund of capital invested over a period of 10 years.” The Graves, Palmer, Coleman, Woefel, and Artlip properties were obtained through purchase or gift. In the fall of 1968 Ford & Peckham constructed, at a cost of \$14,000, a building to be used by the Automotive Department. The company was also hired to build a Student Activities building for about \$54,000.

The minutes of the EF Board for this period are sketchy and it is difficult to determine how much the yearly leases for all the buildings were, as buildings were leased separately, but some examples are as follows:

- for the Automotive and Construction and the Drafting buildings: \$10,020
- for the garage and Clock House: \$3,600
- for the former Burdick property: \$9,000

Operation of the dining halls, bookstore, and snack bar on the Alfred campus was turned over to the FSA on September 16, 1966. The appraised value of five dorm structures—Brookside, Theta Gamma, Kappa Sigma, Phi Delta, and North Hall was \$475,000. A figure of \$568,000 was used for the purpose of determining the 1% which was to be paid by the FSA to the BA.

In July 1967 three acres of BA land were turned over to the Wellsville Development Corp. “for the purchase of constructing and leasing to the State of New York an instructional building for use by the Wellsville Vocational Division.”

According to the April 24, 1968 minutes, the Benevolent Association’s name was formally changed to The Educational Foundation of Alfred, Inc.

As early as January 1968 the EF was being asked to continue providing support to the Alfred and Alfred Station Volunteer Fire Departments, as the BA had done previously. At that time EF, was the largest single taxpayer in the Village of Alfred. Presumably, EF was not yet considered a non-profit corporation, so that property was taxable. Formal recognition by the IRS of EF’s non-for-profit status was not obtained until 1972.

In the fall of 1968 EF granted an easement of \$1/foot to the Village of Wellsville Water & Light Corp.

Financial information noted in November 1968 included:

- \$35,000 for purchase of the Automotive & Construction Building and Drafting Building. Renovations to Drafting Building: \$12,328
- \$10,000 for purchase of the Electrical Building. Renovations cost \$3,132. Leased to NYS for \$10,020/year
- \$20,000 for purchase of the Garage and Clock House, formerly the Grace property, leased for \$3,600/year
- Burdick Property; leased by EF for \$8,400/year and leased to NYS for \$9,000/year
- \$14,285 to build the new Food Service Building

Scholarships were already being given out. Student leaders, such as the editor of *Tor Echo*, the student newspaper, received a \$500 scholarship, as did the student president of the College Senate. Athletic scholarships were voted on in the

amount of \$4,000. The motion to support athletes passed by a vote of 6 to 1. Andrew Hritz, the lone dissenter, stated that "paid athletes are wrong." Scholarships for athletes continue to the present day.

In October 1969 EF and the Alumni Association were consolidated and an endowment fund was created.

Examples of support for the period 1968-69 included:

- financial assistance for College work-study programs, which enabled the College to obtain additional federal funding
- \$500 in assistance to the Disadvantaged Student Summer Program
- \$200 to aid in the establishment of the College Senate
- purchase of video equipment for the College bus (\$4,000)
- management services provided to the Senior Citizens Project of Allegany County
- allocation of funds to assist the proposed Black/White Retreat (no additional information provided)
- purchase of drapes for the Hinkle Library
- continued support to the A.E. Crandall Hook and Ladder Company in Alfred in the amount of \$2,500 toward purchase of a new ambulance

In December 1969 \$3,000 was given by Niagara Mohawk for payment of easement rights on land in Wellsville owned by EF.

Almost seven acres of land owned by EF in Alfred was donated to New York State in January 1970, so that athletic fields could be constructed for College use. Also, at that time NYS decided that it wanted to acquire the wooden dorms and Pi Nu sorority house. An appraisal, done in 1968, was for \$480,000. It was decided to have a new appraisal done. In November 1970 it was reported that "agreements of adjustments have been received from the state regarding the sale of the dorms. The state submitted a price of two hundred-eighty-five thousand (\$285,000) dollars for Brookside, Pi Nu, Kazia [sic] and MacKenzie". It was also noted that the purchase of North and Wood Halls for \$6,000 each "has also been committed by the state."

In September 1970 a new curriculum (Truck Mechanic) was to be offered in Wellsville and facilities were needed. An existing property, owned by M-W Tire of Wellsville, was available and was deemed to meet the needs of the program. It was bought for \$40,000, with another \$3,000 allocated for alterations.

In early 1970 a College FM station was approved. EF had control of the station equipment and operation "through the delegation of authority and supervision of the Chairman of the Electrical Technology Department..." \$1,000 was allocated to this Department for expenses in 1970.

During this time period, approval for the construction of a permanent state-owned campus in Wellsville was denied by the state. Thus, it was decided that the Division “will continue in rental property for a period of three (3) to five (5) years according to the state.” It was noted that “[T]he logic behind the state’s decision lies in the fact that Wellsville would not be a logical geographical location if the state were to choose the site.” The College’s response to this stated: “The College points to the success of the four (4)-year old program and the resulting reputation; as well as the increased idealism of Wellsville as a permanent location because of road construction. These new highways will make Wellsville a hub in relation to the area served by the school.” More than 40 years later, the state still does not own the Wellsville campus.

Dr. Huntington reported that more space would be required at the Wellsville campus as a result of expanding programs. He estimated that costs of between \$75,000 and \$90,000 would be needed. Additional lease payments were requested.

By May 1970 plans for a bookstore, dining room, and additional classroom construction were being considered. Estimated costs were \$82,000 plus the cost of kitchen equipment.

In the next month, Ronald Coleman submitted a letter requesting that the Foundation finance the purchase of land and construction of a house on the land by Wellsville Vocational Division Construction Department students. A fund of \$15,000 was established to implement this purchase, with the caveat that any profits derived from the sale of the house would go back to EF. Such construction has continued to the present day, with more than 50 houses constructed.

The Annual Report for Scholarship Developments and Alumni Relations from July 1, 1969 to June 30, 1970 set out a plan, with implementation proposals, to increase monies for scholarships through a deferred gift program, increased annual corporate gifts, alumni donations, cultivating a “Friends of the College” group and appearing before various organized groups to discuss the College in general and the scholarship development program in particular.

The EF financially supported Mrs. Elaine Hritz in writing *The first sixty years: A history of the State University Agricultural and Technical College at Alfred*, which was published in 1971. The total cost of \$1,514.48 included \$300 for labor, \$420 for materials, and \$794.48 for binding. One thousand copies were printed; the College Bookstore was the primary distributor and sale price was \$4.00/copy. In 1974 the Foundation paid Mrs. Hritz \$250 for the acquisition of the historical data she had collected. It was decided that \$500 would be needed to have someone write a supplement to the volume, because Mrs. Hritz declined to do so. The supplement was never written. However, in celebration of the College’s centennial, a book entitled *Celebrating the last 100 years* was published, but without EF support.

Requests for support from groups inside and outside the College continued to be received. Some were accepted and others rejected, either because of lack of funds or because such donations were not within the policies of the Foundation (e.g. a request for a donation of \$300 to the newly formed Almond Youth Center was rejected).

The budget for 1971-72 included costs for the Hinkle Bell Tower. The original contract for bells and clock carillon between the Foundation and the Verdin Company was \$33,308 (later reduced by \$2,020 as a result of reducing the size of the clock face). EF, by June of 1973, had paid \$16,654 and owed \$14,634. Eventual cost for bells and clock was \$31,288.

It was noted that the “total investment on the Wellsville Campus is \$236,680.”

A \$500 scholarship was established for the sixth division of the College (Wellsville Vocational Division).

Minutes of the *Annual Meeting of the Educational Foundation of Alfred, Inc.* for 1969-70 included the following (not noted above):

- \$500 to assist in supporting the Summer Theater Program
- \$5,000 for athletic scholarships
- two mobile Office Units purchased by the Foundation to provide desperately needed faculty office space on the Alfred Campus
- total community affairs contributions of \$7,740.68 were provided

A SHORT HISTORY OF STUDENT HOUSING IN WELLSVILLE: 1970-74

In September 1970 the Foundation accepted the principle of making land available for student housing near the Wellsville campus. At the October 22, 1970, Board Meeting, Mr. Max Farash, a member of the College Council, and a contractor in Rochester, met with EF and stated that his company had spent the last 18 months researching the feasibility of constructing housing units in Wellsville, primarily for student housing. He stated that his firm had found great difficulty in acquiring property for such a project and asked that EF designate land as “housing property.”

It was thought that start-up costs for roads would be about \$18,000-\$20,000 and water installation about \$40,000. Yearly costs after construction were thought to be about \$25,500 for upkeep and \$28,000 for amortization.

A survey was taken of 206 vocational students regarding the need for such housing. More than half said that they would be willing to pay \$15/week (i.e. \$185 per quarter). At full capacity income would be \$57,720 per year. EF would own and maintain the apartments after construction.

Max Farash was authorized to proceed with Phase I. Two hundred thousand dollars (\$200,000) was to be made available from EF from the sale of properties to NYS and \$300,000 from a bank loan. The estimated cost of the building was \$500,000.

A survey by a licensed surveyor was approved for the 42-acre site.

In October 1971 it was moved and seconded that the agreement between the Foundation and Farash Construction Corp. for the construction of a proposed apartment complex be accepted. The stipulation of a starting date of November 1, 1971, and a completion date of August 15, 1972, was stated in the contract agreement and that the completion dates would signify a ready-to-occupy condition.

It was also noted that the Village of Wellsville had agreed to accept sewage from the complex and also agreed to provide water.

EF did not receive money from NYS for the wooden dormitories on the Alfred campus, so the Foundation felt that it could not enter into a contract with Farash. At the same time, Ferris Association of Cleveland said that it would be interested in construction of the housing. It would be built, owned and operated by Ferris. Students would be charged \$600 per year. Fifty-four (54) units would be built—52 for students (four per apartment), one for a manager, and one for storage.

The minutes of January 19, 1972 note that Ferris said that it would be ready to begin construction as soon as “frost leaves” the ground “if financial matters [could] be arranged.” They estimated a cost of \$650,000, which was to be paid back over 25 years. The only connection between Ferris and EF would be the transfer of land to Ferris. This land was appraised for \$9,000.

By March 1972 Ferris said that the firm would be unable to proceed unless NYS guaranteed that the Vocational School would continue in its present location.

At the same time, Clarence Pfeil of Hornell, submitted plans for a housing complex on the site. The plan called for 50 two-bedroom modular units. Pfeil would be the builder and Sterritt Homes, Inc. would be the manufacturer. Land owned by the Foundation would be conveyed to the Urban Development Corporation (UDC), who, in turn, would set up a separate corporation for ownership and operation of the project. The land would then be conveyed to the “sub corporation” by UDC. The Foundation would provide “seed money” not to exceed \$10,000 for necessities

such as feasibility studies and schematic drawings. Monies would be returned to EF at the time of closing.

By January 1973 it was reported that the UDC had approved the Wellsville dormitory project and C. Pfeil had begun preliminary site work.

By the summer of 1974 the complex was built. While these apartments were never "College student housing," students were encouraged to rent them. Eventually, the College looked into buying the complex for use as a dormitory, but did not do so because of shoddy construction.

[END OF REPORT ON STUDENT HOUSING]

1971-79

In February 1971 it was moved and seconded that the Foundation again financially support faculty golf memberships at the Hornell Country Club in an amount not to exceed \$1,500. Professional staff of the College would pay \$25 for membership.

In May the Board approved the financing of two houses to be constructed during the 1971-72 school year. The first house neared completion in late 1971. The project was provided as on-the-job training for construction students. Four bids were eventually received for this first house in the Sunnydale neighborhood in Wellsville, in the amounts of \$13,000, \$14,200, and \$17,100, and \$20,100. The first three were rejected and the fourth accepted. However, the family decided not to buy and a new offer was made for \$21,500. This offer was accepted. Since \$15,548.88 was invested in the house, the gross profit was \$5,951.12.

It was determined, after meetings with officials from the Town of Wellsville, that property owned by EF, located in the Town, was tax exempt.

In the fall of 1971 the College began an extension program in Olean for use of its facilities at a cost of \$7,500 per year. EF signed the lease with the YMCA and the state agreed to reimburse the cost at a rate of \$600/month for ten months.

For the first time, on October 20, 1971, a fund was established for use by the president of the College for items not funded by the state. "It was pointed out that there are various occasions when the College must host visiting individuals and/or groups. The President receives little or no funding from the State budget, and it was felt that the Foundation should provide assistance being that any expenditure will be for the purpose of College and /or community relations."

The Annual Meeting was held on October 27, 1971. Major activities, in addition to those noted above included:

- donation of \$500 for the operation of the Summer Theater in Alfred

- purchase of dinnerware from Shenango China of New Castle, PA., at a cost of \$3,004.50 for the Vocational Room at Wellsville
- FSA notified that a note in the amount of \$74,000 was cancelled and written off the Foundation's books
- \$13,500 in scholarship was distributed

In November it was reported that \$3,000 had been received from Niagara Mohawk in payment of right-of-way privilege on Foundation land in Wellsville

In early 1972, EF received \$238,049.50 from New York State for the sale of the wooden dorms (excluding Wood and North Halls). A balance of \$20,000 was still owed.

A motion was tabled at the February 16, 1972, meeting that suggested that a Foundation Scholarship Committee be formed, comprised of selected Board members, to decide where financial assistance be given.

As a result of Hurricane Agnes (June 1972) all of the Wellsville Campus buildings were flooded. "Damage was kept at a minimum by the excellent response of maintenance employees and Faculty who worked many hours on their own time to help clean up." In addition, six apartments in Hillcrest Court were flooded.

A Memorandum of Agreement between the Foundation and Siegfried Mariotti was approved in the spring of 1972. The agreement stated that a transfer of 4 ½ acres adjacent to the Wellsville Administration Building from Mariotti to EF, in return for 32 acres of land on Meservey Hill, plus an expenditure by the Foundation not to exceed \$22,000 in materials and services for the construction of a home on the Meservey Hill site. In the minutes for November it was noted that the completion date for the home was expected to be November 1974.

In October it was moved and seconded that the EF support the College in its effort to purchase a building for the Cattaraugus County Extension program in Olean. The Foundation agreed to a "secured obligation of a first mortgage of [a] school building in the amount of \$75,000, interest free for a period of six months." NOTE: there is no further information in any future minutes as to whether this ever occurred.

Projects not noted above and reported at the October 25, 1972, Annual Meeting included:

- purchase of two diesel trucks for the Truck Repair Department
- support for the DECA (Distributive Education Clubs of America) Club's trip to Los Angeles for a national competition. Attended by marketing students
- yearly scholarship amounts were formalized:
--\$6,000 for Academic Scholarships

- Sigma Tau (\$100/semester)
- Educational Foundation Scholarship for one entering freshman in each of the six College divisions in the amount of \$500 per student
- \$5,000 for athletic scholarships
- working scholarships in the amount of \$2,000 each for the *Tor Echo* (newspaper) editor, the Student Senate president, the WVAT Radio Station manager and *Stationian* (yearbook) editor

In January 1973 it was reported that three bids (\$25,000, \$25,050 and \$24,000) were received for the sale of House #2. No action was taken, but discussions regarding sale of houses in the future occurred. These included making sure "that caution in determining sale prices should be exercised so as not to create problems with local real estate people," a suggestion that "the Foundation stipulate minimum acceptable bid amounts in future bidding procedures," a suggestion that "the sale of future homes be conducted by using real estate brokers," and a request "that a more accurate accounting be reported on pro-ration of costs for each home so that a more accurate selling price can be determined."

In January the state notified the Foundation that a payment of \$1,400 plus interest (\$1,525) would be made for a section of land adjacent to Getman Hall. It had been deeded to the state over seven years previously, but a legal technicality had prevented outright purchase by the state. Since the statute of limitations had expired, the legal aspects of the sale could now go forward.

The Electrical Department was told that it had to vacate its premises (Municipal Building) at the end of the 1972-73 school year. It was moved and seconded that a steel building, cost not to exceed \$75,000, be constructed on the campus for future use by the department.

The EF allocated \$8,500 for improvements for the Wellsville Administration Building. Also, support up to \$12,500 was given to equip a Performing Arts Center in the Student Union (now the Pioneer Center), as well as up to \$2,402 for materials, plus \$250 for delivery charges for landscaping the new Agricultural Building by Horticulture Department students.

It was decided that EF would allocate \$1,000 per year for a period of five years to the A.E. Crandall Hook and Ladder Company of Alfred.

In May 1973 it was decided that a Budget Committee be established and charged with preparing an annual working budget.

In June of that year a special meeting was called to discuss the possible purchase of the property owned by the United Refinery Co., located adjacent to the entrance of the Vocational Division campus, and including two buildings (5,550 square feet). It was offered for \$75,000. The Board voted to contact the company and offer \$30,000. At the next meeting it was reported that the offer had not been accepted.

However, In May 1974 it was noted that “the moat to be constructed to surround the fuel tanks on property adjacent to the Vocational Division entrance owned by United Refinery is now in progress.” The moat was to be constructed by United Refinery, which subsequently went into bankruptcy. In October 1983 it was reported that “The United States Court, Southern District, has authorized the sale of the United Refining Property to the Educational Foundation of Alfred, Inc. for \$33,000. This price includes \$28,000 for property and \$5,000 for equipment. The Board directed W. Argentieri to proceed immediately with the necessary paperwork for the acquisition of the property. The \$33,000 for the property was approved at the September 6, 1983, meeting.” The property was finally turned over to EF in March 1984.

The Automotive Department had been renting a building in Wellsville, but the lease was not to be renewed after 1972. It was decided that a new structure be built on the campus, adjacent to the electrical building. Construction was approved for a building to be built at a cost of \$120,000. Three bids were eventually submitted for its construction. The lowest bid (\$143,950) was submitted by Herald Ford, Inc. and was accepted.

At the Annual Meeting for 1973, additional items were noted:

- support for a Performing Arts Center in the former Student Union Building on the Alfred campus was provided in the amount of \$12,600
- support in the amount of given \$500 to SME (Society of Manufacturing Engineers) for a trip to Detroit
- two homes were sold
- an electrical classroom was constructed at a cost of about \$75,000

In early 1974 a commitment was made to build an addition to the Electrical Building at a cost of about \$30,000.

On March 20, 1974, Jon Jay DeTemple, corporation director of the Faculty-Student Association, wrote a report about the Foundation’s financial position. It said in part:

Over the next five years the Educational Foundation will seriously have to consider liquidation. The present course of the Foundation will require borrowing over \$170,000 with no method for pay back over the next five years. Asset depletion for that period could easily total \$368,000.

As a follow-up to J. DeTemple’s report of March 1974, concerning the financial condition of the Foundation, a number of recommendations were made, not all of which were adopted:

- increase the monthly rental on faculty housing to \$175/month.
- reduce the athletic scholarship by \$5,000

- reduce Sigma Tau awards
- eliminate working scholarships (e.g. editor of *Tor Echo*)
- cancel the agreement with Hornell Country Club
- reduce the Alfred support budget to \$4,000

In July 1974 it was moved and seconded that \$6,700 be appropriated to purchase three housing sites on School Street in Wellsville. By September it was decided that as there was also 350 feet of frontage available; the entire plot (150' X 350') would be purchased at a cost of \$25.00 per foot. The total price would be \$8,750. Closings on the purchase occurred in early 1975.

Requested lease increases from the state had not been received as of October 15, 1974. Dr. Huntington noted that the Wellsville campus had approximately 110,000 square feet of space and was leased for about .80/square foot. He reported that in other cases the state leases similar space or \$6-\$7 per square foot.

At the Annual Meeting it was reported that scholarships in the amount of \$20,900 were distributed: \$6,700 for Athletics; \$6,000 for Educational Foundation, for the highest academically rated entering freshman in each division; \$8,700 for Sigma Tau; and \$200 for the *Tor Echo* editor.

Other items noted in the minutes of the *Annual Report for 1973-1974*:

- EF was in the process of acquiring Civil Defense (CD) property, which would add approximately 22 acres to the Wellsville Campus. EF agreed to construct a new Civil Defense building on the Bolivar Road and in return the present CD property, adjacent to the campus, would be deeded to EF. The total cost for the proposed structure was estimated to be between \$8,000 and \$9,000
- funds were allocated for improvement of parking lots on Wellsville Campus
- funds were allocated for construction of an entrance sign at the Wellsville Campus
- faculty/staff membership privileges at the Hornell Country Club cost \$1,800
- houses #4 and #5 were sold
- Wood and North Halls on the Alfred campus were leased for a token fee of \$2,400 and provided much needed classroom space

In early 1975 carbon monoxide fumes were found to be present in both the Freshman and Senior Auto Labs. Roof vents and an air intake vent were installed to improve the ventilation system.

A 7,000 square foot addition was authorized for the Freshman Auto Lab. This increase in size was necessitated by a report from the College's Safety Officer, which noted drastic overcrowding in the existing facility.

The leased building housing Food Service and Electrical Labs was reported to be up for sale by Mr. Zelnick, the owner, in February 1975.

In March 1975 the Foundation decided to pay for materials for the construction of an addition to the Student Activities Center. The Building Construction Department did the actual construction.

It was noted that \$75,000 needed for the Automotive Shop could be handled with currently available funding, but acquisition of the Zelnick property and construction of a multipurpose gym and conversion of Mite-E-Lite property, if obtained, would require borrowing of up to \$300,000.

It was decided that EF start setting aside money for an endowment fund. Also, scholarships should be reinstated equivalent to income generated.

During 1975-76 it was estimated that \$5,000 would be needed for repairs and maintenance on the Wellsville campus.

Money was pledged, in the amount of \$525, to support the College's Bicentennial Committee, to be funded from the Alfred support item in the budget.

For the same period, a total of \$16,605 was distributed in scholarships.

Purchase of the Zelnick property and the College's request for an increase in the lease payment precipitated a total reconstruction of the Wellsville property lease agreement between the State and the Foundation. President Huntington, in comments made at the Annual Meeting of the Foundation, noted that a "block lease" for the Wellsville campus, rather than an item-by-item lease arrangement, should be developed. By November 1975, this package lease was in the negotiation stage.

The Auto Body Department requested that EF provide seed money of about \$5,000 for the purchase of wrecked autos, which could then provide work experience as they were rebuilt. The cars would then be sold and the Foundation would get its money back. Legal counsel later advised that "there appears to be no problem as long as the purchaser of a rebuilt car is informed of the nature of his purchases and purchases such automobile with this knowledge." The seed money was allocated with the following conditions:

- proper and acceptable bookkeeping methods must be developed by the Dean of Administration
- the matter of insured liability coverage must be provided, if deemed necessary by the Dean
- seed money for the repairs were to be paid back no later than January 31, 1976

A Long Range Planning Committee was established. Its major charge was to determine the future view of the Wellsville campus.

In early 1976 Albany requested that a package lease for the Wellsville campus be made between NYS and the Foundation at a price of \$1 per square foot, which would yield \$120,000. This would be a \$40,000 increase, which would come from the College's budget. As a result, it was stated that "[t]he College, therefore, will most likely request the Foundation to take on additional responsibilities of costs involved in maintaining the leased structures equal to the amount of reduction of College caused by increased lease amount." Approval of the above was received and each lease, upon its renewal, was then placed under the package lease, which took about two years to complete.

At that time, it was decided that it would be advisable to have a CPA periodically scrutinize EF's records and that the Foundation would have an appraisal of its assets made.

A TV cable proposal was approved at a cost of \$5,950. To be included in the 1976-77 budget, it would bring cable TV to the Alfred campus and would allow students in the Audiovisual Department to gain hands-on experience. It was also thought that cultural and intellectual programs could be shown, as well as programs written by students.

Later in the year, EF provided \$2,000 for the establishment of a Small Grant Fund, for the purpose of providing means of improving instruction.

Other activities of the Foundation for the 1975-76 year included:

- \$15,000 given out in scholarships
- completion and sale of two homes
- support for Band trip to Florida
- \$233 donated for sculpture display
- remodeling of the Student Activities Building at a cost of \$10,059
- incorporating an exhaust system in Senior Auto Lab
- donating \$4,000 to the DECA Club to attend a national competition
- purchasing dust collecting machinery for the Construction lab and exhaust equipment for the Cafeteria
- construction of a connecting building at the Food Service facility
- renovations made to the Electrical Lab
- donating \$100 to the Alfred Village Band, \$1,000 to the Alfred Fire and Ambulance service, and \$1,500 for a celebration of the Vocational Schools' 10th anniversary
- \$1,250 given to Hornell Country Club for subsidizing faculty membership at the club

Six additional lots in Stannards were purchased at a cost of \$17,400.

Support for a Peer Tutoring Program was requested in March of 1977. It was decided that such support would “only be needed if the project did not receive [other] backing.”

House #11 sold for \$41,500 in the spring of 1977.

Planning began for construction of a Truck and Diesel Lab. The program at that time was being conducted at an off-campus facility (M & W Building). The Town of Wellsville proposed buying this off-campus EF-owned building for \$75,000. Later in the year, a bid by Herald Ford, Inc. to build the new facility was accepted. The cost was expected to be \$215,500.

Leases for North and Wood Halls on the Alfred campus were expected to go up by \$2,400, for a total of \$9,400.

Items noted in the minutes of the *Annual Meeting* in October 1977 included:

- \$13,200 provided in scholarship aid
- support for the 10th Anniversary Celebration of the Wellsville campus
- over \$10,000 in support of campus programs
- initiation of work on the Wellsville campus to aid in energy conservation
- building an addition to the Student Activities Center
- renovating the Commercial Wiring Lab
- money loaned to the Horticulture Department for the purchase of a tractor and backhoe

Dr. Huntington commented that “the Educational Foundation continues to play a vital role in the development of the Alfred and Wellsville programs. Although the main goal is development of the Wellsville campus, the Alfred campus still feels the impact of the Foundation’s efforts through areas such as instructional improvement, grants, faculty housing and other Alfred campus support areas.”

In December 1977 Jon DeTemple asked for authority to investigate the purchase of a car by EF to be used in place of the present state vehicle assigned to the college president’s office. No reason for this item was presented. In 1978 the Board approved the purchase of the car—at a cost not to exceed \$6,500.

In January 1978 the feasibility of selling the High Street property was discussed.

An additional \$50,000 was approved for completion of the Truck and Diesel Lab. The total cost of the building was about \$300,000.

Change was made in the way support was given to the Hornell Country Club. Net cost to the Foundation for support of the program would be \$650. Each participating faculty member would pay \$100 to the Foundation.

The Small Grant Committee was given \$4,000, \$3,000 was given to support the performance of "The Messiah" and \$150 for support of a Career Day for students in the Business Division.

In March 1978, Niagara Mohawk Power Corp. proposed an exchange "of the original purchase 5.5 acres from the Educational Foundation and 3.8 acres from other landowners to the Educational Foundation for 7.3 acres on the northern edge of [EF] property on Meservey Hill. In addition, Niagara Mohawk would pay the Educational Foundation \$8,600 with the Foundation returning to Niagara Mohawk \$6,100 to cover purchase of the original land. Thus, a net cost to the Foundation would be \$2,500." After discussion the land exchange was agreed to by EF, but with net cash to the Foundation of \$5,000. Eventually, the Foundation was given \$4,400 for the right-of-way.

Also in March 1978, the Long Range Planning Committee endorsed the concept of building a multi-purpose building that would function as a gym, social center, and student activities center. Dr. Huntington later reported that SUNY supported the need for the multipurpose building. Up to \$5,000 was eventually authorized to have specifications drawn up for the proposed building.

Support for a dorm art program in the amount of \$1,750, \$500 to support Dr. Cushman's attendance at a gift training workshop, and \$8,500 for a loan to purchase equipment for a bus to be used as a learning lab were approved. Additional support given during the year included \$1,500 to the Alumni Association for mailings and \$3,500 for one-half funding for the position of Peer Tutor Program Director.

By-laws were changed so that College Council members on the Board could be either present or past Council members.

In October 1978 the Dean of the School of Vocational Studies was extended an invitation to attend Board Meetings as an *ex officio* member.

Support in the amount of \$14,000 was awarded in scholarships, as well as \$3,200 for Alfred campus support items, and \$1,000 to the Alfred Fire Company. Two houses were completed.

In November 1978 it was suggested that the Board establish a By-laws Committee.

In January 1979, for the first time, an individual was employed to set up accounts for the funds generated by the Automotive, Building Construction, Food Service, and Electrical programs. This technical assistant was initially hired using EF funds. Soon after, the position was funded by sources other than the Foundation.

In April 1979 Board member Roland Hale made a request to increase scholarships, primarily for recruitment, from \$4,500 to \$10,800 annually. He said that this would allow two \$900 scholarships for students in each of the six schools in the College. Final approval for the scholarships was given by the Board in May 1979.

House #14 sold for \$49,000 (less 6% commission). House #15 was offered for sale at a minimum price of \$51,500.

A new set of By-laws was passed in April 1979. It was noted that in May the Board members would consider appointing a director to fill the new position in the category "other." Board membership increased from 11 to 12 members.

A request, by the College's Department of Special Services, for support of a day care center, was denied.

In August it was decided to put out to bid a wood lot cutting proposal on the Brown property adjacent to the Alfred campus. A timber agent from Olean was contacted to handle the arrangements and a high bid of \$2,700 was accepted in December.

In October, Dr. Huntington reported on a proposal that the present Student Activities Center be converted to a Food Service facility after the All-Purpose building was completed. He noted that there was "no indication as to where the funding will come from to make the necessary changes in the facility." Bids were received from seven companies and the contract was awarded to Herald Ford, Inc. for construction of the All-Purpose facility. Later in the year, a proposal was submitted to the Statler Foundation to request financial support for necessary modifications. In 1981 a grant of \$25,000 was given for purchase of equipment and EF provided another \$1,500.

At the Annual Meeting additional accomplishments noted included:

- support of the Center for the Improvement of Instruction (\$4,000) and for the Peer Tutor Program
- total scholarship support in the amount of \$15,000; other support items made in the amount of \$18,455.30
- obtained the Civil Defense property adjacent to the Wellsville campus
- support for the following programs: Frick Memorial Lecture Series (\$250); School of Agriculture convention (\$1,500); Alfred State College Band spring Tour (\$700); Whole Duck Catalog Company for community improvement (\$500); donations to several charitable organizations in Wellsville, Educational Opportunity Banquet (\$320); and support of the C.P.R. program on the Wellsville campus (\$1,000) were listed
- new lots in Riverview Heights were purchased for home construction

In November 1979 Jon DeTemple informed the Board that the College had received a certificate of stock in the NewMark Corporation. "This particular group is the company that owns the laundry machines in the dormitories. The stock will be redeemed for approximately \$19,000 worth of equipment and thus the Educational Foundation will become the owners of the laundry equipment in the dormitories and will enter into a service contract with ACES. This contract will be similar to the one ACES has with the NewMark Corporation. It is anticipated that the Educational Foundation will receive a small amount of revenue from this operation. It should also be noted that the Foundation will be responsible for the replacement of the equipment." Laundry services were eventually turned over to ACES (Auxiliary Campus Enterprises and Services) in May 1995.

1980-89

In March 1980 there was much discussion about lease payments for the Wellsville campus. The sentiment of the Board was "that when new leases are negotiated with the State for the Wellsville campus, an attempt should be made to increase the per square foot cost presently being paid by the State." In July, John DeTemple reported, after a capital budget hearing in Albany, that there was a possibility that \$2.00/square foot might be negotiated.

At the same time, there was a proposal made by Walter Babbitt to sell the Educational Foundation buildings and land adjacent to the present Wellsville campus that was being rented. At that time, Mr. Babbitt was receiving \$18,896 in rent for the Building Construction Building, Masonry Building, classroom building, parking lot, Mite-E-Lite income on the storage building, and Air Preheater (1/2 of the Masonry Building). In May of 1980, a motion carried, which stated that EF would purchase the buildings, according to the terms of a letter from George B. Harris (Attorney for EF). They were sold for \$150,000, with a down payment of \$40,000.

Dr. Charles Orlando was appointed to the Board to replace Mr. John Dupont and he joined the Board in April 1980.

Support of reduced membership fees at the Hornell Country Club and the College's Small Grants Program continued during the year. Funding in the amount of \$425 was given for support of an Educational Opportunity dinner.

Construction of house #20 had begun. Since this was the last previously purchased lot in Stannards, it was decided to purchase one more lot from Walter Babbitt. In August, mention was made of obtaining options on future properties.

It was expected that the Food Service Department would be occupying the old SAC building in September. Negotiations were being held with ACES in regard to the smooth transition of the food services operation on the Wellsville campus.

In early 1981 the possibility of exploring for gas on the Alfred and/or Wellsville campuses was first discussed. Negotiations began with the New York State Energy Research Development Authority (NYSERDA). By April, Dr. Huntington reported that SUNY did not appear to be very enthusiastic in regard to a proposal made by NYSERDA and that individual campuses had little say in the process. In May, Charles Joyce of Joyce Pipeline indicated that he would be willing to pay \$3.00 per acre, per year, with a drilling commitment of two years. He said that the "opportunity would be afforded to buy the gas at the wellhead if it was legal for the school to do so." By October, it was decided that a narrative was to be developed describing the property to "potentially be involved in a drilling project. The description is to be forwarded to potential bidders." In May of 1984, the Ad Hoc Committee on Gas Lease recommended that EF lease property to Venturex, Inc. for two years at \$3/acre and 1/8 royalty. The first 2,000 feet would be exempted. It was also recommended that the 2,000 feet be leased to Otis-Eastern at \$2/acre, also with a royalty of 1/8. Also, the EF expected to receive 200,000 cubic feet of gas on succeeding wells. No leases were signed as of the 1982-83 fiscal year.

In spring 1981 options were discussed for the purchase of additional lots in close proximity to those already built in Stannards. Negotiations began with Mr. Babbitt for the purchase of six lots in the Town of Willing. In May it was reported that these lots would be purchased for \$32,000, with an \$8,000 down payment. Originally, the rest of the payment was to be made in September, but was later postponed until the next fiscal year.

EF provided \$700 in support of DECA students to compete in a national competition.

Surveying curriculum students worked on activities relating to surveying roads on the Wellsville campus. This work was in support of plans to close the Center Road and construct a loop road.

Professor Al Winslow (Horticulture Department) volunteered to draw up a planting plan for the Wellsville campus, with separate drawings for each building, including cost estimates. Eventually, \$2,500 was allocated to support landscaping.

In May 1981 a resolution was adopted which stated that "The house building program must be capped at \$150,000 plus future profits. Complete accountancy breakdown must be provided on a house prior to sale."

During the summer several faculty members on the Wellsville campus volunteered their services to help complete the new food service facility, in time for its use at the beginning of the 1981-82 academic year. The building was reported completed and "in very good shape" in September.

A purchase offer on House #19 in the amount of \$54,000 minus a \$2,300 realtor fee was received.

The Foundation approved Dr. Huntington's request to support the Employee Assistance Program.

Authorization to purchase or lease an American-made car by the Educational Foundation for the use of the Executive Director was approved in October. A Mercury Cougar was provided. From December 1981 through November 1982 a total of 16,286 miles were driven in this car, of which 5,775 miles was reimbursed to the Foundation.

Review of Educational Foundation activities during 1980-81 (not noted above) included:

- support of many on-campus programs--\$17,000
- scholarship support--\$23,300
- \$267,952.43 provided for the construction of homes by the Building Construction Department
- donation given to Wellsville Ambulance Corps
- plaque presented to the Educational Foundation at commencement exercises at the School of Vocational Studies in appreciation for all its support to the Wellsville campus.

In the beginning of the year, a Financial Fact Sheet prepared by Jon DeTemple about the Foundation, showed that total assets as of June 30, 1980 were \$1,978,007. In addition, it was noted that of the \$221,100 projected operating income for the current fiscal year, \$140,000 would be generated through building leases.

Sometime prior to 1982 an Architectural Planning Committee had been formed. In early 1982, the charge to the committee was accepted by the full Board. It read as follows: "Approve house plans-Plans to be submitted with proposed budget for each component and budget rationale." Other charges included reviewing progress, including budget updates to be submitted at least every two months, approving major changes in the plans, reviewing major budget revisions, recommending sale price to the Board of Directors and negotiating with the realtor.

In March the Board provided \$500 in support of a "Learning Disabilities Conference."

Renovation plans for the old Food Service Building, to be used by the Drafting Department, were reviewed. In April, it became known that the Keystone Building was available for purchase. A committee was appointed to negotiate for its purchase, at a cost not to exceed \$25,000. The building was purchased, and by July 1984, \$12,000 had been approved for renovation of the facility.

Support for DECA was discontinued, as was a subsidy for any golf program by the Educational Foundation for the 1982-83 fiscal year.

Support of the Alfred Village Band (\$500) as well as the A.E. Crandall Hook and Ladder Company (\$1,000), and the Alfred Station Fire Company (\$685) continued.

In October the Long Range Planning Committee was dissolved and an Educational Foundation Property Committee was established.

Review of EF activities during 1981-82 (not noted above) included:

- support of many on campus programs--\$19,000
- scholarship support--\$24,600
- funds in excess of \$175,000 provided for construction of homes by the Building Construction Department
- houses #19 and #20 sold

In early 1983 discussion was again reported regarding the digging of a gas well. If drilled, it was expected that the Wellsville campus would save about \$2,800 per month. It was noted that the December 1982 gas bill for the campus was \$12,129.

Support for the continuation of 12 tuition scholarships passed. In addition, \$13,000 for talent scholarships was approved.

Minutes of the Property Committee for June 1, 1983, included the following statement:

[Dean] Vander Linde presented for consideration the concept of arranging for the development of a multi-year plan to entail the instructional program activities to construct a facility to replace the present Building Trades Department facility.

Over the previous few months the EF had been asked to support a proposed Swine Facility. By December 1983 other sources had been found and it was thought that EF support might be needed only for building materials and partial funding for the operating capital of the enterprise.

By March 1984 the property formerly owned by United Refinery had been turned over to EF. Transfer had been slowed as United Refinery had filed for Chapter 11 bankruptcy. A bid of \$2,500 from Vossler Enterprises for the removal of the bulk storage tanks had been accepted. The pumping station was also removed. The acquisition of this piece of property marked the completion of the drive to make the campus a physical entity. The loading dock and pump house were subsequently demolished.

Also, tuition assistance for a special project between the School of Allied Health Technologies and St. James Hospital was provided.

Faculty from the School of Engineering Technologies made a proposal to have the EF finance personal computers for faculty in the School. The proposal was turned over to an *ad hoc* Committee on Support for Microcomputer Acquisitions, which later recommended that EF not get involved with this financing. The entire Board, at its April 3, 1984, meeting voted to go along with the recommendation.

The \$150,000 cap on the Wellsville house construction projects was eliminated, as a new construction budget procedure for each house was put in place.

An expenditure of \$264 was approved to have a forester mark trees to be cut on acreage in Wellsville and Alfred. The wood would then be sold for firewood.

EF agreed to purchase a tractor and equipment to be used by the College's Physical Plant. It was then leased to the College for \$7,000 and the remaining \$1,200 cost was assumed by the EF as the equipment was also to be used on EF property.

In May 1984 an additional \$10,000 was approved for scholarships, half for academic and half for talent.

At the same time, a maximum of \$1,000 was approved to help defray costs of sending Richard Rygiel, College trainer, to attend the U.S. Junior Pan-Am Games in Mexico City with the United States wrestling team.

Two thousand dollars was allocated for an Honors Convocation.

In July 1984 a recommendation was made and approved that a new Senior Auto II Lab be constructed at a cost of about \$180,000. By October of the same year the facility had been constructed by Herald Ford Construction Co. Also, it was decided that EF would allow the construction of a 41 foot addition (shell only) to the Food Service Center, to be built using campus resources, not EF money. A plan for obtaining \$20,000, which would be needed for the heating and lighting, was being developed. The October 1984 minutes re-iterated that EF funds would not be used to fund the project, which was completed by December 1984.

At the September meeting J. DeTemple asked for a resolution allowing him to invest Foundation funds with E.F. Hutton & Company. Resolution passed. Also, a motion carried to provide \$3,000 to aid in refurbishing the Alumni House and to provide money to purchase a used tractor for \$16,500.

In October it was decided that EF would take an option on six lots in the Walter Babbitt property to be used for house construction. Five properties were offered at a cost of \$3,750 each and the sixth for \$4,250. The following year it was decided that one lot would be purchased each year.

Also, a Campus Planning Committee was formed during the year. One of its tasks was to work toward transferring campus roads from the Town of Wellsville to the Foundation.

At the Annual Meeting, held on November 7, 1984 it was reported:

- during the past fiscal year income exceeded \$200,000
- the Building Construction facility was evaluated for replacement or rehabilitation. As a result a major rehabilitation project was approved. The first phase was completed with the removal of parapets, roof replacement and repointing of all exterior work
- under the direction of R. Stillman, a map file was created with the hope that it would eventually cover the Wellsville property and then all properties owned by EF, as well as by ACES and by the College
- laundry facilities provided over \$10,000 in income
- support programs in the amount of \$18,500 included funding for Peer Tutoring, Diamond Jubilee Celebration, Campus Art Program, Instructional Improvement Grants, Classified Service Staff Recognition Day, local fire companies, Alumni Association and a College Band trip
- \$34,300 was provided in scholarships, including freshman, SUNY Honors, Talent, Sigma Tau, plus several from the Endowment Fund. "The Educational Foundation Investments Committee decided to liquidate the Endowment Fund in its present form and utilize the funds internally while still setting aside a rate of return to equal to the past performance through Key Trust for scholarships"

In December \$500 in seed money was provided to the Allegany County Area Foundation, Inc.

During the year requests to purchase EF property in Wellsville from groups such as the ASPCA and Daystar Full Gospel Church were denied, as well as a request for purchase of property in Alfred from Psi Delta Omega.

In early 1985 \$160 was allocated to the Hinkle Library to fund a photo contest and \$3,000 to Residential Life for purchases of recreational equipment for the residence halls. The Foundation also funded a Pressure Demand Air Mask for the Wellsville Fire Department.

An anonymous donation of \$50,000 from a member of the class of 1939 was received and earmarked for scholarships.

In February Acting President Jon DeTemple (David Huntington was on medical leave) asked that the Board consider transferring \$20,000 from operating funds to the Endowment Fund. The money was to be placed in the unrestricted section and earnings would be used for scholarships. The request was approved at the March 2, 1985 Board meeting.

A proposal by David Cavagna to purchase 300 face cords of firewood, cut from the Wellsville property (at \$4.00/cord) was accepted. In April 1986 this contract was extended to April 1, 1987.

Minutes of the May meeting report on a meeting held between the College and the Town of Wellsville's Attorney, Supervisor, Highway Supervisor, and Village of Wellsville's Water Supervisor, which discussed the possible transfer to the Foundation of the roadway which runs through the campus. As later reported in the Annual Report (November 1985), an agreement was reached and it was noted that "this will make it possible to eliminate traffic through the center of campus and develop a loop roadway."

Minutes of the Property Committee meeting held on May 21, 1985 indicated that a proposal to design-construct an Auto II (Senior Auto) facility had been submitted by Herald Ford, Inc. The ramifications of pursuing a construction endeavor with only one proposal being submitted were discussed. The Committee recommended that the proposal be sent to the full Board, with a recommendation that it be accepted. At the full Board meeting held in June, recommendation was accepted. The proposed cost was \$285,000 for construction and \$5,750 for engineering design services. Another \$100,000 was authorized to complete the interior of the building.

At the May 21 meeting it was reported that a meeting had been held on May 6 regarding the Sinclair Refinery Contamination Study. A report of the meeting in the May 7, 1985 issue of the *Wellsville Daily Reporter* stated:

Another concern was for the safety of schools and businesses which are located on or near the refinery site. George Poviou, of the EPS, said that according to the State Department of Health and the Center for Disease Control, 'for the purpose of the building and habitation by adults, they felt there is no need for any further concern with respect to health hazards.'

A report presented at the Annual Meeting held on November 5 listed a number of items regarding the work of the Foundation during the year. These included:

- income exceeding \$213,000 obtained
- a proposal was studied regarding possible purchase of the Hillside Homes. No decision was reached
- leases were developed for oil exploration
- laundry operations provided more than \$10,000 in income.
- support programs were budgeted at \$21,750 and included Peer Tutoring, Campus Art, Instructional Improvement Grants, Classified Services Staff Recognition Day, Alumni Association, and Deferred Giving program
- scholarships in the amount of \$7,300 were budgeted, including Freshman, Talent, Sigma Tau and several scholarships from the Endowment Fund
- \$2,000 was given for the Honors Convocation

- the addition to the Food Service Center was completed
- the Swine Production Facility at the College Farm was financed by the Educational Foundation with construction being a joint project with farm personnel, Wellsville instructional programs, and College personnel. The Commissioner of Agriculture was present for the dedication of the facility
- \$3,000 was provided to the Alumni Association to help with the renovation of a surplus building into what became the Alumni House

In December \$238 was given for a Speech Laboratory. Also, it was decided that the EF would lease its Alfred property of approximately 200 acres to Hampshire Oil and Gas Company for \$3.00/acre, subject to consultation with the Foundation's Attorney.

Herald Ford was asked to look into the removal of the smoke stack on the Wellsville campus.

In early 1986 funding in the amount of \$4,215 was approved to aid the School of Agriculture and Allied Health in setting up a lab for animal embryo transfer.

In April 1986, a motion was passed in which \$15,000 was included in the 1986-87 EF budget to initiate a work-study program. It was expected that about 60 students working approximately 75 hours could be assisted with the program.

In the spring of 1986 the 20th Anniversary of the Wellsville Campus was celebrated. Fifteen hundred dollars (\$1,500) was spent by the Foundation to support activities related to the anniversary.

The Property Committee also recommended that EF purchase conduits to be installed by telephone company crews. By July this had been done.

In June, the Foundation agreed to donate \$15,000 (of the total \$56,000 needed) to prepare a professional videotape for marketing the College. The Foundation would "front" the rest of the money, which would be paid back over a five-year period. Other groups asked to commit funds included the Alumni Association, ACES, Residential Life, Annual Giving, Admissions, and two of the campus unions-- United University Professions (UUP) and the Civil Service Employees Association (CSEA).

It was also noted that President Huntington was retiring (effective September 1, 1986) and J. DeTemple would no longer be the executive director of EF. It was proposed that he be retained, by contract, for between six and twelve months to allow transfer of information to the interim executive director, at a cost of \$850 per month.

After consultation with Dr. Huntington, it was decided that William Mombert would serve as interim manager of EF until the new president (John O. Hunter) "has time

to become closely associated with the Foundation and make his own decisions.” In a letter sent to Eugene Jacobs (president of EF), Dr. Huntington noted that Mombert “would receive no additional compensation for performing these duties and this will be perceived as part of his assigned College duties.”

Some controversy occurred as to whether EF was the correct entity at the College to accept a Polish Arabian stallion offered to the college by an individual at Cornell University. By the time the controversy ended, the horse had been sold by the owner to another party. As a result, it was realized that a policy for gift acceptances by the Foundation was needed. An *ad hoc* committee was organized to come up with such a policy. The resulting policy was accepted at the December 1986 meeting of the Foundation. It read as follows:

1. The Executive Director will be notified of all proposed gifts and will [perform] the necessary cost benefit analysis with the recipient/school/College designee.
2. The recommendation will be discussed with the Foundation and College Presidents [sic], and if acceptable, will be presented at the next board meeting.
3. The donor will be advised of the recommendation as soon as it is made and final written approval/disapproval will follow Board action.

In September it was reported that the road through the center of the Wellsville campus had been replaced by a pedestrian sidewalk.

Also, an addition to the Food Service Facility (18 feet wide by 100 feet long) was projected to cost about \$38,000. Funding was to be from the net receipts of the Food Service program, not from the Foundation’s budget.

Chaffee Engineering was to be contracted to develop a renovation plan to convert the Senior Auto Building to an Auto Body Facility.

Fox and Company was asked to audit the Educational Foundation financial statements for the 1986-87 fiscal year.

In October, it was reported that International Chimney of Buffalo had been contacted about “demolishing a smokestack and possibly an accompanying building” on the Wellsville campus. The company later reported that the cost of the demolition would be \$56,500. No action was taken on this proposal, as the College was awaiting the outcome of a \$100,000 grant proposal by Dr. Vander Linde, which included the chimney demolition.

A check for \$464 was received for the gas lease on the Wellsville property and another for \$276 for the Alfred property. In December, it was reported that plans for a gas well in Wellsville would include an inquiry to National Fuel Gas for the possibility of a connection into their system. A flow test would need to be performed to find out how much gas the well would continually produce.

At the Annual Meeting, held November 11, 1986, the following items were noted:

- major income sources included: \$219,000 from the building leases, \$47,000 from rental apartments, and a net income of \$15,000 from the laundry operations
- \$27,000 was spent on support activities, including Tutoring Grants, Instructional Improvement Grants, the Campus Art Program, and community support programs
- scholarship aid in the amount of \$34,000 for 48 students through Talent and Freshman Scholarship programs was distribute.
- the Foundation administered an endowment of approximately \$225,000
- the balance sheet at the end of 1985 was \$1,708,505 and \$1,740,239 for 1986
- the floor was poured for the start of the new Senior Auto Building
- houses #24 and #25 and were sold and a purchase offer on #26 was accepted
- planning activities were approved for improvements to the Keystone Building which would house an Electrical Department laboratory, the Food Service Building, and a water drainage system

It was reported at the November 11, 1986, meeting that the loop road was officially named College Drive. Also, the NYS Department of Environmental Conservation issued a declaration that “there is no surface water contamination on the Wellsville campus.”

In January 1987 a gift of \$50,000 was received from the Sorrento Cheese Company. It was reported that the money would be used for scholarships.

Also, the consulting services of J. DeTemple were no longer deemed necessary.

In February a motion to increase freshman scholarships in the amount of \$17,500 for the next academic year was passed. Later in the year, \$2,400 was appropriated for Talent Awards.

In March it was stated that the “new projection for the Wellsville campus rental income is \$225,000.”

In May, a memo was sent to President Hunter, by William Mombert, regarding goals for the Educational Foundation for 1987-88. Among the stated goals:

- EF “will broaden its mission to include fund raising activities”
- EF “will maintain financial stability through a balanced budget plan”
- EF “will reduce it[sic] costs of operations to the greatest extent possible”
- EF “will increase its support of College priorities”

In June, the investment guidelines for the Educational Foundation Endowment Funds were outlined and included investing funds for a maximum return, a need to have the investments insured, to be flexible and to make use of up to a five year investment period. Also, for the first time “line items for capitol [sic] expenditures will be separated while support programs will, for the most part, remain as a pool of funds.”

In September it was reported that for the first time directors of the Foundation were covered by Director’s Liability Insurance.

The Property Committee reported that grading and shoulder work had been completed on the Loop Road.

An appraisal value of Educational Foundation-owned property in Alfred (in Hillcrest Court and High Street) was established at \$379,000. This information was needed to help decide whether or not the Board should think about selling the properties, after speaking with financial consultants regarding the Board’s financial affairs.

It was reported that over \$275,000 in gifts were accepted during the year, including one from Kamyrr, Inc. for a \$200,000 Computervision System, and \$50,000 in equipment from Harris RF.

In September the Board reaffirmed its prior policy of selling houses built by students and put this policy in writing. During the next months, it was decided that the homes would be sold on the open market.

By October it was reported that most Agency Accounts had been converted to IFR (Income Fund Reimbursable) accounts.

Also, a consolidated building lease with a semi-annual payment clause had been completed with NYS for Educational Foundation properties.

Directors viewed the ASC video “The Leading Edge” whose production was partially supported with Educational Foundation funds.

House #28 sold for \$87,000. Estimated expenses were between \$68,000 and \$70,000.

In November 1987, a gas lease was authorized, and by December it had been finalized and recorded.

Minutes for the Annual Meeting are not on file.

NOTE: Only minutes for January through September 1988 are available for this fiscal year.

In early 1988, an agreement proposal between the Foundation and ACES was distributed.

It was noted that between August 3, 1987 and January 18, 1988, \$10,124.90 was spent on Educational Foundation equipment purchases on items such as refrigerators, a range, hot water tanks, insinkerator, and 19 coin-operated washers.

The Financial Planning Committee reported, and a discussion ensued, about the reallocation of funds and a change in emphasis of the Educational Foundation's goals and objectives. It was noted that as a part of the College's goals, approximately \$90,000 would be needed to support the President's Honor Scholarship Program for the coming year. It was felt that approximately \$50,000 of current budget expenditures (operating expenses and support programs) could be picked up by either ACES or by using State money, which would allow this amount to be allocated for scholarships. It was thought that this would increase the Educational Foundation's image in scholarship activities as well as lay the ground work for a concerted effort in fundraising.

"Concerns expressed included: 1) There are no capital expenditures in the budget; 2) We need a long-term endowment goal. It was stated that emergency expenditures would be picked up by the State and discussions had already started on endowment investments and goals. C. Orlando moved, and B. Granger seconded, to accept a proposal for the reallocation of approximately \$50,000 for the President's Honors Scholarship. Motion carried."

In May President Hunter reported that an experimental project, to start in fall of 1988, would be instituted offering free shuttle bus service between the Alfred and Wellsville campuses. The project was being instituted out of a safety concern for the students involved.

He also noted that an Academic Computing Center was being established to guide academic computing activities "in such new directions as networking and developing state-of-the-art uses in the classroom."

In addition, a Professional Development Center, focusing on teaching faculty and providing activities for professional improvement, was also being established.

House plans for house #31, with a budget of \$89,250, were approved. In addition, the Facility Committee (Wellsville campus) presented a home construction procedure which read as follows:

1. A proposal is made to the Foundation Property Committee which includes estimates and planning economics.
2. R. Coleman and Building Trades Dept. [personnel] draw up a preliminary budget.

3. The Property Committee presents a package of recommendations to the Board of Directors. If approved, R. Coleman goes over the budget in more detail. Students may be involved with the budget process this time.
4. Board approves and R. Coleman's financial recommendations are sent to Don Dominski, who was the accountant on the Wellsville campus
5. Bid procedures and purchase offers are set into motion and five vendor quotes are sought.
6. Invoices are transmitted to W. Mombert two times per month for payment.

It was decided that the Odle property, consisting of an acre of land at 7 Reynolds Street, Alfred, would be purchased for \$7,000.

EF asked that people be contacted to see if grant money would be available for dismantling the heating plant smokestack on the Wellsville campus.

In September it was noted that for the first time the Foundation's balance sheet was broken down into three funds: Operations, Endowment and Agency. It was felt that this breakdown would give a clearer picture of the various operations.

At the same time, a strategy paper titled, "The Creation of a Development Fund for Institutional Advancement: the 2020 Fund, Providing a Vision of Excellence for the Future" was distributed.

In early 1989, a draft proposal for a "Procedure for the Sale of Houses Constructed by the Building Trades Department" was presented. The policy read as follows:

It is the policy of the Educational Foundation of Alfred, Inc. to enhance the instructional experience of the students enrolled in the Building Trades Department. This is accomplished by providing the financial support necessary to allow the students to construct family residences.

The Foundation's policy on the construction and sale of houses is that they be offered on the open market to interested parties.

Procedure:

1. When a house is ready for sale, the Dean of the School of Vocational Studies will contact at least three real estate brokers for written appraisals of market value.
2. Based on the appraisals, the Dean will determine the listing price.
3. Area brokers will be given the listing 14 days prior to the acceptance of the receipt of purchase offers by the Dean.
4. The Dean will advise the Board of Directors of all purchase offers. A majority (yes) vote of the Board will be required for the acceptance of the purchase offer. However, reasonable efforts will be made to contact all Board members.

5. When a purchase offer is accepted by the Board and a sale is pending, the Dean will notify the brokers. After the sale is completed, the Dean will inform the brokers of the completion.
6. Copies of all purchase offers will be kept for future reference.

NOTE: It was never indicated in the any minutes if this procedure was ever accepted, although the “House Sale Procedures” became part of the “*Operations Manual*” in 2005, with a revision accepted on November 9, 2006.

A committee, chaired by L. McCarthy, was appointed to investigate activities relating to EF properties, including such items as: “providing reserve funds for repair on the Wellsville campus, building new housing and renting these, increasing endowment funds, developing other sites for locating new facilities in the ceramic corridor.”

The Vandermark gas and oil lease (on Moland Road, Alfred) was renewed for another year (76 acres at \$3.00/per acre).

In February 1988, discussion began on the future of faculty housing owned by EF. These units had been built in 1964 to provide adequate housing for incoming faculty. The original cost was estimated to be between \$180,000 and \$200,000. In 1989 they were assessed for tax purposes at \$250,000, and an appraisal of \$375,000 was obtained. The average net income for the previous 10 years was about \$13,000, or a .0385% rate of return, if the properties were valued at \$350,000. It was estimated that if the properties were sold for \$350,000 and the money invested in a long term investment, the return would be about \$28,000 per year. Selling the properties and investing the monies would give EF a greater return. It was estimated that repairs on the properties, including two new roofs, as well as lesser repairs, would cost at least \$8,750. The Board agreed that the housing investment had “achieved its goal.” It was suggested that the Foundation advertise for bids for the sale of the Hillcrest Court housing, with a minimum bid of \$350,000 accepted, and the right of refusal to any and all bids.

The College made a request to NYS for an increase in the lease of \$40,000. It was stated that “A portion of this would go to the Educational Foundation.” Later in the year it was noted that the lease payment increased by \$30,000 (from \$1.04/sq.ft. to \$1.17/sq. ft).

The Educational Foundation agreed to support the President’s Honors program in the amount of \$18,000 (total cost of the program was \$25,000).

Discussion continued during the spring semester with W. Babbitt regarding purchase of the remaining nine or ten lots on his property.

At the Annual Meeting, held in November 1989, it was reported:

- over \$90,000 in scholarships from EF operations, endowment and agency support were awarded
- a restoration of repair and maintenance funds for the Wellsville campus was authorized
- a capital budget of \$15,000 was approved for 1989-90
- house #29 sold for \$89,500 (\$10,000 profit)
- Endowment Funds assets increased by 20%, to more than \$431,700

1990-99

The decision to purchase six additional lots (at \$6,500 each) from Walter Babbitt was made in early 1990.

The balance sheet of February 28, 1990, reflected for the first time the new budget policy of showing a repair reserve (\$37,844). It was also noted that there was a hope that the endowment fund would exceed half a million dollars by June 1990 and that the principal in this fund could be maintained and only interest would have to be used.

Talent awards distributed for the 1989-1990 academic year amounted to almost \$27,000. Sixty-six students benefited from these athletic, band, choir and drama awards. Alumni Association contributed \$5,000 toward these awards, the rest coming from EF.

The Honors Program cost the Foundation \$56,000. For the next fiscal year this amount was reduced to \$43,000. It was expected that the difference would be made up from other campus sources and/or donations.

In July it was reported that the endowment fund was over \$477,000. As of July 1, 1990, "Norstar [sic] Bank began managing \$426,000 of this money, with 42% in money market, 41% in equity and 18% in fixed income".

In September a motion passed to sell 21 acres of Foundation-owned land adjacent to the vocational campus to Otis-Eastern Corp. (at \$500 per acre). EF retained the mineral rights.

Plans for House #33, the last to be built under Ron Coleman's direction, were discussed. Ron was reported as saying that he "would like to see a flagship for this house and the price is \$101,897." Since the house was expected to cost more than \$100,000, the cap on expenses was raised to \$150,000 and the builders' risk insurance property was raised to \$200,000.

During the fall, the Futures Committee provided a report to the entire Board, which emphasized a long-term plan that would “modify current activities and diversify assets.” Among other recommendations, “Priorities of the Foundation should be to maintain the Wellsville Campus as a planned site as well as it has been for the past 20 years. With Wellsville, management of endowments, and leveraging assets from other income sources that may have a higher risk, funds may increase.”

The Futures Committee, at a later meeting, recommended that three subcommittees be formed: one for the Wellsville Campus, one for endowment, and one for other holdings. Goals for these subcommittees were the following: maintaining the Wellsville campus, for which an increase in the operations fund would be needed; looking at increasing the unrestricted component of the endowment fund; reviewing decisions made on rental housing.

Reports made at the Annual Meeting in November 1990 included:

- an allocation of \$25,000 for repair and maintenance for the Wellsville campus was authorized, as well as a like amount for capital projects
- new roofs were installed on all apartments, with the work done by students at the Vocational School. Monthly rent was increased to \$340
- 16 washers and four dryers were purchased for use in residence halls.
- house #30 was sold for \$86,000
- financial aid support in the amount of \$67,679 was distributed via Honors Scholarships, Talented Student Awards, Work Grant Programs, Honors Convocation and Sigma Tau Scholarships
- other support programs funded, in the amount of \$6,794, went to ; the A.E. Crandall Hook and Ladder Company, Alfred 21st Century Group, Alumni Association, Campus Beautification and Choir trip
- state lease payment for the campus remained at \$270,000
- Endowment Fund assets increased by 12%

In January 1991, Dr. Jerry Ryan, who had been hired to evaluate current conditions for College-wide fund raising, reported in *An Audit of the Educational Fund Raising Program of Alfred State College* the need for a CAO (Chief Advancement Officer) responsible to the College president. It was thought that any consideration of the proposals would require a change in structure to the EF's Board of Directors. An *ad hoc* committee was appointed to examine alternative modes for the Board to consider.

Fifteen hundred dollars was donated to the A.E. Crandall Hook and Ladder Company for the ambulance fund. It was noted that 36% of ambulance calls came from the ASC campus.

In May, the By-laws Committee suggested a new structure for the Foundation: 15-18 Directors from four voting categories: three from alumni (not faculty or College Council members), three from College Council (not faculty or alumni), three from teaching faculty (teaching or non-teaching, but not management) and nine elected by the Board of Directors with a two-thirds vote. Other suggestions included: a minimum of quarterly meetings for the full Board, committees (Finance, Scholarship, Development, Property, By-laws/Election/Policy) meeting at least four times each year. These changes were accepted at the Annual Meeting held in the fall.

House #31 sold for \$123,000, with a profit of \$25,000. Robert Granger suggested that profit from the sale of the houses be used to build a fund from which future houses could be built, so that the Foundation need not borrow money. He said that this would give the program stability over a period of time and serve as an incentive for the curriculum it serves. It was decided that the proposal would have to be considered by the Finance Committee.

An appraisal of the apartments owned by EF reported a figure of \$560,000. The Finance Committee was directed to see if the same result could be achieved by selling the apartments and investing the money as was being received from rents.

The value of the portfolio as of April 30, 1991, was \$481,301. The Foundation voted to support a Leadership Scholarship in the amount of \$1,000 each year for two years for incoming freshmen who were student leaders in high school.

A motion to set up an Alfred State College Fund was accepted at the September 1991 Board meeting.

At the Annual Meeting held in November 1991 the following items were reported:

- 20% growth in the endowment fund—an increase of \$38,680
- \$58,000 spent for honors and talent scholarships
- \$23,000 spent for peer tutoring
- lease payments amounted to \$270,000
- Wellsville campus maintenance in the amount of \$25,000; same amount for capital items. Future needs for the campus noted: parking lights, grassy areas, curbs, lawns, etc, so as to provide a “finished” appearance to the campus
- support programs not noted elsewhere included: contribution to the Community Colleges of the Finger Lakes; help with acquiring Bachelor of Technology degrees
- final payment on the Babbitt mortgage for the Building Construction building made
- 10 washers and dryers purchased for use in residence halls; income from use down about \$13,000 from last year

HISTORY OF THE ARCO CLEAN-UP

In February 1992 the following motion was passed:

WHEREAS in or about November 1991 SUNY began an investigation of the involvement of Alfred State College in the Sinclair Refining Superfund Site; and

WHEREAS the Educational Foundation of Alfred, Inc., is the fee holder of the Wellsville Campus of Alfred State College;

BE IT RESOLVED that the Educational Foundation of Alfred, Inc. retain the firm of Lipitz, Green, Fahringer, Roll, Salisbury and Cambia, 42 Delaware Avenue, Buffalo, New York, for the purpose of representing the Educational Foundation of Alfred, Inc. in regards to all matters pertaining to the Sinclair Refinery Superfund Site; and it is further

RESOLVED that the Executive Director is authorized to execute a retainer agreement for a retainer of \$5,000 at a billable rate of up to \$150 per hour with said law firm.

June 4, 1992: A release to enable the ARCO group to be able to survey the property was given by the College. R. Granger reported on an extensive inquiry received from the EPA which was answered. It was also thought that SUNY should be asked for a release for ARCO to be able to look at the property in question.

July 16, 1992: The attorneys representing EF were in contact with ARCO. "There is a triangular piece of land, 1000 feet at the base and narrowing to a point, which is currently owned by the Foundation. ARCO is not interested in holding the Foundation accountable but ARCO will not release SUNY from liability at this point. It was reported that any concrete foundations do not have to be removed to test soils in the area... The location is across the access road and to the left of the auto building. Removal of asbestos from the heating plant is also being considered. At this time there is no reference to liability and costs..." Bill Mombert suggested that the Foundation might approach ARCO to advise them of the impact of this issue when ASC is recruiting students.

August 18, 1992: "Bill [Mombert] spoke with Buffalo attorney today to see future implications for the next year. September 8 the attorney will have a report ready for the board. The first phase of removal references a very small piece of the Foundation's property. This is covered and has used the \$5,000 retainer. The second step in removing oil remains from the parcel not on campus. SUNY has received a possible responsible party notice on the issue of the oil separator. The third phase will address the ground water before it reaches the Genesee River. ARCO realizes the Foundation is a passive landlord. If the tenant of the

Foundation did contribute to the contamination, ARCO will pursue the tenant. If this particular aspect does not occur, then ARCO may come back to the foundation..."

September 8, 1992: "As of this date, there is not further news from the attorney in Buffalo. ARCO feels the Foundation is a passive landlord. However, it is not known what SUNY's position is on this topic. At this time it is not known what the current SUNY attitude is on use of the property."

November 10, 1992—Annual Meeting: "Bill [Mombert] received a call from the attorney in Buffalo indicating ARCO has acquired another firm of attorneys who are now looking at potentially responsible parties. Bill has been contacted by this new firm. This is the first time the Foundation has been cited in any of this problem. Further discussion will be held in Wellsville. The Buffalo attorney feels the next year's attorney fees will probably amount to an estimated \$20,000."

January 6, 1993: Charlie [Orlando] reported on a three-hour meeting with lawyers and representatives from ARCO, as well as with engineers and Marti Ellerman from SUNY's law office. A great number of issues were discussed: Asbestos removal in the heating plant was to be managed by ARCO, as written into an agreement with EF, but ARCO reneged as a result, they said, of the deterioration of the facility, including the need to eliminate hazardous material. ARCO said that EF should pay to have it torn down. Previous estimates for tearing down the smokestack were estimated at over \$55,000.

- "The oil and water separator was used by the Refinery to collect runoff because of its salvage value. However, ARCO contends the current contents are not the result of refinery operations. ARCO feels the Foundation and SUNY are responsible since the analysis shows materials from later years. There would be a cost of \$400,000 to remove it. The residual effects on the ground water today will affect the future and may cost \$4 million over 20 years. ARCO accepts 50% responsibility for this."
- Responses from EF were due by January 31, 1993, since SUNY said that while the Attorney General's office would supervise the settlement, it must be paid by the local campus. It was thought that a settlement of between \$100,000 and \$300,000 might be acceptable to ARCO, as it was felt that ARCO did not want to go to court. They might be willing to do the clean-up (including pumping up the groundwater, treating it and then pumping it into the river). After the smokestack was removed, the result would be a clean piece of land.

February 9, 1993: An attempt was made to reach an agreement with ARCO, with an amount given to ARCO toward the cleanup. In addition, ARCO said that it needed 340 square feet of office space during the time of the groundwater cleanup. The agreement needed to include: tearing down the heating plant and the smokestack, bringing the land back to grade, covering it with gravel, and maintaining the chain link fence on site.

April 7, 1993: Final draft of the agreement was in process. The agreement will include wording about indemnification. It was decided that while the public would be told of an agreement for the cleanup, no stated dollar amount would be shared with the public. The agreement includes the demolition of the smokestack and building, and resurfacing of that area. It was noted that money realized from the sale of the Hillcrest and High Street apartments might be used to pay ARCO.

June 8, 1994: ARCO finalized the agreement with EF.

November 22, 1993 (Annual Meeting): The power plant and smokestack were demolished. ARCO was paid the agreed settlement costs in June. The agreement included a "hold-harmless" contract with ARCO. SUNY also settled with a similar agreement.

April 14, 1994: It was reported that as result [of the] agreement in settling the issue, "ARCO will handle any claims against the foundation."

July 6, 1994: It was noted that "One additional lawsuit has been filed by United Refining Co. and is being defended by ARCO on behalf of the Foundation."

This is the last time that any reference is made regarding the agreement between EF and ARCO in the minutes.

The situation may be summarized in the following manner (as provided by Bill Mombert in an email to the author on October 3, 2007):

"The amount [paid by EF and SUNY] were not made public and were part of a non-disclosure due to lawsuits against other parties. Although ARCO acknowledged responsibility for the property purchased from Sinclair, they felt that subsequent tenants and owners may have contributed to the contamination and [these parties] were asked to participate in the clean-up costs. ...In return [for the undisclosed amounts paid] the vacant heating plant and adjacent smokestack [were] demolished and the site graded. Both entities were provided a "hold harmless" agreement against future legal action as owners and tenants of the site. ARCO was also provided space for continued site monitoring required per their agreement with EPA."

[END OF REPORT ON ARCO CLEANUP]

In early 1992 EF agreed to pay \$3,900 for one year (half the cost) to obtain a software program to track alumni.

At the March 1992 meeting it was reported that since there was a budget crisis at the College, ways were needed to decrease costs. One cost saving measure was thought to be a possible reorganization of the College. The minutes reported that one study "will examine the possibility of moving the School of Vocational Studies

to the Alfred campus. In investigating and analyzing such a move it is vital that projected facilities be as good if not better than existing facilities, that all academic programs be retained, and that this move would be cost effective requiring a reduced outlay of funds.”

The Endowment Fund was reported to be about \$612,000.

At the same meeting the Foundation accepted a scholarship proposal that authorized a single allocation of funds to sponsor scholarships for recruiting students. The allocation would cover Presidential, Minority Honors, and Leadership Scholarships as well as Talent Grants. This policy was to begin for the 1993-94 academic year.

Scholarships amounting to \$92,000 for the 1992-93 year were authorized.

Also, a motion passed to solicit bids for the apartments, with a reserved right not to sell.

In the June minutes, mention was made that a number of groups were concerned about the possible move of the Wellsville Campus to Alfred, including the faculty at the Vocational School, the Mayor of the Village of Wellsville and the Town Council of Wellsville. Other factors that were thought to be considered include whether SUNY’s capital facility office would agree that the lower campus in Alfred could be used for such a purpose, whether buildings could be moved, or if the academic integrity of the School of Vocational Studies could be maintained. It was noted that the cost of running the Wellsville campus was about \$800,000, with a rental income of \$270,000.

For the first time, a report was made regarding the development of a fundraising foundation. On June 16, 1992 it was reported that Bill Mombert and Tom Massara, Executive Director of ACES, planned on meeting with “a gentleman in Buffalo” to discuss objectives of a new foundation and the steps necessary to create it. At the August meeting Bill Mombert described his vision for the new Board: Primary purpose is for fundraising for the College. Constituencies would indicate that board membership is larger than the existing [EF] board and represents different groups. The number of directors from various areas is to be determined. The Brockport model has only five College members but invites representation from area industries. Bill is looking at a membership of about 30 and location of meetings might vary. The structure for number of meetings, operating committees with charges for each, terms of office, method of appointment, what is opening structure, etc. was also suggested. There should be a job description developed for board members so that those recruited would be aware of time, monetary, and recruiting expectations. The size of the board is important in planning activities to ensure sufficient support personnel.

It was expected that the new Foundation would take over the endowment and agency accounts held by EF. EF would continue ownership of present properties, but the new Foundation might be funded from net monies from these to begin with. The new Foundation should be able to generate its own monies to support its activities. It was expected that the newer board would generate monies from other sources of revenue. The main focus is fundraising and use of these monies for scholarships.

By the Annual Meeting (November 1992) it was reported that several EF board members had met with Attorney Eric Shults and that he had suggested that a new foundation be formed. "Charlie Orlando, Bud McCarthy and Ken Philbrick will be the original board members to initiate this new group. The setup work will be done by the lawyer to get not for profit status. The new board will concern itself with development, fund raising for scholarships and other needs. There needs to be a contract with New York State before this can be accomplished."

At the July meeting it was noted that for the first time separate insurance policies for ACES and EF were developed. This resulted in a savings of about 50% in fees for the Foundation.

In September copies of the mission statements of the EF and of the main responsibilities of the five existing committees were shared with the directors. Each committee was asked to prepare a budget for the Finance Committee for the May or June meeting. It was also decided that there should be a policy manual that "directs the business of the committees as well as the business of the board." Comments regarding each committee were made:

"The Property Committee currently focuses primarily on the Wellsville campus. Any committee can be expanded to include persons for particular issues on an as needed basis. Sale and purchase of properties should also be included in the charge for this committee. This committee will advise the Finance Committee of property insurance and requirements of coverage.

The Scholarship Committee charge was reviewed.

The Finance Committee...An additional charge is to have the committee oversee the review of the investment portfolio and make recommendation to the board

Fund Raising Committee will include all board members as well as *ex-officio* persons as needed...

By-laws Committee will be responsible for job descriptions and performance criteria for the 2 [sic] employees of the Foundation. This committee will collate and maintain policies from other committees. They will also coordinate

and recommend policies as needed for Foundation operations.”

The following items were noted at the Annual Meeting held in November 1992:

- cash assets total \$432,345
- balance sheet indicates \$1,076,802 as of June 30, 1992
- support programs included: the fire company, Twenty-First Century group, lunch for math competition, scholarships (\$72,822 from scholarship fund plus \$60,000 from endowment fund), peer tutoring, Honors Convocation
- motion to donate a piece of EF property bordering the President’s House on Reynolds Street to New York State passed
- motion made to have the Property Committee seek a current market analysis from a group of realtors, the time it is expected it will take to sell it, and select a realtor to put the property on the market
- regarding scholarship allocations: “it was suggested 105% acceptances might be offered to insure all these monies would be used by winners”

In February 1993 it was reported that forms to initiate the new foundation were in process, including legal matters required before turning any funds over from one corporation to another.

For the first time, EF decided to distribute guidelines for allocation requests made by the College community for funding projects.

Funds managed by Fleet returned an average of 15% over two years, which was better than previous investment strategies.

The Property Committee recommended selling the Hillcrest and High Street apartments. Hillcrest would be offered at \$450,000 and High Street at \$79,000. By April, appraisals had been made on the properties and bids were expected in the \$325-375,000 range.

For the first time job descriptions of EF employees were established by the By-laws Committee. The Scholarship Committee established a minimum \$5,000 for scholarships for performing arts talent awards.

In June it was reported that a car for the new College president had been ordered. An offer of \$350,000 was received for the Hillcrest apartments only. Additional offers were then received, but nothing was finalized.

A selling price of \$110,000 for House #33 was suggested.

During the July meeting it was noted that scholarships in the amount of \$81,432 were to be disseminated during the academic year. The lease payment of

\$277,000 was finally received in late May and it was hoped that next year's payment would be made in two parts.

Highlights noted at the Annual Meeting held on November 22, 1993:

- the two apartment complexes sold for a net profit of about \$392,000. As a condition of the sale the EF was required to have radon tests done in each apartment and to then make any needed remediation
- work on the incorporation of the Development Foundation continued, with incorporation paperwork in the hands of legal counsel
- review of the location of the Wellsville campus was ongoing. Members of the SUNY Construction Fund were expected to visit in December to conduct a "pre-preliminary" site review. It was expected that interviews would be conducted and tours of the facility would be made to determine academic department needs, review the proposed Alfred site for relocation and study the environmental impact of such a move. It was noted that officials in Wellsville were concerned with the economic impact of such a move. Based on SUNY's review, a rough estimate would be developed. Figures thrown out included \$4-5 million to relocate the campus
- for the first time, liability insurance would have to be paid. Because of an oversight, only fire insurance was being paid
- real estate taxes would no longer be a cost because of the sale of the apartments
- scholarship support amounted to \$65,520 from EF and about \$45,000 from the Endowment Fund.
- Endowment totals were about three quarters of a million dollars.
- Dr. Rezak, the new college president, asked how the lease payment is used. W. Mombert replied that it was used for:
 - funded reserve accounts
 - scholarship programs
 - community support
 - maintenance and operation of the Wellsville campus
 - funding of construction on the Wellsville campus

At the April 14, 1994, meeting it was decided that the Annual Meeting of the Board would be changed from November to July.

A rent increase, bringing the amount to \$323,800 (an increase of \$53,900) was reported. Fifty-six thousand dollars was allocated to improving the Wellsville campus.

ACES proposed a buyout of the laundry operations. EF had not replaced any equipment for two years. Tom Massera asked the Board to consider a five-year plan whereby the money paid to EF would be reduced each year to pay for new equipment. The original equipment had been donated to EF in 1980.

In June three recommendations from the Finance Committee were passed by the full Board: (1) Establish a reserve fund of at least \$450,000 by July 1, 1998, (2) Set up a separate house fund to receive proceeds of all house sales, with a goal of self sufficiency in the program and separating these monies from the operating budget and (3) Require that interest from the reserve fund be deposited back into the reserve fund. The goal was to be able to keep up with inflation, and again, to separate these monies from the operating funds. It was noted that money not spent on the ARCO settlement, money from the recent sale of the house, and some support money not spent, totaling \$113,090, would be put into the reserve fund, which would then bring this amount to \$310,000

A motion was made, seconded, and carried that the Foundation approach the Village of Wellsville to annex all the Wellsville property belonging to the Foundation.

The following items (not previously noted above) were reported at the Annual Meeting held on July 6, 1994:

- personnel changes to the EF Board were noted: Charles Orlando, president of EF, announced that it was his last year on the Board. Dr. William Rezak became president of the College. Duane Chaffee joined as a College staff member. Kenneth Philbrick resigned from the Board. Gary Balcom was nominated for Board membership from the "at-large" category. Douglas Barber became president of the Board
- four additional building lots were approved in Stannards, to insure sites for the next five years
- funds expended for Honors, Leadership and Minority Scholarships for 1993-94 were \$56,600. Several new scholarships were established including: Women in Non-Traditional Studies (WINS) Scholarship. Twelve \$1,000 scholarships given to 10 women and two men. Two \$1,000 scholarships were provided to winners of a competition held at the Rochester Auto Dealers (RADA) show and a third \$1,000 award was jointly funded by EF and RADA. A total of \$82,000 was awarded by EF. Talent awards increased from \$18,000 to \$21,600
- Work Grant funding was increased from \$12,000 to \$16,000
- the operations aspect of the Educational Foundation will be assumed by the vice president for Administrative Affairs
- the Alfred State College Development Fund will administer charitable gifts on behalf of the College

In July 1994 it was reported that House #34 sold for \$108,000 (less commission). Profit was expected to be between \$10,000 and \$15,000.

An inventory of EF-owned properties showed the following: Wood and North Halls on the Alfred campus; the Wellsville campus; a piece of property on the hill in Wellsville of 100 acres; the Betty Brown property adjacent to the Alfred campus, of

about 20 acres; two lots in Stannards with work in progress, and three vacant lots in Stannards. In November it was decided to have a title search done of the Wood and North Hall properties as there seemed to be a deed for only one of them.

At the September meeting a motion was made and passed to have EF begin negotiations with the Village of Wellsville to annex the campus.

The Finance Committee reported at the November meeting that balance sheets would replace spreadsheets as a way of reporting assets and liabilities to the Board. Three accounts of note were described: endowments, operations funds, which include allocations and scholarship monies not included in the endowments, and Agency fund. It was noted that a determination as to how these monies would be organized would have to be made once the Development Fund was fully functioning.

The Scholarship Committee recommended that there be a reception for recipients of talent awards funded by EF.

Discussion began regarding providing flexibility for scholarship money, so that funds could be moved to support new ideas for recruitment.

Questions were again raised about the possibility of the Wellsville campus moving to Alfred. It was noted that NYS would not acquire any additional land for such a move.

In December 1994 D. Chaffee reported that a letter would be sent to financial institutions requesting an RFP (Request for Proposals) letter of solicitation for the management of EF's funds. Included in the RFP would be differentiation between scholarship endowment and corporate reserves. At the same time, it was thought that a history of the current portfolio should be made. Eight proposals were eventually received as a result of the RFP. It was suggested that it be pared down to three and that visits be made to the three chosen. At the time, Fleet Investments managed the current portfolio.

In early 1995 it was announced that annexation to the Village of Wellsville was on hold.

For the first time the Sugar Hill property was mentioned, first in the minutes of the Property Committee, dated August 31, 1995 and then at the September Board meeting. It was determined that EF, not ACES, owned the property. It would be more than ten years before the "situation" would be resolved.

A SHORT HISTORY OF SUGAR HILL PROPERTY

In October 2005 the Chairman of the Finance Committee [Charles Button] submitted a report summarizing the "Sugar Hill situation" over the previous 10 years. It reads exactly as follows

Ten years ago the Educational Foundation was asked to donate approximately 88 acres of land to a group of retired professors from both Alfred State College and Alfred University who wanted to build a light industrial park in Alfred. Their thinking was that it could provide on job training for students from each College as will [sic] as help the town of Alfred. Both College Presidents wanted to see this happen. The Foundation gave the property with the stipulation that within ten years there would be at least one 10,000 sq. ft industrial building located on the property, or the property would revert back to the Foundation. In the last 10 years the Sugar Hill Corporation (retired professors and others) through grants and a small amount of their money have invested \$400,000 into the property. A road, sewer facilities, fiberoptic cable and a driven well have been completed. Two years ago the Corporation asked the Foundation to reduce the requirement of the size of the building to 6,000 sq. ft.. The Foundation did that. Unfortunately the Corporation still had problems in meeting that requirement prior to October 12, 2005, which was the end of the ten year agreement. In the last-two months there is a person who has built a 6,000 sq. ft. shell of a building with a 5" grass floor, no ceiling, no insulation and no utilities. They claim this meets the deed requirement. We say it does not. Over the last two months George Goetschius, Jim Locker and myself (Charles Button), have met with representatives of the Sugar Hill Corporation twice to discuss the issue. In the meantime representatives of Alfred State College have indicated that they would like to have the Foundation take the property back for future use by the College. After discussions with them it appears that neither the Corporation or Foundation wish to go to court to settle this issue. Therefore we would like approval from you (the members of the Foundation Board), to discuss with the Corporation the following:

1. That the Sugar Hill Corporation maintain part of the original 88 acres to pursue light industrial development and that the Foundation take back part of the original 88 acres.
2. That the Foundation pay for any expenses incurred by the Corporation members in the improvements that have been made on land that the Foundation would be taking back. This would not include money received for improvements from Federal and State grants or public donations. We have been told that the Corporation has or will be spending about \$69,000. It is speculated that the land that the Foundation would take back would only contain about 25% of the improvements made on the 88 acres. The Foundation then would be responsible for about \$20,000 of the cost incurred by the Sugar Hill Corporation. Representatives of the Sugar Hill Corporation will be taking these considerations back to their Board of Directors just as we are bringing them to you. In this scenario both parties win, with the Corporation still pursuing a light industry on a smaller scale, while the Foundation has some of the property back to be used for Alfred State College. If we can't get a settlement, then the only other course we have is through the legal system. {End of Report}

On February 9, 2006, a motion was passed by the entire Board to retain a law firm in Buffalo, at a cost to not exceed \$1,000 to do research on the Sugar Hill situation. At a Special Meeting of the Board held on February 27, 2006 a motion was made to increase this amount to \$3,500 (but not to exceed \$4,500). There was no quorum at this meeting, so the motion was not officially passed until the April 20th meeting. The law firm suggested that EF "hire a structural engineer to obtain his opinion about the [existing] structure and take pictures from all angles."

At the April meeting it was reported that the local Code Enforcement Office had indicated that the building on the property "is not ready to be occupied."

For the next few months the Board discussed whether or not to proceed with legal action against the Sugar Hill Corporation. The decision was finally made to cease any further actions and a letter was sent by J. Locker to the president of the Sugar Hill Corporation, which said, in part:

The Educational Foundation of Alfred, Inc. regrets that you will not consider the return of a portion of the undeveloped land the Foundation originally gave you. The land was given for what was considered a very worthwhile cause. It has been 11 years since you first received the land; the reality is that although you have made some physical improvements to the land, you have accomplished little toward your original mission.

At this point in time, the Foundation continues to wish you success in your mission to develop an industrial park. We, therefore, will no longer continue any legal means to reacquire the land.

Perhaps in the future you will be able to see more clearly the amount of land that you need for the park. As the Educational Foundation of Alfred, Inc. is a non-profit organization and organized for the benefit of Alfred State College, we ask to be given first consideration for any land that you will not be using.

In answer to the above, a letter was received from Maurice Rucker, president of the Sugar Hill Corporation which said, in part:

Thank you for your letter of January 22, 2007 and the decision by your board of directors to no longer continue any legal means to reacquire the land in the Sugar Hill Industrial Park.

Please be assured that we take very seriously our mission of job creation for the benefit of the entire area and that our efforts have been and will continue to be directed toward that end.

We have recently contracted with an engineering and architectural firm to draw plans for the configuration of lot #2 and a shell building for the lot. At the same time we have been discussing possible sale/lease of the building with interested firms.

As indicated in our letter of October 26, 2006, we look forward to opportunities to collaborate with the College and will welcome any suggestions which offer mutual benefits.

[END OF REPORT ON SUGAR HILL]

Scholarship support was increased by \$10,000. It was noted that 87% of scholarship monies were restricted (i.e. only 13% could be used without specific conditions). Also noted was that since the monies were in the Foundation's portfolio, it was difficult to determine the earnings of each restricted scholarship. A motion was made and passed that only the net earnings of the prior fiscal year, with a minimum earning of \$100, be used for scholarship awards. Only cash dividends were to be used for future expenditures. The Athletic Director and the Associate Dean of Student Development were added as members of the Scholarship Committee.

A motion was made and passed that \$89,000, an increase of \$2,750, be distributed for presidential honors, leadership, minorities, WINS, and automotive scholarships, and that \$7,250 be added to talent awards for athletics and performing arts. At the April meeting it was decided that all scholarship monies go through Student Accounts. WINS Scholarship requirements were modified, requiring that the recipients “be in good academic standing for continuing qualification.”

A By-law was suggested, to be voted on at the Annual Meeting to be held in July 1996, that two teaching faculty (one from the Alfred campus and one from the Wellsville campus) be included in the four total representatives from the College on the EF Board.

Educational Foundation gave \$1,500 to support the vocational students working on fixing the front steps of the Alfred Village Hall.

It was noted at this meeting that the Development Fund had been incorporated on January 8, 1994. This allowed the separation of the functions of fundraising and property management at the College (the former by the Development Fund and the latter by EF). While it was expected that scholarship monies from EF would be transferred to the Fund, they were not yet ready to handle the funds.

At the May 1995 meeting a proposal from the By-laws Committee was submitted. It proposed that the EF change from a membership corporation to a directors corporation.

Also, a “Laundry Vending Proposal” was made by ACES to the Foundation. The major thrust of the proposal was that ACES would take over the operation of laundry vending. The Foundation would be given 15% of the gross revenues, in return for the Foundation’s seeding the operation. The proposal was approved

In May 1995 mention was made for the first time about developing Meservey Hill, in Wellsville, for houses. A sub-committee was formed for the planning and utilization of this property.

At the Annual Meeting held on July 6, 1995 (the first under the new calendar), the following items were noted:

- a major undertaking in reviewing, updating, and clarifying information on all properties currently owned by EF had been started and was still in progress. For example, Wood and North Halls on the Alfred campus were owned by EF, but their exact location was not known as survey pins were not left at the site
- the Property Committee was looking at the Butler-Larkin Building for additional classroom/lab space

- records showed that Niagara Mohawk owned a strip of land that went right through EF property in Wellsville. The Property Committee would work on possible solutions for a right-of-way or exchange of land or purchase
- Two types of construction projects were funded during the year: Capital fund of \$50,000 for maintenance of the Wellsville campus and \$25,000 for repairs and houses under construction
- for the first time a House Account was established to reflect the cost of construction, taxes, and proceeds of the sale of the houses
- support for the Math Counts, diversity programs, and Honors Convocation were funded
- IBM stock was sold and the proceeds went into the Burzycki Memorial Scholarship
- the ACES contract was approved, noting that it provides EF with accounting services, cash management services, realty management, and review of insurance policies
- A *Resource/Operations Manual* was begun and will be continually updated. The manual “will be a source of information for orientation of new board members, established policies and procedures, etc.”

At the July regular meeting, it was noted that before anything further would be done regarding the Butler-Larkin building, assurances from ARCO that EF would be held harmless were needed. It was thought that about \$68,000 would be needed to convert the space into a classroom/lab facility. At the September meeting, President Rezak reported that the College had determined that the building was not then needed, so EF would not pursue purchasing the property.

It was decided that all officers of EF could authorize payments on the EF general administrative account.

A joint meeting of the Property and Finance Committees was held on September 28, 1995, to discuss the House Account. It was concluded that:

- all assets regarding the House Accounts would be moved to a House Fund as of June 30, 1996
- EF would need an annual cost summary on every house and lot
- the Property and Finance Committees combined would have the responsibility to review the House Fund and return on assets

It was decided that a survey of Meservey Hill, including a survey of the overall property, topographical map, and storm water layout would be made by James Ball, Surveyor.

At the November meeting, the Finance Committee report on an investment strategy was passed. It included:

- Fleet Investment Services be asked to develop an investment strategy so as to provide a 6% scholarship allocation based on the previous five years endowment fund balance as of 12/31 of each year
- a sub-accounting system be provided, again by Fleet, to provide an endowment accounting system which includes detailed sub-accounting
- the stabilization fund be invested in mutual funds in the American Funds Group, with the mix to be determined and monitored by the EF Finance Committee

In February 1996 it was reported that the transfer of the Barber property (2 Barber Lane) to EF had been completed. Also, a new Vocational Excellence Scholarship for 1996-97 was approved. Three lots in Stannards were deemed too small to build on, so a motion passed to have the property divided into only two lots.

In March John Anderson, VP of Institutional Advancement, presented the Finance Committee with an update on the Development Fund and requested seed money from the Foundation. The request was sent to Finance Committee.

At the same meeting it was noted that the property inventory was completed and was noted as being “current and accurate.”

In addition, Harry Snoreck, VP for Administrative Affairs, informed EF that the College was interested in the Butler-Larkin Building becoming part of the Wellsville campus. C. Baker, owner of the property, indicated that he was willing to sell it for \$180,000. EF was willing to purchase it for \$120,000, so negotiations were continuing.

Also, in March, the By-laws Committee suggested the following changes:

- The VP for Administrative Affairs or designee would serve as an *Ex officio* member of the Board
- Educational Foundation would no longer have an Executive Director
- The Operations Manager would be evaluated annually by the Board of Directors and EF President

At the March 1996 Board meeting it was noted that the Wellsville campus survey (19.4 acres) had been completed and that aerial photographs had been taken of Meservey Hill.

The May 23, 1996 meeting of the Finance Committee dealt with the transfer of EF Endowment Accounts to the Development Fund and the steps needed to be undertaken to accomplish this were listed:

- a written request was needed from the president of Development Board of Directors requesting the transfer of the endowed scholarship fund as well as those restricted agency accounts that are for the benefit of the College

- legal opinion was needed for appropriated transfer method (to be provided by Patricia K. Fogarty)
- need noted to identify Agency Scholarships to be moved to Fleet for management
- decision made to distribute income on or about June 30, 1996
- set up new accounts in the Development Fund
- establish an audit committee and select an independent auditor

It was also suggested that the EF's By-laws Committee review the By-Laws to ensure that any development wording be removed.

A motion was passed to move the \$100,000 "Unrestricted Endowment Account, to the Development Fund for management, but expensed at the discretion of the Ed Foundation." A motion of the full Board to do this passed in June.

The Property Committee reported in May of 1996 that the College asked that Wood and North Halls on the Alfred campus be removed. At the same time, VP Snorek reported that current properties were leased at \$1.40 per square foot. The College had requested an increase to \$1.60 per square foot. This would result in at additional \$40,000 to EF.

Discussion ensued at this meeting regarding the priorities of EF towards the Vocational Campus. Bud McCarthy went on record saying "that the Wellsville Campus should be the top priority to the EF; not putting money into the scholarship fund. Students need suitable and safe facilities to learn in."

At the June 6, 1996, meeting of the Board, the Mission Statement was articulated and passed. As noted earlier it stated:

The Educational Foundation of Alfred, Inc., is a private foundation representing faculty, staff, and friends of Alfred State College dedicated to improving the Alfred State College community through support of educational programs. The Foundation exists to enhance learning opportunities for students, faculty, and staff.

Other items noted at the meeting included the fact that there would be no funded reserve in the coming year.

At the July 17, 1996 Annual Meeting of the Board, Craig Clark was welcomed as the new Dean of the Wellsville Campus. Other items noted, not elsewhere mentioned above, included:

- the WINS Scholarship was renamed SPINS (Students Participating in Nontraditional Studies)
- developing the stabilization fund resulted in investing in the American Funds Group

- a budget and periodic year-to-date update statement had been adopted and work was still progressing on a “booking system which gives board members a better understanding of EF finance”
- a formal investment and fund balance policy was completed
- the concept of a part time EF operations manager was approved

The October 24, 1996, minutes of the Finance Committee reported on a discussion of the liability issue regarding restored automobiles. It was thought that EF could be named in a suit if anyone was hurt in a vehicle bought from the College. While it was felt that since EF did not actually work on, or do anything with the cars, EF should not be liable, but someone could still attempt to sue. A possible way around this might involve selling the cars before working on them, or obtaining a Garage Liability Policy that would cover EF under general liability as long as there was an EF “hold harmless” agreement for SUNY (at a cost of about \$500-\$1,000 per year).

It was noted that the Warranty Policy under which cars are sold needed to be reviewed.

In October the campus lease amount was \$346,000. Fifty-thousand dollars (\$50,000) was moved to the Reserve Fund, which would then total \$450,000.

It was also decided to obtain the Butler-Larkin Building via a Lease/Purchase Agreement at a price of \$170,000. The increased square footage would result in an increase in the lease revenue from NYS. A seven-month lease (at a cost of \$1,576/month) would then be applied to the purchase price. The lease was sent to the attorney for review. In November \$96,948.45 was allocated for the design and rehabilitation of the building. The building was eventually purchased for \$165,000, with a down payment of \$90,000; the rest to be paid over 10 years. The building would house students in the electrical curricula.

A report was presented on the proposal that was developed with Hunt Engineering for the creation of a subdivision on Meservey Hill, Town of Wellsville. Two other companies had also submitted proposals (Clark-Patterson and Sear-Brown), but it was decided to use those submitted by Hunt Engineering, who was given \$8,500 for the concept phase. “Hunt [had] presented the Property Committee with a layout for the development and quotes to go with it using the assumption that the development was annexed into the village [of Wellsville] and had public water and sewage. Start up cost for the development would be about \$300,000 plus gas and electric.” It was decided to ask Hunt for a new proposal which requested a U-shaped road and assumed the development was not annexed to the village. The layout should consist of five acre lots with septic tanks and residential wells. The decision was made to “go” with the latter proposal because “A rural development, remaining in the Town of Wellsville and consisting of fewer developed lots would fulfill the Wellsville Campus construction needs and be much more cost effective for the Foundation.” (Source: *Educational Foundation of Alfred, Inc. Annual Report*.)

A summary of actions for 1996-97) At the May 22, 1997 Board Meeting it was decided to survey work on a proposal that consisted of building six homes over six years without annexing the land to the Village of Wellsville. The initial investment cost would be \$70,000.

It was also reported that North and Wood Halls would be demolished after graduation in May 1997.

A change to the Foundation's By-laws was passed at the December 1996 meeting which said, "The Foundation's President and Vice President will serve as custodians of funds and shall have signature authority to authorize payments for all budgeted items, excluding board discretionary and capital expenditure, unless specifically approved by the Board."

Also, up to \$20,000 was authorized to be spent on an addition to the Food Service Building, and the Board decided to support the celebration of the 30th anniversary of the campus in the amount of \$1,417.90.

In February 1997 an updated job description for the Operations Manager was approved. The job description reflects that 50% of the salary be paid by EF and the rest by the Research Foundation. It was also noted that having someone with a real estate background on the Board would be very beneficial.

Investment returns for 1996 ranged from 12.89% to 19.99%.

Development of a new Five-Year Plan for the Wellsville campus began.

Payments for adjunct faculty to help in the supervision of ASC students working on projects such as Crandall Barn and new sidewalks in Alfred were approved.

EF decided to support funding of Cassidy & Associates, in the amount of \$12,000, for two years. Funding had been requested by the College as part of the SUNY Colleges of Technology Strategic Alliance group. It was hoped that the group would aid in obtaining federal funding for the Colleges.

Scholarships in the amount of \$131,127 were paid out during the 1996-97 academic year.

Policy statements addressing EF Board members' attendance and participation at meetings were distributed. The By-laws Committee also reported that they were reviewing the definition of "Friend of the College."

In May 1997 it was reported that the first year of a new five-year plan for the Wellsville campus had been approved by the Property Committee. The other four years were still under review.

It was noted that Phil Curran, Pat Curran, and Jon Coots would be responsible for removing Wood and North Halls.

Educational Foundation Academic Excellence Awards and Educational Foundation Academic Distinction Awards were established to help attract more honor students to the College.

Other items noted in the College's Annual Report relating to EF included:

- sponsoring surveying engineering students' trip to the NYS Association of Professional Land Surveyors Conference
- monetary support of Homecoming 1996
- support for the Math Counts competition
- contribution for materials for the Alfred Station Fire Company facility upgrade
- the EF endowment was transferred to the Alfred State College Development Fund. The process began in September 1996 and the transfer was completed in May 1997. The amount transferred was \$1,292,000, of which \$126,729 went into the EF Endowment account.

In July 1997 it was reported that Meservey Hill would remain in the Town of Wellsville, rather than being annexed to the Village of Wellsville. Houses would be on five-acre lots, with wells and septic systems. By fall the Property Committee was working with Jim Ball, surveyor, to discuss lot sizes and layout. Jim drafted a map consisting of at least 15 desirable lots. The problem of resolving the power line dispute with Niagara Mohawk (NM) had still not been resolved. However, by April 1998 it was reported that the issue had been resolved in the following manner: there was an agreement that Niagara Mohawk would move the power line from the original location. Niagara Mohawk "would deed the original strip of land back to the Foundation and pay them \$8,900. In return, the Foundation would deed the new strip to NM and pay them \$4,400. NM made payment and turned the deed over to be filed. The Foundation never filed the deeds or paid NM. To resolve the issue, NM is willing to deed the original strip back and accept a permanent easement under the power lines. The Foundation would need to file the deed and make payment to NM for \$4,400." Their proposal was accepted by EF and the necessary paperwork and payments made.

At the same time it was reported that a Wellsville Campus Need Analysis Plan was to begin. An architect would be visiting the campus to do an analysis of the campus buildings, resulting in cost estimates and a prioritized projects list. The results of the study would be used to develop a capital plan for the next five years.

Pat Curran, PTC Contracting, was in the process of demolishing North Hall and Jon Coots was doing the same for Wood Hall. The work was to be finished by August 8, 1977. Once the buildings were down, LaForge was given the contract

for debris removal and restoration of the land. The Foundation paid LaForge and was then reimbursed by SUNY for the work.

In October 1997 a new set of proposed By-laws was sent to an attorney for review. Discussions began on a number of items, including term limitations for Board members. At the time, it was felt that long tenure had a lot to offer the Foundation and that too much turnover might cause a loss of history and that it might make it difficult to keep the Board and committees moving in a forward motion.

Note was made of the fact that Otis-Eastern was using the gravel/dirt pit in Wellsville to store equipment and materials. They were paying the Foundation \$300 per month to do so.

House #37 had not yet sold. A motion passed that empowered the Property Committee to set and approve the final sale price of the house.

Scholarships in the amount of \$136,336 were awarded for the 1997-98 school year. This was more than the allocation, but it was noted that due to “the grade criterias [sic] and no returns for the second semester not all students will receive both fall and spring payments.”

After the review by the attorney, the By-laws were changed regarding the number of voting board members. A motion passed which increased the size of the board from 11 to 13 members: two from College Council, three alumni, four faculty/staff and four Friends of the College. At a later meeting (held April 2, 1998) it was passed that the four faculty/staff members would be comprised of “one teaching faculty member from the Wellsville campus, one teaching faculty from the Alfred campus, one professional and one at-large current teaching faculty or professional...”

In February 1998 both the Finance and Property Committees recommended to EF “that the Foundation thoroughly investigate the sale of the Wellsville Campus to the State University of New York.” The motion carried.

Also carried was a motion from the Finance Committee to allocate \$31,000 from the reserve fund to be moved to the operations budget to complete renovation of the Electrical (Butler-Larkin) building.

Bill Richardson met with Town of Wellsville officials to present the Foundation’s proposal of development in Meservey Hill. The Wellsville Board was supportive of the plan. By April the Town had approved the State Environmental Quality Review (SEQR) for the project.

Walt Babbitt donated a lot located in the Riverview Heights subdivision to the Foundation. House #40 would be built on this site.

At the May meeting of the Board, acting on a recommendation made by the By-laws Committee, voted that a Public Relations Committee be set up. Its mission would be to develop a community awareness of the EF.

The Annual Report for 1997-98 included the following items, not elsewhere noted:

- Foundation insurance was updated and re-bid
- purchase and renovation costs for the Butler-Larkin building was \$322,931
- a new roof was put on the Culinary Arts Building at a cost of \$67,000
- it was decided that an Open House would be held for each new house built. It was felt that “[T]his will give people an opportunity to see the skills the students are learning in the vocational program”
- EF funded, in the amount of \$4,000, supervision of ASC students working on the Montessori Crandall Barn preschool project
- a reception was held for all students who received scholarships
- EF funded gifts at the Employee Recognition lunch and funded the 1998 Honors Convocation
- house #37 sold for \$195,000, for a loss of about \$13,000
- the Foundation’s archives were updated and would be available in the Hinkle Library by August 1, 1998
- nineteen students were the first to enroll in the Welding Curriculum, which began in fall 1997.

In July 1998 it was announced that the Wheaton Agency would be the Foundation’s new insurance agency and that bids would be requested every three years.

It was also reported that the State of New York was hiring a consultant to prepare a capital plan for the Alfred Campus. Harry Snorek noted that he recommended that the Wellsville campus be included in the plan and that the SUNY Construction Fund should pick up the additional cost (or at least half of it).

Two thousand dollars (\$2,000) from the Board’s Discretionary Fund was allocated to the Peer Tutoring program and the Lawrence “Bud” McCarthy Scholarship was established to honor his years of service to the Board. Twenty-two thousand dollars (\$22,000) from the Board’s endowment fund was marked for the scholarship, with the first awards to be made in fall 1999.

In December it was announced that the SUNY lease increase (to \$466,424) was approved and that the first half of the payment had been received.

The Public Relations Committee reported that it was putting together a display board and a table top banner for the Foundation.

Craig Clark reported that two grants were approved and that Dresser Rand offered to supply the welding lab for the second year of the two-year program.

The Property Committee submitted an extensive summary of activities regarding Meservey Hill. Among things reported was the fact that the road had been completely laid out and that Allegany BOCES had agreed to build Phase I of the road, beginning in fall 1998, and finishing in spring 1999. The property is divided into three phases:

- Phase 1—included about 1,200 feet of road plus a turn-around at the end, allowing access to six building lots
- Phase 2—included about another 1,300 feet of road which allows access to seven building lots
- Phase 3—Another 600 feet of road plus a turn-around at the end, which allows access to four building lots

Utilities (electricity, telephone, and TV cable) would be installed underground in spring 1999. Gas would also be installed at that time.

It was also noted that the “Millennium Pipeline,” a new 36 inch diameter gas pipeline, starting in the middle of Lake Erie and going to Rockland County, would pass on the southern portion of the existing Niagara Mohawk 115,000 volt electric line on the north and east portions of Foundation property. As proposed, it would eliminate some of the proposed building lots on Meservey Hill. These concerns were submitted to the Columbia Gas Transmission Corp (the owner of the new line). They responded that they would “be happy to listen to our concerns and said that the spring of 1999 will give plenty of time for both parties to address solutions.”

In February a motion was approved to use \$70,000 of the \$158,000 in the EF Endowment Fund account to contribute to the David Huntington Scholarship (\$50,000) and to establish a Gene Jacobs Scholarship (\$20,000).

Harry Snorek reported that “SUNY is satisfied with leasing the campus from EF.” He is trying to get the rent increased to \$3.50 per sq. ft.

In April it was reported that the Property Committee was investigating the benefits and costs of annexing the campus to the Village of Wellsville. They also reported that House #41 would be the first house built on Meservey Hill.

\$125,750 was allocated for scholarships for 1998-99 and all but \$700 was expended.

EF funded the 1999 Honors Convocation and the gifts for the Employee Recognition Luncheon.

At the July 1999 meeting it was noted that new parking lots were put in near the Electrical Building, but that SUNY, not EF, paid for them.

A motion introduced by the Finance Committee, which recommended that all agency accounts be moved onto the ACES books, so that a set a books for the Foundation could be eliminated, was passed.

In October it was reported that the Development Fund notified the Property Committee that potential donors were interested in funding a new building. The Committee recommended that the Building Trades building be selected. After eight architectural/engineering companies were solicited for conceptual design proposals, five firms responded. Mossien Associates (of Rochester) was subsequently selected as the architectural firm to work with potential donors and ASC to design the new facility. The cost is estimated at \$8,000 plus normal expenses for the study. Members of the Property Committee and Mossien subsequently visited Williamsport College for ideas about such a building.

Also, it was noted that Niagara Mohawk had deeded the land, previously sold to them for the power lines, back to the Foundation. The Foundation then issued Niagara Mohawk an easement for the existing power lines.

It was announced that the Finance Committee had asked George Keesbury, a Certified Financial Planner (and ASC faculty member), to review the Foundation's investment account, with an eye toward the possibility of benchmarking. He is to present his opinion about the reserve investment and benchmarking after A.G. Edwards presents a review of the accounts to the Committee.

The reserve balance, as of November 30, 1999, was \$841,673

In December it was reported that work had begun on a plaque, to be displayed in the lobby of the Wellsville Campus Administration Building, to recognize the EF's role in the development of the campus.

House #41, the first house to be built on Meservey Hill, was started, with completion scheduled for spring 2001.

In April it was decided that starting in fall 2001, scholarships offered to baccalaureate students would be awarded for all eight semesters. Also, three new scholarships were "structured" as follows:

- Level I—would provide full tuition, room and board (subsequently named the "Excellence in Education Scholarship")
- Level II—would provide a free room (subsequently named the "Presidential Scholarship")
- Level III—would provide free board (subsequently named the "All-American Scholarship")

The College's *Annual Report* for 1999-00 noted:

- EF would be the recipient of a \$3 million anonymous gift to “enhance the Vocational Technology Campus, Wellsville for the 21st Century.” A new Building Trades classroom/workroom facility will be the first project on the agenda
- house plans for the next five houses for Meservey Hill were selected
- allocations for scholarships for the past year were \$130,000
- EF invested \$289,700 in the Wellsville campus, including such projects as general maintenance, fire alarm upgrades, and a new roof for the Electronics Building. A design for the Freshman Auto Lab was completed, with construction started on the new men's and women's restroom facilities in the building, A new Weld Shop for the Automotive curricula and new ceilings and lights were installed in the Electronics Building and Freshman Auto Lab
- \$2,500 was donated to the Learning Assistance Department to help provide Peer Tutoring Service.

Additional items noted in the Foundation's *Annual Report* for 1999-00 include:

- the “Guidebook for Directors of Nonprofit Corporations,” which will assist members in understanding not-for-profit organizations and their role as a board members was purchased
- the By-laws Committee is planning to develop a matrix to assist in selecting new members for the Foundation
- house #40 was on the market, with an asking price of \$95,000
- scholarship allocation was increased for the next year to \$155,750 (up from \$125,750)

2000-10

By July of 2000 11,000 feet of road in Meservey Hill had been completed and gas was being installed house-by-house.

In October scholarships for 2000-01 in the amount of \$155,750, had been allocated: Performing Arts (\$46,000), Admissions (\$62,000), Athletics (\$40,000), Retention (\$7,750), and Distinguished Scholars (\$40,000). Under new eligibility standards, a student must have a minimum GPA of 2.25 for a retention grant and a GPA of 2.5 to continue receiving an academic distinction scholarship.

New guidelines were promulgated, which gave the Finance Committee the power to authorize the use of discretionary fund money, after which they would report back to the entire Board.

For the first time, it was decided to ask for bids to provide insurance coverage for the Wellsville campus. At that time, EF had a combined insurance policy with ACES. At this same meeting, held November 11, 2000, it was also decided to obtain an appraisal of all properties owned by the Foundation. Buildings for both entities (EF and ACES) were then insured for \$6,000,000.

The 35th anniversary of the campus was celebrated during the fall. A plaque noting the event was placed in the lobby of the Administration Building on campus.

House #40 was sold at a \$6,000 loss (last house on Sunset Drive). The first road on Meservey Hill was named Huntington Terrace.

It was noted that the \$70,000, which was given to EF by the Alumni Association, and which was supposed to provide a yearly income to the Association (first at \$10,000 and then lowered to \$3,000) had not been paid for the previous four years. President Barber asked that the yearly returns be forgiven "since we are all working for the same thing—support of the College." The Alumni Association said that they would consider this request.

Board members brought up the idea of the need for a part-time secretary (title later changed to Operations Manager), to ensure the cohesiveness of the organization. Carrie Morse was hired as the new Operations Manager.

By February 2001 it was noted that the bidding process for insurance had begun.

The Property Committee reported at the April meeting that the College had asked that EF land adjacent to Moland Road be improved for use as an athletic practice field. A lease for such a use was eventually signed, in which it was noted that all improvements made to the property would belong to EF.

At the June 2001 meeting plans from Mossien for a new Building Trades building were distributed. After many revisions, it was decided to place the new building next to the current Plumbing and Heating facility. The two buildings would be connected and would share the same elevator.

Dr. Rezak said that he had received an offer from Peter Krog, an ASC alum, who was willing to donate the Mapes Building (located on the campus). It was felt that perhaps the building could be renovated for a new Plumbing, Heating, Carpentry and Masonry Building. Further study would be needed.

In July 2001 a new *Operations Manual* and By-laws were distributed. James Locker, an alumni of the College, became president of the Foundation's Board.

An objective for the Educational Foundation's Reserve Fund was proposed and passed. It states, "The reserve objective is to maintain a minimum reserve of \$500,000. Any excess may be used for improvement of the Wellsville Campus."

At the same time, the budget for scholarships for the next academic year was set at \$167,750.

It was noted that the Development Fund was supposed to pay for Mossien's work on the proposed Building Trades Building, but they had not done so. The EF Board decided to pay the bill (in the amount of \$31,617.50). The Development Fund still owes Mossien \$18,000.

ACES and the Educational Foundation were put on notice by the New York State Department of Labor that any labor done on EF buildings should be paid at the prevailing wage rate. This would drastically increase costs on the new building and any subsequent ones. The Educational Foundation would have to prove that it is not part of the State of New York, but a private entity, in order to be exempt from paying this higher wage rate.

The first house built on Meservey Hill had not yet sold. It was decided that the asking price was too high and that the price would be lowered by \$20,000. The president of EF would be authorized to sell it for \$10,000 below that price. By October it was noted that the house had been sold. Final price was not noted in the minutes of the meeting.

The Town of Wellsville approved the name of the road (Huntington Terrace). Work was continuing on naming the entire development.

It was decided that the firm BIG would do interior work on the first floor and that ASC students would finish the second floor of the new building.

In November it was noted that Bill Mombert, Tom Massara, and Tom Stolberg (faculty member on the Board) were working on an accounting manual for the Ed Foundation accounting system.

Charlie Baker, a local Alfred businessman, said that he would be willing to donate some property to EF if the Foundation would buy ten acres that he owned adjacent to the Wellsville campus. "Bill Rezak requested that we aggressively pursue purchasing the Baker property so he can present it to the State of New York to purchase it from the Ed Foundation for State development." The Finance Committee was charged with looking into how such a purchase could be financed.

In February 2002 six names were presented by the Property Committee as names for the subdivision on Meservey Hill: Sunset View, Woodcrest Estates, The Woodlands, Crestview, Meservey Heights and Woodhaven Heights. The Board voted to name the development Meservey Heights.

At the March meeting it was decided that EF would hire a law firm to represent it in the attempt to overturn the NYS Department of Labor's "notice of requirement to

obtain prevailing wage and supplement schedule.” It was thought that the entire legal/court process would cost EF \$20,000-\$25,000. At the April meeting it was noted that the firm of Gates and Adams had been hired to represent EF in this matter.

At that time, it was also noted that President Rezak “does not feel we will be getting the money from the donor any time soon. The auditor for the College suggests they take the donation off the books. Board member Jim Raptis agreed the money will not be forthcoming” [because of legal problems that the donor was having]. This refers to the anonymous \$3 million donation previously announced.

Mossien said that it would cost about \$1,000,000 to put up the shell of the building. This led to a discussion of how to avoid having to pay prevailing wage rate were the shell to be built. One option mentioned was to finance the building through the Allegany County Industrial Development Agency (IDA). T. Stolberg and G. Goetschius said that they would be willing to look into that option.

J. Raptis brought up the matter of the proposed merger of Alfred State College and Alfred University. He said that College Council (of which he is a member) was not provided with any information prior to the public announcement. The uniqueness of the Wellsville campus was noted.

It was noted in the College’s Annual Report that a total of \$165,750 was allocated for scholarships during the 2001-02 year: Distinguished Scholars (\$40,000), Admissions (\$78,750), Athletics (\$39,180), Performing Arts (\$3,600) and Retention (\$12,550). Other items noted were the continued support of Honors Convocation, Work Grant, Peer Tutoring, Employee Recognition, and Wellsville campus improvements.

In July 2002 it was decided that the Performing Arts Talent Grants would be eliminated, beginning with the 2002-2003 year, with the money reallocated to other scholarships.

Also, Dan Neverett was appointed Vice-President for Administrative Affairs for the College. He was designated the liaison between the College and EF.

Talks continued regarding the merger between ASC and AU. President Rezak stated that while “a consolidation of some type is desirable and feasible” it might not be doable. By November he reported that the merger “is off the table for at least the next five years.”

In October 2002 Jim Zielinski of the Bonadio Group, auditors for the Foundation, explained that there were two issues of concern raised by the audit:

- the \$2.00/square foot lease for the campus is far below market value. Other properties in Wellsville were being leased at \$6.00/square foot. He said that

- the lease should be raised to \$4.00/square foot and that the difference should go on EF's books as a contribution to the College
- the houses being built should be considered "working labs" and the square footage should be included in the lease's square footage

President Rezak asked that the Foundation acquire the Griffon Building, located near the Wellsville campus. The Griffon Corporation offered to sell it for \$20,000. He was working on getting them to donate it, if EF would pay the closing costs (approximately \$2,000). In November it was noted that Griffon would donate the property under certain conditions. The Board decided that since Griffon wanted to be "held harmless" for any environmental claims, the donation was not acceptable.

There was mention made that property adjacent to the Wellsville campus, owned by the Otis-Eastern Corporation, might be donated to the EF as they were moving their facilities away from the present location.

It was noted that the Environmental Protection Agency wanted ARCO to remove any wells that were not working; ARCO would still have liability even after the wells were removed.

An announcement was made that money EF had donated to the College (originally \$1,500 and then an additional \$350) toward funding a grant writer for the College resulted in the College receiving an NSF grant of \$356,000, which was used to recruit and provide scholarships in the Engineering Technologies and Information Technologies areas.

In November it was reported that a SUNY Task Force on Entities had drafted guidelines for entities such as ACES, EF, and the Development Fund, which state that College Council members would no longer be able to serve on the board of such entities. However, since EF was the only non-endowment foundation in the SUNY system, it was thought that no action need be taken until after the guidelines were approved.

Chair Jim Locker sent a letter to SUNY requesting an increase in the payment based on the square footage of the two homes under construction. An attempt would be made to amend the contract in such a way that the increase would not have to be requested each year. This increase was subsequently approved.

EF provided \$167,750 of the \$1.2 million scholarship funding available during the year. Ellen Ehrig and Dan Neverett volunteered to develop spreadsheets to show retention and yield rates for three of the scholarships funded by EF: Excellence in Education, All-American, and Presidential. Statistics for the Academic Distinction Scholarship were added in 2007.

It was announced that President Rezak would be retiring on June 30, 2003.

A letter dated January 28, 2003, from the New York State Department of Labor, stated that based upon the information provided regarding the history and financing of the new Building Trades Building “the project as you have presented is not subject to the provisions of Article 8 of the Labor Law. A different result may be reached should different or additional facts exist which were not outlined....”

In February 2003 the property donated by Charlie Baker, as well as the property EF purchased from him, had closed, and the deeds had been recorded. Mortgage payments would be \$20,000 per year. Total land obtained was approximately 11 acres.

The decision to hire the Bonadio Group as auditor was approved for a three-year term.

For the first time, it was brought up that there are many “problems with the president’s house (on Reynolds Street in the Village).” The possibility of financing a new residence, to be built on Moland Road, was being investigated.

In April the Property Committee recommended, and the full Board passed, a motion to spend about \$3,000 to conduct a Phase I Environmental Study on the Otis-Eastern property, prior to its being donated to the Foundation. Otis-Eastern was indemnified by ARCO and this agreement would be transferable to EF, but the study would look for anything that might have been done to the property since the ARCO agreement. By June the study was completed and while the finding was inconclusive, the Foundation decided to accept the property, “pending formal proposal review by our attorney, ARCO indemnification, and review of the final copy of the Phase I Environmental Study.”

A conflict of interest policy was discussed. In April 2006 it was reported that such a policy had never been adopted. Then, at the June 6, 2006 meeting, it was finalized and members signed the needed statements.

In June the Finance Committee reported that \$174,000 would be taken from the Foundation’s reserve funds (currently \$766,000) to complete needed Wellsville Campus projects. Other budget changes: there would be \$90,000 less than last year for capital projects on the Wellsville Campus, and Peer Tutoring funding would be reduced by \$2,000, as they had not yet used ACES money available to them. It was noted the 41% of EF income goes to campus support and scholarships.

It was announced that Dr. Uma Gupta had been named the next president of the College.

Items mentioned in the Foundation’s Annual report, not noted elsewhere included:

- Thomas Stolberg, faculty member, resigned from the Board in January

- Milton Brown (college faculty), Julie Hart (Friend of the College) and Beth Plaisted (Alumni member) would be joining the Board in July
- an increase in the dollar amount per square foot paid for the Wellsville Campus lease was requested from SUNY and denied. The request asked that the lease amount be increased by \$4.00/square foot over the next four years, with \$.50/square foot increments for each year
- the third house on Meservey Hill was completed and was for sale

There was flood damage on the Wellsville Campus, primarily in the Culinary Arts Building, due to a storm on July 22, 2004,. EF had no insurance coverage for flood. However, Allegany County Emergency Services personnel told Tom Massara that the Federal Emergency and Management Administration (FEMA) had already done an assessment of damages and that there is a provision in the law for damages to non-profit organizations. The College had paid for some repair, but more expenses were expected.

Dan Neverett presented a proposal that EF build a new College home. He noted that the "Betty Brown" property on Moland Road might be usable. The College president has a \$3,000 per month stipend for housing, which could be used towards building a new house. It was thought that after construction, EF could sell or lease it, long term, to the College.

In November proposed amendments to the By-laws were submitted, which were adopted at the February 12, 2004, meeting. These changes included:

- fixing the number of board members at 15
- requiring the Foundation to carry omissions and errors insurance covering board members
- providing for executive sessions of the board committees
- altering the number of Board members to comply with new SUNY guidelines. These guidelines for campus-related organizations included two significant items: A requirement that the College president be a voting member of the Board and no longer could serving College Council members be members of other College entities. It was noted that College Council members George Goetschuis and Jim Raptis were grandfathered for the duration of their terms
- formally adopting *Robert's Rules of Order* as Board policy

The Finance Committee reported that EF support for scholarships had increased by 50% over the last five years and that because of baccalaureate programs, funding is for a longer term. At the same time, a motion passed reducing scholarship funding by 15% for 2004-05 and 10% for 2005-06.

Plans for a new Building Trades building were moving forward. It was thought that about \$4,000,000, including in-kind funds, would be needed to complete the project.

In February two proposals were received for the design and site costs for a new College home. Mossien's proposal for \$36,000 was accepted, with a few modifications.

Craig Clark reported that the Strategic Planning Construction Industry Workforce Development (SPCIWD) Group met to discuss the Building Trades Building project. The group includes friends and alumni associated with the College who work in the construction industry. The College was seeking federal funding of \$3,500,000 and support letters were being submitted by local elected officials, local employers, and trade unions. SPCIWD would like EF to offer some sort of matching/lead-in funding. The Finance Committee was authorized to look into what sort of financial commitment EF could make toward the project.

In April EF agreed to be the "lead" agency in requesting grants, in the amount of about \$45,000, which would allow the purchase of a home to be used by students to learn advanced skills to do preservation, restoration, maintenance and/or renovation of historical homes. The grant was not received.

The number of Friends of the College membership category was increased from six to seven.

It was reported that the investment account stood at \$865,825. On the recommendation of Pat Honadle, of A.G. Edwards, it was decided to move 5% out of four of the Foundation's current funds into a new growth fund.

Also, the Finance Committee reported that it would be bringing to the Board a proposal to pledge a "substantial amount" towards funding the new Building Trades facility.

On March 31, 2004, the first meeting with Mossien was held regarding the design of the new College home. May 21 was given as the deadline for completion of design and development to finalize square footage and budget information. At the May meeting Tom Massara and George Goetschius reported that the final design had been chosen and that Mossien was developing a cost estimate. It was planned that students would build the house, with outside contractors being brought in as needed. EF has pledged \$19,900 toward these costs, with no monetary commitment beyond that. By July it was noted that plans for the College home were on hold, pending investigation of additional requirements.

During the May Board meeting, the Finance Committee reported that due to the drop in the stock market, revenues in the investment account had dropped. The Committee recommended that in order to have a balanced budget, cuts in Wellsville Campus projects, Work Grant support, and scholarship funding would need to be made. Support for the College Employee Recognition Luncheon, Peer Tutoring, and the Honors Convocation also needed to be cut.

Increased costs for building houses, due primarily to increased costs for lumber prices, were noted. House #44 sold for \$150,000. It was recommended that when a house is ready for sale, something be put in *Announce* (a daily email message sent to faculty and staff), to see if anyone was interested in purchasing the house.

The College announced a plan to build townhouses on the property where Wood and North Halls were located and that EF “owns a piece of property in that area.”

Items noted in the Annual Report for 2003-04, not shown above, included:

- Eugene Jacobs, Honorary Director had died
- SUNY approval of the request for the lease payment to include square footage of the homes in progress resulted in an increased payment of about \$10,000. At the same time, the request to increase the dollar amount per square foot paid by SUNY for the Wellsville lease (from \$2.00/square foot to \$2.50/per square foot) was denied
- Dan Neverett retired from the College
- Dr. Steven Tyrell was appointed the new Vice-President for Student Affairs
- plans were in the works for the donation to the EF of the Otis-Eastern property (approximately 50 acres south of the Wellsville Campus)
- scholarship funds of \$162,200 of EF funds were disbursed

At the Annual Meeting, held on July 15, 2004 Jeff Stevens, the new faculty representative to EF from the Electrician, Computer and Robotics Technician Department, was introduced. At the same time, Ellen Ehrig and Doug Barber were elected to the Board as “Friends of the College.” In August D. Barber resigned from the Board, but remained an *ex officio* member on some committees, including Finance. It was also announced that the Certificate of Incorporation of EF needed to be reviewed.

At the regular meeting of the Foundation, held the same day, it was noted that A.G. Edwards was the broker for EF’s reserve account/investments, with Pat Honadle handling the account. Mr. Honadle announced that he was leaving A.G. Edwards and joining the firm of Sage Rutty. Tom Massara made the recommendation that Sage Rutty become the EF’s broker of record. Transfer to Sage Rutty was approved by the Foundation at the October 7, 2004, Board meeting.

The investment balance was reported as being \$863,922.

The Property Committee reported that the new college home project had been put on hold. At the November meeting it was reported that the project would be added to the College’s Capital Plan, which would not involve the EF.

Doug Barber donated five lots on Clearview Road, in the Town of Alfred, to the Educational Foundation.

At the October 2004 meeting the Property Committee requested that EF pledge \$300,000 towards the new Building Trades Building, to be used as “seed money” to show potential donors that there is “commitment” to the project. Since the projected cost of the building was \$3,000,000, this 10% contribution from a lead donor would be significant. At the November 11, 2004 Board meeting, a motion stating, “The Educational Foundation of Alfred, Inc. pledges a commitment of \$300,000 for completion of the Building Trades Workforce Development Center” was passed.

House #44 sold for \$150,000 without a real estate agent being involved.

Also, at the October meeting, it was noted that for the past five years the College had used, at no cost, 13,200 square feet of space at the Dresser-Rand facility in Wellsville for the Machine Tool and Welding Programs. The Company, now under new ownership, requested they be paid for the space’s use in the future. A lease at \$2/square foot, including utilities was requested. New York State would pay the lease, but use EF as a pass-through to Dresser-Rand. In October it was reported that terms for the new lease had been agreed upon: “\$2.15 sq [f]t for 2005-06 and 2007-08; 2008-09 and 2010-11: \$2.50 sq ft. and 2011-12 to 2013-14: \$2.80 sq ft”.

Of the \$1.2 million in College-wide scholarships awarded during academic year 2004-05, over \$140,000 came from EF.

In November the Property Committee reported that one of its major goals was to determine what property the Foundation owned.

Also, a Heavy Equipment Operation Program was slated to begin in fall 2005.

At the February 3, 2005, Board meeting it was announced that the auditor’s report on the Foundation was positive and “...consistent with the past two years, the rate for the lease is not at a market value so we are, therefore, showing a \$470,000 contribution to the College in lieu of market rate of lease.”

It was noted that since an EF goal is to be debt-free, and revenues have fallen (as investment income had fallen and there had not been an increase in the lease payment in six years), cuts had to be made in Wellsville campus improvements, scholarships, and the elimination of funding for other College programs.

A survey done by Jim Ball showed that the deed for a house located on Meservey Hill was incorrect and a 25 foot piece of property got “incorrectly deeded years ago and as a result the homeowners cannot sell their home.” It was decided that EF would process a quit claim deed to rectify the mistake.

A motion to donate the section of land at the former Wood and North property to the State of New York was sent to the Finance Committee for study. The land

would be used for a townhouse complex that the College was planning. The Board approved the transfer of Wood and North Hall land to the College.

A \$3.5 million federal grant had been submitted to the federal government for the Building Trades Building. All federal appropriations go through SUNY and the College was told that the sum is unrealistic. SUNY suggested that the project be done in phases. Phase I would be a request for \$900,000 for the actual building. While the federal government does not have buildings “high on the agenda,” commitments from other sources help strengthen the proposal. President Gupta met with Senators Schumer and Clinton regarding the project. Letters of support from industry and legislators were obtained.

The Wellsville Campus budget request for 2005-06 was \$266,700.

An amendment to the House Sale Procedures passed. It states, “The house is to be advertised within the College for two weeks prior to a letter being sent to realtors. Interested parties are to call the Wellsville Dean’s Office. Purchase Offers by College employees must be made by May 1. Any Purchase Offer by College employees received after this two week period will need to go through a realtor.”

Since the meeting was to be Doug Barber’s last, Jim Locker presented gifts to Doug for all his contributions and dedication to EF.

Questions arose at the June meeting as to whether telephone votes are permissible. Amendments to the By-laws Section 3: Quorum and Section 3A: Voting, were proposed to deal with the issue. The vote on the changes was to take place at the next meeting.

The Investment Fund reported at \$847,740.

After many years, an increase of \$.15/per square foot for the lease was approved by the College. This resulted in an increase of \$37,000 (251,526 square feet at a rate of \$.15/square foot).

The *Educational Foundation of Alfred, Inc. 2004-05 Annual Report* included the following, not otherwise noted above:

- the term of Jim Raptis as a College Council member expired and he was appointed as a Friend of the College member
- Deb Putnam was named President Gupta’s representative on the Board for the year
- Duane Chaffee’s term as faculty member of the Board expired and Norm Ellis was elected as his replacement
- EF continued to support Wellsville Campus improvements, scholarships, student work grant program, Honors Convocation, and Employee

Recognition. Since a balanced budget was presented, there were cuts to some of these programs, but the cuts were mitigated because the College picked up some of the costs

- EF continued working with Mossien Associates on the implementation of the Wellsville Campus Master Plan
- the Public Relations Committee continued its work, with press releases sent out for each EF scholarship recipient, other releases for EF events and donations, and a redesigned display board
- \$141,750 was distributed in scholarships; for the first time, fourth-year scholarship recipients received funding

Norm Ellis, new faculty representative from the Building Trades Department, was introduced at the Annual Meeting held on August 4, 2005. It was also noted that James Sawyer, member of the Board, had died. A \$100 contribution in his memory was made to the Immaculate Conception School in Wellsville.

The Finance Committee chair reported that the margin account debt had been paid off and that the investment funds were healthy. At the regular meeting, held subsequent to the annual one, it was reported that the investment account went over \$900,000 for the first time.

A motion was approved changing the By-laws concerning voting. It concerned the issue of contacting members via e-mail, phone, and other electronic communications when a vote has to be taken and Board members cannot be physically present. A formal meeting can be waived and a conference can be held without everyone being physically present in the same place. Everyone has to be able to communicate with everyone else, which can be accomplished via teleconferencing and video conferencing.

A positive report of the Foundation's audit was given by J. Zielinski from Bonadio & Co. at the November meeting. He recommended that the Foundation "develop a written policy that states what kind of investments we deem acceptable and what are acceptable allocations between assets and debts."

Tom Massara recommended that the line of credit be increased from \$400,000 to \$500,000.

Also, it was recommended that new house sale procedures needed to be adopted as part of the By-laws. They became official in December 2005 and were revised in November 2006.

A subcommittee consisting of J. Locker, D. Guiney, E. Ehrig and C. Button was established and charged "to meet with D. Putnam to negotiate lease payments."

Colleen Brade, from the Development Office, reported that the spring 2006 issue of the alumni publication, *Transitions*, would focus on the Wellsville Campus in honor of its 40th anniversary.

In February 2006 the Finance Committee reported that Sage Rutty recommended that EF put its investments into less risky funds than those held at present. They recommended that the investment accounts be diversified into domestic and global accounts. This was achieved, with 40% invested in non-US holdings.

For the first time the investment account was over \$1 million. In June the Board gave T. Massara authority to place earnings in excess of \$900,000 into a secure account that would accrue maximum interest and to continue to draw funds each time the funds exceed this amount. These funds would be used towards the \$300,000 pledge for the Building Trades Building.

Motions passed that a second street in Meservey Heights be named "Foundation Drive," a name suggested by the late J. Sawyer.

At the April meeting C. Clark reported that the College had received a check for \$200,000 from the federal government (HUD) via Congressman Kuhl, to support the new Building Trades Building.

In June it was reported that work was continuing on trying to obtain other funding from businesses, so that the \$1.1 million needed to get the structure up could be reached. An environmental impact review with the local municipality had been done. T. Massara and C. Clark were charged with working with Institutional Advancement (IA) to find the best way to process money given to IA for the new building.

In July 2006 Interim College President John Clark attended his first EF meeting, as did Ron Rosati, the new Vice-President for Academic Affairs. Michelle Green, from the Physical and Life Sciences Department, attended as new faculty representative as well as Geralyn Gough as Friend of the College. Martha Marino, the new Alumni representative, was unable to attend.

Scholarship Committee reported that 409 scholarships were awarded—the goal is to go into the fall with over awards, as statistics show that some students either do not return or are ineligible to continue their scholarships.

In October it was reported that the audit, done by the Bonadio Group for the year ending June 30, 2006, "was clean." The Foundation had its best performance, financially, in five years.

By-laws Committee reported that it was discussing term limits for officers and would bring recommendations to the Board at a later date. It was also noted that

an investment policy had not yet been created. A policy was finally adopted in March 2007. It articulates a number of things, including:

Statement of Purpose

The Educational Foundation of Alfred, Inc. investment policy establishes the guidelines and procedures for investing reserve and restricted funds under the corporation's care, custody or control. The policy identifies appropriate risk and liquidity parameters for each type of funds invested. As a result, appropriate investment vehicles are identified.

Investment Objectives

The objectives for investments include:

- Risk - The degree to which the preservation of capital is achieved
- Liquidity - The ability to provide operational and/or capital funds to meet budgeted and approved expenditures
- Yield - The amount of capital growth over time, measured in annual terms

For each category of funds invested, a matrix is prepared that identifies:

- Risk from none to moderate
- Liquidity from high to low
- Yield from maintain capital (low) to aggressive (high)

The investment accounts in September were \$1.34 million, with \$120,000 transferred to a Money Market account to be used for the Building Trades pledge. About \$700,000 had been pledged for the building; ground could be broken when the pledges reach \$1.3 million

House #46 sold for \$185,000 and the appraisal for house #47 was \$200,000. It was eventually sold for \$201,500.

Paul Kretser, forester, had marked all the trees in Meservey Heights to be removed and bids went out for this project.

It was reported that the 40th Anniversary of the Wellsville campus celebration went very well.

At the November 2006 meeting it was reported that Auto Parts Management would be the first AAS program for the School of Applied Technology. Students would be taking technical courses in Wellsville and liberal arts courses in Alfred.

In January an amendment to Article IX, Section I of the By-laws was proposed. The amendment "recommends that all members serve on at least two standing committees designated by the President." This amendment was adopted at the March 2007 meeting.

C. Button, chair of the Finance Committee, reported on its January 11 meeting. The discussion held at the full Board meeting reads as follows:

The College is seeking our financial help with its \$1.2 million deficit by proposing that we freeze the Wellsville Campus budget for this year at what has [already] been spent and reduce it by \$90,000 next year. The Foundation would pay back the College \$250,000 to be used for operational expenses. In turn, \$250,000 from the Construction Fund would to [sic] the Wellsville Campus for interior improvements and exterior improvements to the campus...

The Finance Committee recommended that this request be granted, even though it would cause a cash flow problem, a slow down of exterior improvements to the Wellsville Campus, and interest costs in excess of \$36,000. It was noted that the proposal was acceptable to the Wellsville Campus faculty. Motion to support and approve this financing passed. In June it was announced that the College reduced the Foundation's \$250,000 commitment to \$175,000. In July the College requested that the Foundation hold the \$175,000 until it has need for the funds.

Much discussion was held regarding the nonpayment of the lease by NYS, which resulted in EF having to use its line of credit in the amount of \$247,000, at a cost of about \$50 per day in interest (later noted to be over \$74 per day on \$306,000 outstanding line of credit). Such situations had not been uncommon in the past few years. College administration assured the EF that they would be "challenging the current lease payment process" with the State.

By March \$800,000 had been raised for the new Building Trades Building.

Also, House #47 would be the first house equipped as a "smart house. The Computer Technician and Residential Wiring students worked together for the first time incorporating computer technology into the wiring of the house for cable, internet and phone lines. The house will come with a certified testing report." It was noted at the June meeting that the correct term is "wired house," not "smart house."

The Scholarship Committee reported that 366 scholarships to new and returning students, as well as athletic talent grants, were distributed in 2006-07.

In April 2007 it was decided that EF would no longer fund medallions for Tau Alpha Pi, or for any other organizations.

At the June meeting it was announced that Interim President Clark had been appointed Interim SUNY Chancellor and that Ron Rosati would serve as Officer in Charge until a new College President was appointed.

The By-laws Committee reported that Michelle Green had resigned from the Board. Also, no term limits would be set for officers of the Board.

The Investment Fund balance was reported at \$917,318 and the fund for the Building Trades facility was \$300,348.

In 2007 the BP Company, a successor to ARCO, offered to provide funding for the new Building Trades facility via two mechanisms:

- they had bought the old Otis-Eastern property adjacent to land owned by the EF on the Wellsville Campus. They offered to give the College the property and provide \$180,000 for access to the land in the future
- they also offered to donate an additional \$55,000 for a deed restriction on the current EF land. The restriction provided that the land never be used for residential use or that any buildings erected on the property never have below-ground-level basements

The Finance Committee voted to recommend the acceptance of the BP proposals and stipulations, and the Board accepted these proposals.

BP also supported the campus with \$20,000 to install a solar panel system near the Administration Building in Wellsville.

Funding for scholarships was kept at \$142,000 for 2008-09. Funding for the "Taste of Wellsville" was budgeted at \$3,500 and an additional \$1,625 was budgeted for students going to Skills USA Nationals competition.

Since the search for a new president of the College was still ongoing, some administrative changes were announced: Craig Clark was named Interim Vice President for Academic Affairs. James Jerla was subsequently named Interim Dean of Applied Technology.

It was also reported that the College would be celebrating its centennial anniversary during the 2007-08 academic year, with many events planned, including a kick off event (Pioneer Dinner) on November 17th.

In October Bonadio reported that based on their annual audit, "The Foundation is in great shape with assets compared to liabilities."

The Property Committee reported that it was working with the Heavy Equipment Operations Program to incorporate excavation costs into the budgeting process for future homes.

Remedial work by BP had begun on the riverbank.

EF Scholarships in the amount of \$140,000 were awarded. Overall, the College awarded \$1.7 million in scholarships.

It was reported that Ron Rosati and Craig Clark met with Congressman Kuhl and Senators Schumer and Clinton and talked about federal initiatives. Ron Rosati said that he “continues to push SUNY to pick up lease payments for the Wellsville Campus.”

Part of the \$175,000 that was set aside for the College was used to put a purchase offer on a home on Hillcrest Drive in Alfred. It was noted in the minutes that “there is no intention for the Foundation to incur any expenses. Monies remaining from the \$175,000 will be used for renovation and rehab and then presented as a gift to the College. Students from both campuses will work on the rehab.”

Dan Whitford, of LC Whitford Co. became a new member of the Foundation, in the “Friend of the College” category. Maryanne Cole, from the English and Humanities Department, was introduced as the newly elected Alfred faculty representative. She was elected to fill M. Green’s remaining term.

The 2nd Annual Taste of Wellsville was reported as being a success, with over 400 people attending.

In November 2007 J. Locker stated that commitments to the Building Trades Construction Workforce Training Facility (the “official” name of the Building Trades Building) were \$1,000,000 and that it was expected that groundbreaking would be in the summer of 2008.

It was decided that a few additions to the Administrative Calendar were needed: In September, a call would go out for the latest house to be appraised. In October, the Property Committee would review the appraisals, and in November the Committee would present a recommended selling price to the Board for approval, and then the price would be set.

Also, a point of clarification was made: “Some committees have members that do not serve on the Board of Directors. At the committee level, all committee members have votes on the committees they serve, but do not vote at the Board of Directors level.”

In January 2008 investments were about \$950,000. One month later the investment account was down to about \$600,000.

In January 2008 the SUNY Board of Trustees appointed John M. Anderson President of Alfred State College. The appointment was effective on March 1, 2008.

Also, a sub-committee was formed to assist Dean Clark in his dealings with LeChase Construction, which would be the construction manager for the new Building Trades Workforce Development facility, regarding the building of the new

facility. People appointed to serve on the sub-committee were: T. Massara, C. Button (Chair), J. Richardson, J. Locker and J. Stevens.

The purchase offer on house #48 was accepted (\$211,100).

\$144,000 was awarded in scholarships for 2007-08.

Also, in February it was reported that the house on Hillcrest Drive had been purchased. It was insured and was being patrolled by University Police. Engineering Technology faculty was in the process of assessing the house for a plan of action.

A proposed new *Descriptive Statement* for the Foundation was presented, which was then accepted at the March meeting. It reads as follows:

The Educational Foundation of Alfred, Inc. is a private foundation representing faculty, staff and friends of Alfred State College dedicated to improving the Alfred State College community through support of educational programs. The Foundation provides monetary support to enhance learning opportunities for students through scholarships, work grants and academic club activities.

The Applied Technology Campus in Wellsville is owned and maintained by the Educational Foundation. The Foundation funds the house projects used as hands-on laboratories for many Applied Technology students. As part of its community outreach, the Foundation supports student projects, which provide real world experiences.

Also, a recommendation from the Finance Committee that the Sigma Tau scholarship principal be raised to \$10,000 per guidelines from Institutional Advancement was passed. The funds to bring this account up came from unrestricted funds of the EF held by the Development Fund.

At the March 2008 meeting the By-laws Committee stated that it was still discussing term limits for officers only. It was also noted that Beth Plaistad, Alumni representative, had resigned from EF. George Goetschius had expressed an interest in returning to the Board and he was subsequently appointed by the Alumni Association to fill this vacancy.

At the April meeting, the By-laws Committee reported that the consensus was that term limits for officers were not recommended. At the same time, an amendment to Section 8, Article VI was recommended to the Board. It states that "no Foundation member may hold the office of President, Vice president or Treasurer if he/she is classified by the College as Management Confidential." This amendment was accepted at the May meeting.

Maryanne Cole volunteered to help edit the history of the Foundation, which Ellen Ehrig is writing.

The recommendation that the Foundation accept a house in Bath that had been donated by Vern Billings was accepted. It was thought that the house would then be sold and the net proceeds go toward the new building. The recommendation was accepted.

At the May meeting it was noted that the investment account was about \$30,000 down for the first five months of 2008.

It was also noted that the School of Applied Technology would build its 50th house during the 100th anniversary of the College. Publicity about this fact would be made. Also, Craig Clark said that he had been asked to locate a map of all house locations in Wellsville and that he would make arrangements to have photos taken of all the houses.

Also reported was that the steel for the new building had been ordered and that construction would begin in June.

The *Annual Report for 2007-08* noted the following, not elsewhere reported above:

- groundbreaking for the Building Trades Workforce Development Center took place on June 18 [2008]. The shell of the building should be completed by September
- Mossien's draft design for the Culinary Arts addition was reviewed by the Property Committee
- the photovoltaic system was installed
- total scholarship disbursements were \$147,000
- the budget for 2008-09 was recommended with a \$20,000 deficit, which would be taken from the Foundation's fund balance

At the July 10, 2008 meeting it was reported that a joint meeting of all College Boards (EF, ACES, Development Fund, Alumni Board and College Council) was to be held on August 14, 2008. It was seen as "an opportunity for the volunteer Boards to interact and have an understanding of the purpose and structure of each Board."

Mention was made that "SUNY now has a different philosophy towards ownership of presidential homes and wants to provide College presidents with living stipends." This information was thought to be of interest in light of previous EF involvement with ASC's presidential home.

In October it was noted that financial statements for the year ending June 30, 2008 were completed and that assets were listed at \$3.8 million, which was a steady increase since 2004. Investments were worth \$1.3 million, with \$477,000 in cash available. Over the past year, liabilities had not changed, nor had the net assets. As of September 2008 the investment account had decreased by \$152,000 and

\$300,000 had been transferred to the checking account for use on the Building Trades Development Workforce Building.

A \$150,000 grant from the Appalachian Regional Commission (ARC) had been obtained. It was to be used to build a model “green” home on the Wellsville campus. Such home “...will showcase renewable energy sources and the skills of faculty and students.”

Approval to switch on the newly built photovoltaic system, expected to generate 159 kilowatts of power and save 270 pounds of carbon dioxide, was obtained. It was not noted in the minutes from whom the “permission” was received.

At November’s meeting the Finance Committee reported that the original cost for the Workforce Development Building had been \$1.37 million, but was brought down to \$1.25 million. At that time, \$175,300 had been pledged toward the building, in addition to the \$300,000 given by EF. The \$235,000 to be received from BP would also go toward the building, but had not yet been received because of “legal entanglements.” Another \$198,000 would be coming from HUD. It was also noted that the Dean of the School of Applied Technology had been holding off on projects for the campus to help with EF cash flow problem, which had resulted from an over expenditure of \$97,000 for the new building.

It was decided that the Hillcrest house and its 2.5 acres would either be sold or the house demolished. Both the Alfred 21st Century group and one of its members (Jason Rodd) had expressed interest in purchasing the house. While a motion was made and passed that the property be listed at \$49,900, when it was eventually sold in spring 2009 to Mr. Rodd, no price was reported.

In January 2009 it was noted that “an unfavorable ruling from the Department of Labor with regard to the prevailing wage issue” had been received. This would impact on the cost of the new building. While an appeal would be made, it would have to be done after a hearing, which was not yet scheduled.

A suggestion was made by the Public Relations Committee “that a cornerstone be built in future houses that the school builds indicating the year the house was built and that it was built by the School of Applied Technology students.” The Board was in favor of the idea.

At the April meeting Dick Miller, a consultant to the College’s Institutional Advancement Office, “addressed the need for foundations and boards to develop private resources at the local level to financially support their campuses in light of declining state revenue.”

A discussion was held regarding changing the name of the Foundation, in light of recent problems with the State with regard to paying prevailing wage. The problem stated was that EF is NOT a fundraising foundation, as is the case on other SUNY

campuses. EF “manage[s] assets and provide[s] income from those assets [to the College].” The Public Relations Committee was charged with looking into a possible name change.

House #49 sold for \$219,000.

An Open House was scheduled for April 29, 2009 at the new Workforce Development building, In May it was reported that 70 people attended the Open House and that an additional \$28,000 was pledged toward its completion.

In May the investment account was reported at \$622,000 and that \$17,000 from the Foundation would be added to the ARC grant to build the “green” home. A vertical low wind residential turbine was installed on the Wellsville campus and was producing electricity, which will be tied into the grid.

The Annual Report for 2008-2009 listed other items of interest, not elsewhere noted above:

- the recession caused the Foundation to lose considerable money in its investment fund. However, the budget was balanced and the available line of credit was not used
- the lease payment remained the same
- Meservey Hill (South) property was worked on by the Heavy Equipment students. It was thought that six or more building lots would be available
- trees were planted on the Wellsville campus in memory of Terry Lehman (former employee of the College). In addition, 17 blue spruce trees in the 14-16 foot range were donated to the campus (not noted by whom) and planted along the service road on the south side of the road
- an EF Web page was created on the ASC Web site, which provides continual updates/additions throughout the year
- “Timber Frame Arbor: This entrance is now based with pavers that are for sale and can be inscribed with the purchaser’s name or as a remembrance at a cost of \$75-\$100. A timber frame entry now welcomes all to the Construction and Maintenance Electrical Building as well as showcasing the beautiful work done by our Historical Renovation Building Trades students.”
- the 50th house project was undertaken, which involved researching the owners of all homes built by the campus. Photos of the homes were taken (if permission was granted by owner) and a photo gallery was created and placed on EF’s web site
- scholarships in the amount of \$158,300 were disbursed. This was \$16,300 over the allocation. The College covered this overage. 347 new and returning students received scholarship money
- the Scholarship Committee “provided input to campus constituents reviewing Alfred State College’s scholarship programs, which resulted in the elimination of the new campus match for the Educational Foundation’s Academic Distinction scholarship”

At the Annual Meeting held July 14, 2009, David Haggstrom, Director of Libraries, was introduced as the new faculty representative, GERALYN GOUGH and MARTHA MARINO as new Friends of the College, and JAMES LOCKER as an Alumni representative. Also, J. LOCKER, President of the Foundation, DANIEL GUINEY, Vice-President and CHARLES BUTTON, Secretary-Treasurer, were all re-elected to the current positions.

At the regular meeting, it was reported that the new SUNY Chancellor (Nancy Zimpher) would be on campus August 19, 2009 and that EF members were invited to lunch with her. A number of EF members did so.

Craig Clark reported that three of the students EF helped provide funding for the National SkillsUSA Competition won medals.

In November 2009 the Investment Fund balance was \$781,696, an increase over the previous seven months. The BP donation of \$236,000 was received and this allowed payment in full to LeChase and all other creditors.

House #51, known as the "Green Home," was being built on the Wellsville campus. When finished it will be used as a reception area for the campus and will provide office space for the dean of the school, the dean's secretary, a conference room, and overnight space for guests. "This house is a 'lab' which will showcase the latest technologies used to build the home." "Once completed, the house will feature geothermal, renewable, solar thermal, wind, and PV energy and SIPS (structured insulated panels)."

Plumbing students started underground work on the Workforce Development building.

For 2009-10 EF allocated \$142,000 for scholarships.

It was reported that the dedication of Foundation Drive was almost complete. Paperwork was signed and delivered to the Town Attorney. The next step is approval by the Town Board. The dedication gives the ownership of the road to the town. Huntington Drive was rededicated and Foundation Drive was divided into Parcel A and B."

For the first time, it was reported that Empire Wind Power was looking to install large wind turbines on land owned by EF in the Town of Alfred. A vote recommending further study passed.

Bonadio and Co., LLP reported that the annual audit "went well" and that "nothing unusual was found."

At the January 2010 Board meeting it was reported that the investment account value was \$831,000. Tom Massara presented a ten-year report prepared by Sage Ruty, which showed a good investment record for the period.

The Property Committee reported that Bill Bigelow, Heavy Equipment Operations instructor, evaluated 90 acres on Meservey Hill South property as to its efficacy for future development. He concluded that “we can probably use all 90 acres and put in a road.”

Data on wind velocity and direction continued to be collected, so as to provide information on possible installation of wind turbine, on EF property.

C. Clark reported that the College had a \$10,000 shortfall in funds available for Peer Tutoring. A request for EF to makeup some of this shortfall would be made in the near future.

It was also reported that LeChase Construction “...will be building the new Wellsville Bus Garage and they are looking for a spoil area for 40,000 cubic yards of material. The material could be directed up the hill of Meservey Hill South and used to improve the land.” A motion to accept this material was approved. It was later reported that the value of the fill was \$12,000.

In March 2010 a telephone conference call approved the purchase offer on House #50 in the amount of \$217,500.

Prior to the April Board meeting, Foundation Drive was dedicated, with recognition of the role the late Jim Sawyer played in its development. Guests at the dedication included Jim Sawyer’s wife and son; Darwin Fanton, Wellsville Town Supervisor; and Dean Arnold, Highway Supervisor. A reception was held following the ceremony.

At the April meeting a presentation was made by Keith Pitman, President of Empire State Wind Energy, reporting on its desire to build three wind generating units on three quarters of an acre of EF land. On this leased land they would build three 1.7-2.0 megawatt turbines. At the signing of the lease “we receive \$3,000. When the foundation is installed we get another \$3,000 and another \$3,000 for lease execution. Annual megawatt rated output once they are installed and running would be \$2,000 per windmill. After 10 years, there is a 15% increase in income received.” In the discussion that followed J. Locker requested that Mr. Pitman show EF signed leases from adjacent landowners (with their permission) and any issue that such landowners might have. It was emphasized the EF did not want to be “used to get [other] landowners to sign up.”

The Finance Committee reported that the investment fund value was \$894,970, after a transfer of \$75,000 from the Money Market account was made.

Discussion ensued about taking some money from the reserve account to help complete the Workforce Development Building. C. Clark was asked to provide the Finance Committee with a budget for future work on the building.

It was reported that BP would be working throughout the summer on the next phase of their remediation project on the Genesee River. They donated \$1,000 for campus beautification.

A gift of \$50,000 was donated by Vern Billings to the Heavy Equipment Operations program.

In April both D. Guiney and M. Marino resigned from the EF Board. It was felt that both an attorney and someone with real estate knowledge had been assets to the Foundation and new members should be recruited with these backgrounds. Beth Farwell, an attorney, was invited to and attended the May meeting. Since two people with real estate backgrounds indicated interest in joining the Board, it was decided that their qualifications would be sent to Board members and a decision would then be made at the Annual Meeting as to whom would be asked to join.

Also, at the July meeting, a vote would be taken on a recommendation that \$75,000 be transferred from the Reserve Account for the Workforce Development Building and that \$154,000 be allocated in the 2010-211 budget for scholarships for the 2011-12 academic year.

Also at the May meeting the Public Relations Committee distributed a new Education Foundation brochure and the newly designed non-laminated graphic roll-up was displayed.

President Anderson reported that the three academic deans were to become members of the President's Cabinet, which was being re-named the "President's Council." Dr. Stephen J. Havlovic was named the new Vice-President for Academic Affairs and former faculty member Dr. Terry Tucker was name Dean of the School of Arts and Sciences. He also reported that Bill Goodrich, CEO of LeChase Construction, was presented the President's Medallion at Commencement.

Thus ends this history of the Educational Foundation, from its beginning after World War II through May 2010. It shows that while the projects supported by EF have differed over this time period, it has remained true to its mission of supporting Alfred State College.

AUTHOR'S BIOGRAPHY and ACKNOWLEDGMENTS

Ellen H. Ehrig was born and educated in Brooklyn, NY. She graduated from Brooklyn College (B.A. in Political Sciences) and from Pratt Institute (Master of Library Science). After working as an Adult Services Librarian at the Eastern Parkway Branch of the Brooklyn Public Library and as a Reference Librarian at the Fogler Library at the University of Maine in Orono, she moved to Alfred, where she worked as a Public Services Librarian at the Hinkle Library for 34 years, retiring in 2004.

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