

UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS  
PHYSICAL PLANT COMMITTEE  
MINUTES

March 15, 1962

A meeting of the Physical Plant Committee was held in the Regents' Room, Administration Building, at two o'clock on Thursday, March 15, 1962. Those committee members in attendance included: Regent Skyberg, Chairman, and Regents Howard, Johnson and Olson. Also present were Regent Malkerson and Messrs. Lunden, Wenberg, Thompson, C. T. Johnson, Lund, Close, and C. L. Carlson.

The report dated March 8, 1962, submitted to Mr. Lunden by Mr. C. T. Johnson regarding the possible uses of the Pillsbury property and citing the advantages and disadvantages for each use together with recommendations was discussed. Report filed supplement to the minutes, page 14,374-A.

It was agreed that the Physical Plant Committee would assure the public representatives scheduled to appear at a three o'clock hearing following this meeting that no decision would be hastily made on the Pillsbury site and that the Committee was cooperative not only with the several voluntary organizations but also with the Minneapolis Planning Commission; furthermore, that it was not the intent of the Physical Plant Committee to make a judgment regarding the site until after the Minneapolis Planning Commission had presented its plans early in April.

For the information of the Committee members Mr. Lunden advised that the University had for some time been interested in acquiring the Josiah Chase property located at University and Tenth Avenues Southeast. He explained that since Mr. Chase passed away, the widow had become financially involved because of estate and inheritance taxes and was interested in disposing of the property. Mr. Lunden explained that Mr. Lund and his staff had inspected the Chase property, but that the University was then not in a position to meet terms covering an annuity arrangement covering a 20-year period of time.

Chairman Skyberg requested that the University staff members remain for the three o'clock hearing.

Chairman Skyberg presided at the three o'clock public hearing. He welcomed representatives of the following organizations, and members of the Press were also present:

Southeast Minneapolis Planning and Coordinating Committee  
Prospect Park Improvement Association  
Como Avenue Improvement Association  
University District Improvement Association  
East Hennepin Businessmen  
Fourteenth Avenue Southeast Businessmen  
Oak Street Businessmen  
Southeast Protestant Clergy  
Southeast Catholic Clergy  
St. Anthony Commercial Club  
Exchange Club  
Optimist Club  
University Householders Association  
Marshall High School and Marshall District P.T.A.  
American Association of University Professors  
Southeast Services for Youth  
Twin Cities Pan-Hellenic Association

Reverend David Preus, Pastor of the University Lutheran Church of Hope, as a representative of SEMPAAC addressed the Committee and expressed appreciation for the opportunity of being heard. Reverend Preus stated that concern on the part of Southeast residents, clergy, and businessmen involving the growing problems relating directly to family life stability and absentee owners, and to commercial and industrial hazards resulted in the organization of SEMPAAC. He pointed out that there was a need for planning in this area and that the groups wanted to participate as a community venture and were working closely with the Minneapolis Planning Commission. Reverend Preus went on to say that SEMPAAC requested its various organizations not to plunge into major changes until the overall plan was released by the Minneapolis Planning Commission. For example, certain types of construction, such as utility type apartments, had been slowed down.

Mr. John Jamieson was introduced. He reviewed the progress made by the Southeast planning group and commented favorably upon the co-operation with University staff, the Minneapolis Planning Commission, and the Aldermen. Mr. Jamieson directed attention to a chart and explained in detail each step that had been taken to date. He said that each group that was invited had a special interest with respect to planning, i.e., if a particular organization represented residents, that group naturally presented a "residential slant." Mr. Jamieson then distributed copies of a "*Preliminary Statement of General Planning Goals—SEMPAAC,*"

filed supplement to the minutes, page 14,374-B. Although just one piece of property was considered at this hearing, Mr. Jamieson emphasized that basically the objective of SEMPAAAC was to lay the groundwork for a long-range plan for all groups covering the next several decades which will be best for the University and for the community.

Mrs. John W. Gruner concurred with the foregoing statement by the Southeast representatives. She stated objectives have never run counter to the interests of the University. She did admit that certain representatives were not present inasmuch as they opposed the taking of one item out of context rather than presenting the over-all plan to the Board of Regents. However, Mrs. Gruner commented that the proposal to raze the Pillsbury home prompted the request for this hearing, and she then proposed a number of possible uses for the building: (a) Faculty Housing, (b) International Center, (c) Alumni Association, (d) Purchase, Lease, or Land Trade. Mrs. Gruner also raised the question about the possibility of a Federal Renewal Program especially since the structure is particularly suited to this area. In her concluding remarks Mrs. Gruner requested that the Board of Regents hold in abeyance its decision to raze the structure until the Minneapolis Planning Commission releases the over-all plan for the Southeast area.

Alderman Robert W. MacGregor stated that he was impressed with what other universities were doing throughout the country. He stated that the university is the key in planning and the land is the most important in not only this area but also in the City. The Planning Commission is engaged in an ambitious project, and it feels that it is appropriate to move forward in this community. Alderman MacGregor commented upon the good relationship with the University and expressed appreciation for its co-operation in resolving problems.

Regent Howard addressed Chairman Skyberg and suggested that it might be helpful if Mr. Lunden were to review comments that he made regarding the University's position at a previous meeting with Southeast representatives.

In his remarks Mr. Lunden stressed the following points:

- (1) The University is operating under a very austere budget. Adequate resources were denied by the 1961 Legislature, and every possible avenue of saving is being explored. The Pillsbury building in a standby condition costs the University \$6,000 annually which is the equivalent of an Assistant Professor's salary. The cost of new plumbing, rewiring and refurbishing would involve an expenditure of at least \$15,000.
- (2) During his 32 years' experience at the University Mr. Lunden declared that the University has been "land poor." At one time when he was at the Louisiana State University, he learned that that University had an area of 5,000 acres and an enrollment of 9,000 as compared with 197 acres and an enrollment of 27,000 at the University of Min-

nesota, which emphasizes that the University of Minnesota is in fact land poor. His contention administratively was that being land poor, and being completely dependent upon the State Legislature for appropriations, that whatever land the University has must be used to maximum efficiency. The acquisition of a square city block in the densely populated periphery of the campus involves expenditures averaging \$460,000.

(3) A suggestion was made to sell the Pillsbury property; however, in view of the University's position with respect to land, it is essential that this site which encompasses nine-tenths of the block be utilized to the maximum. It was also suggested that this piece of property could possibly be exchanged for land in the Van Cleve Park district. This latter proposal would, of course, have to be investigated by the Assistant Vice President in charge of Plant Services and by the Advisory Architect.

In his concluding remarks Mr. Lunden stated that in spite of the desire to have and preserve a historical monument, the University is operating under an austere budget, and the \$6,000 standby expense looms as a luxury it cannot afford. The Regents, the President, and the officers are charged with the responsibility of husbanding available resources. It is inescapable—the University has a city block, and it is under obligation to utilize it for maximum benefit.

Chairman Skyberg advised those present that the Physical Plant Committee and the Board of Regents would not hastily take action on the Pillsbury site, and he assured them that a decision would not be made until after a study was made of the plan released by the Minneapolis Planning Commission.

L. R. LUNDEN, Secretary

**UNIVERSITY OF MINNESOTA**  
**BOARD OF REGENTS**  
**MINUTES**

March 16, 1962

A meeting of the Board of Regents was held in Room 346, Coffman Memorial Union, on Friday, March 16, 1962, at ten o'clock a.m. The change in the place of the meeting was necessitated by construction activities adjacent to the Administration Building in which the Regents' Room, the site for regular meetings, is located.

Present: Regent Mayo, presiding; Regents Griggs, Grottum, Hess, Howard, Hughes, Johnson, Malkerson, Olson, Silha and Skyberg; and President Wilson.

Absent: Regent Gainey.

**APPROVAL OF MINUTES**

Voted to approve the minutes of the following meetings:

Board of Regents of September 15, 1961  
Board of Regents of October 7, 1961  
Draft of the Minutes for the meeting of February 9, 1962

**CORRECTION TO MINUTES**

Voted to approve the following correction to the minutes:

July 14, 1961, Ronald P Covey, Jr appointment as Research Assistant Plant Pathology and Botany Research Funds June 1 to September 30, 1961 at \$1,410 Term CT to read July 1 to September 30, 1961 at \$1,410 Term CT (error in recording)

**PERSONNEL CHANGES**

Voted to approve the following personnel changes:

**Retirements**

Leonard W Hanson Assistant Gardener Southern Experiment Station to retire on State Employees Retirement and Old Age Survivors and Disability Insurance effective March 20, 1962

Oscar E Johnson Truck Driver Agricultural Experiment Station Rosemount to retire on State Employees Retirement and Old Age Survivors and Disability Insurance effective March 9, 1962

Gertrude Malmquist Custodial Worker Plant Services to retire on State Employees Retirement and Old Age Survivors and Disability Insurance effective March 12, 1962

Albert Riba Building Caretaker Plant Services to retire on Old Age Survivors and Disability Insurance effective February 8, 1962







































































































