A special meeting of the Board of Trustees of the Junior College District of St. Louis - St. Louis County, Missouri was held on Monday, May 6, 1963, at 4386 Lindell Boulevard, St. Louis, Missouri.

I. General Functions

1.2 Roll Call

In the absence of the Board President, Mr. G. V. Williamson, the Vice-President, Mr. Guy S. Ruffin, presided. Mr. Ruffin called the meeting to order at 8:00 p.m. The following members of the Board were present:

Mrs. Joseph C. Bastian

Messrs. Morris Glaser

F. Wm. McCalpin

Lester C. Geil

Guy S. Ruffin

Mr. Williamson was away on vacation, and unable to be present at the meeting.

Also present were President Joseph P. Cosand, Vice Presidents John E. Tirrell, and James W. Hobson, Glynn E. Clark, Campus Director, and Robert C. Jones, Director of Instructional Resources; all of the Junior College staff.

Mr. Bruce E. Woodruff, of the firm of Armstrong, Teasdale, Roos, Kramer and Vaughan, Counsel for the District, was also present.

5/6/63
1.5 Welcome to Guests

1.51 Dr. Cosand introduced Mrs. Hilda Watson Gifford to the Board members. Mrs. Gifford was in St. Louis for one week, working as a consultant on the proposed hotel and restaurant operation program.

Dr. Cosand reviewed Mrs. Gifford's background and qualifications, and outlined the work she had done for the San Francisco City College in setting up their program on hotel and restaurant management.

Dr. Tirrell reported on the meetings which had been set up for Mrs. Gifford in the forthcoming week with the State Restaurant Association, the various hotel and restaurant people in the St. Louis area, and the Advisory Committee which had been established by the Board to serve as consultants on this particular program.

Mrs. Gifford addressed the Board, outlining the program now in effect in San Francisco, and she emphasized the tremendous need for trained personnel in the area of hotel and restaurant operations.

1.52 Mr. Ruffin introduced Mr. Bob Jackson, a reporter for the St. Louis Globe Democrat, to the Board members.

1.7 Communications

1.71 Dr. Cosand read a letter which had been received from the Mayor of Ferguson, Mr. Gerald C. Reid. On behalf of the city of Ferguson, Mr. Reid welcomed the Junior College, and pledged the support of the city, if the negotiations now under way for the location of the north county campus should materialize.
1.72 Dr. Cosand read an article from the paper published by the students of Roosevelt High School. Dr. Clark reported on this, and told the Board that the Junior College receives excellent publicity in each issue of the school paper, and this illustrates the amiable working relationship between the college and the high school faculties.

3. CURRICULUM AND INSTRUCTION

3.1 Dr. Tirrell reported on the meeting which had been held, a week before, with the nursing directors of Washington University and St. Louis University, as well as with representatives of the various hospitals in the city and county who had hospital diploma programs.

Dr. Tirrell emphasized three points:

1. He said the meeting had promulgated deeper understanding, among these people, for our proposed nursing program.

2. He outlined the plans for the first-year course which the college will carry for the Barnes and Jewish Hospitals, in St. Louis.

3. He discussed the possibilities of carrying some of these courses in nursing, at a future date, on educational television.

Dr. Tirrell told the Board that the program had received wonderful receptivity from the hospitals and schools of nursing. It would be a full twenty-four calendar month program. Everyone has assured the administrators of the Junior College that there is a tremendous need, and they are delighted that the college is coming into the St. Louis area.
3.2 Dr. Tirrell also made a report to the Board on the progress of the brochures which will describe each of the technical education programs. The plan is to place these brochures, in a stand, in the high schools of the area to further publicize the technical education curricula.

4. **COLLEGE FACILITIES**

4.1 Approval of contract for purchase of real estate

Mr. McCalpin said he would like to submit a proposal before the District to purchase approximately 250,000 square feet of ground immediately to the north of the Joy property, in the Highlands Park Industrial area. He said the purchase price of the land is $310,000. In addition, the District would pay for the cost incurred by Highland Park in the planning and partial construction of a tenant warehouse. The price for this warehouse is listed at $29,480.20.

Mr. McCalpin said that, finally, because the District would be terminating Highland Park drive some 270 feet short of its planned termination, we agree to pay as compensation $8528.35.

This contract is dated April 26, 1963, and calls for the closing of the contract on the forthcoming Friday, May 11, 1963, subject to the approval by the city of St. Louis of the proposed planned cul de sac.

Mr. McCalpin told the Board that in submitting this to the Board, he would say that both the District and the Highland Park Industrial people had the property appraised. Enno Krahe appraised it at $301,000. William Wenzlick appraised it at $324,350. Mr. McCalpin said that he thought the price of $310,000, which has been negotiated, is a favorable one, advantageous to the District.
Mr. McCalpin moved that the Board consider the following Resolution:

RESOLVED, That the Junior College District approve the contract for the purchase of property from Highlands Park Industrial Center, Inc. on the terms and conditions of the agreement presented to the Board of Trustees, said contract being attached hereto and by reference incorporated herein.

Mr. Geil seconded the motion, and Vice President Ruffin asked if there were any questions.

Mrs. Bastian asked if there were any mention, in either appraisal, of the cost of the improvements. Mr. McCalpin replied that the appraisal figures were only on the land. The cost of the improvements was something both parties had arrived at, mutually.

Mr. Ruffin said if there were no further questions, he would call for a vote. Those voting in favor of the Resolution were Mrs. Bastian, Mr. Geil, Mr. Glaser, Mr. McCalpin and Mr. Ruffin.

8. NEW BUSINESS

8.1 Dr. Tirrell reported to the Board on the results of the questionnaires which had been distributed among the current high school graduates. He said that 12,500 questionnaires had been sent out, and fifty percent of the returns were in at this time. On the basis of our evening program, over 700 students have indicated that they will come to the Junior College in the Fall.

A general discussion developed among the Board members.
8.2 Policies and Procedures Manual

Mr. Woodruff, counsel for the District, reported to the Board that it would be necessary to add another provision to Division VII of the Policies and Procedures Manual. He proposed the following Rule, to be considered by the Board members, and to be acted upon at the next regular meeting of the Board on May 13, 1963:

Proposed Rule:

7.9 Emergency Advertisements

Notwithstanding the other provisions of this Division, the Board of Trustees may, upon a two-thirds vote of the members of the Board, allow advertisement for bids to be made on an emergency basis as follows: If the Board shall determine that the best interests of the District warrant the shortening of time for advertisement for bids provided under Rule 7.2, it may allow bids to be solicited by advertisement in the same manner and within the time limits provided under Rule 6.1 of these Policies and Procedures.

9. ADJOURNMENT

The Vice President of the Board, Mr. Ruffin, asked if there were any further business to come before the Board. There was not, and Mr. McCalpin made a motion that the meeting be adjourned. Mr. Geil seconded the motion, and it was unanimously approved at 10:10 p.m.

Respectfully submitted

Mrs. Joseph C. Bastian, Secretary
Board of Trustees
The Junior College District of St. Louis - St. Louis, County
Missouri

5/6/63
AGREEMENT

AGREEMENT made this 26th day of April, 1963, by and between THE JUNIOR COLLEGE DISTRICT OF ST. LOUIS-ST. LOUIS COUNTY, MISSOURI, herein called "The District", and HIGHLAND PARK INDUSTRIAL CENTER, INC., a Missouri corporation, herein called "Highland Park".

WITNESSETH, That:

WHEREAS, the Board of Trustees of The District on January 15, 1963, under and pursuant to the powers vested in it by the Statutes of the State of Missouri, passed a resolution authorizing The District to acquire by condemnation if necessary all of the right, title and interest of Highland Park in and to the property located in the City of St. Louis, Missouri, more fully described in Schedule A attached hereto and made a part hereof, which property is hereinafter referred to as the "Tract";

WHEREAS, Highland Park, recognizing the power and authority of The District to acquire the Tract by condemnation, has entered into negotiations with The District in an effort to determine a fair and equitable selling price in order to avoid litigation of the matter; and

WHEREAS, through the use of competent appraisers agreement as to price has been reached by the parties.

NOW, THEREFORE, it is agreed as follows:

1. The District agrees to buy and Highland Park agrees to sell the Tract and all improvements currently located thereon.

2. The purchase price, to be paid in cash at closing, shall be the aggregate of the following amounts:
Three Hundred Ten Thousand Dollars ($310,000.00)

(a) for the land comprising the Tract.

(b) Eight Thousand Five Hundred Twenty-eight and 35/100 Dollars ($8,528.35) as compensation for the loss to Highland Park pursuant to the provisions set forth in paragraph 5 below of the North sixty (60) feet (which area is hereinafter referred to as "Parcel X") of the lot owned by it in Highland Park Industrial Center bounded on the West by the Tract, on the North by the South line of Highland Park Drive, and on the East by property now or formerly of Grace H. Glass.

(c) Costs incurred by Highland Park to date of closing in the planning and partial construction of a proposed multi-tenant warehouse (construction of which was halted in early January, 1963, at the request of The District) on the Tract as detailed in Schedule B attached hereto and made a part hereof; evidence of said costs shall be submitted by Highland Park to The District.

It is understood and agreed that Highland Park, as Seller, will pay to Clarence M. Turley, Inc., The District's agent, as a real estate commission 2.7% (being 45% of 6% as provided in the schedule of the Real Estate Board of Metropolitan St. Louis for the division of commissions to a purchaser's agent) of the sum set forth in paragraph 2(a) above.

3. Title to the Tract shall be transferred by General Warranty Deed. Title shall be merchantable, subject, however, to easements and rights-of-way of record, and zoning regulations.

4. The sale hereunder shall be consummated at the office of Title Insurance Corporation of St. Louis, 610 Chestnut Street, St. Louis, Missouri, on May 10, 1963.
5. This Agreement is specifically made contingent upon satisfaction of the following condition prior to closing, to-wit:

In order to provide a turn-around area at the newly established terminus of Highland Park Drive, Highland Park must receive approval from the City of St. Louis of the planned cul-de-sac to be constructed partially on the existing dedicated street and partially on Parcel X pursuant to a plan prepared by Myers, Keller & Dyers Co. dated April, 1963, and the City of St. Louis must agree to accept dedication of said cul-de-sac area as planned. In the event that said conditions shall not be satisfied by the time of closing, then either party, unless the time for closing shall be extended by agreement, may elect to rescind this Agreement in which case all earnest money deposited hereunder shall be refunded.

6. Highland Park agrees to cause the Protective Agreement applicable to Highland Park Industrial Center (dated August 28, 1961 and recorded in Book 8217, page 12 in the office of the Recorder of Deeds for the City of St. Louis, Missouri) to be amended to accomplish the following purposes:

(a) To release the Tract from the application of and from coverage under the terms and conditions of said Protective Agreement; and

(b) To alter the building set-back line as it shall be created by the cul-de-sac dedication hereinabove described so as to prevent violation thereof by the building currently under construction on the property of Grace H. Glass.

7. The District agrees that if the cul-de-sac dedication described in paragraph 5 hereof shall require the joinder of Grace H. Glass or the inclusion in said dedication of any of the
property of the said Grace H. Glass, The District will be responsible for obtaining compliance with any such requirement.

8. The purchase price shall be adjusted at closing to assure payment by Highland Park to closing of real estate taxes and sewer charges. All title and recording costs shall be borne by The District.

9. On execution of this Agreement, The District shall deposit with Highland Park as earnest money the sum of Fifteen Thousand ($15,000.00) Dollars, and by its execution of this Agreement Highland Park acknowledges receipt of that sum.

10. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and their successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

THE JUNIOR COLLEGE DISTRICT OF
ST. LOUIS-ST. LOUIS COUNTY, MISSOURI

By [Signature] Mr. Turley, Inc. Agent
HIGHLAND PARK INDUSTRIAL CENTER, INC.

By [Signature] P. O. Brown, Inc.
SCHEDULE A

A tract of land in Highland Park Industrial Center and in Block 4002 of the City of St. Louis, according to plat thereof recorded in Plat Book 30, page 50 of the Recorder's Office of the City of St. Louis, more particularly described as follows: Beginning at the intersection of the West line of former Sublette Avenue vacated by Ordinance No. 38940 and the center line of former Berthold Avenue vacated by said Ordinance No. 38940; thence eastwardly along the center line of former Berthold Avenue, 500.01 feet to the center line of an easement 10 feet wide, said point being also the West line of property now or formerly of William G. Douros and wife, thence southwardly along the center line of said easement and along the West line of said property now or formerly of William G. Douros and wife, 200 feet to the North line of Highland Park Drive; thence westwardly along the North line of said Highland Park Drive a distance of 147.55 feet, more or less, to the point of tangency of a curve to the right having a radius of 47 feet; thence along said curve to the right a distance of 37.00 feet to the point of tangency of a curve to the left having a radius of 55 feet; thence along said curve to the left an arc distance of 259.36 feet to the point of tangency of a curve to the right having a radius of 47 feet; thence along said curve to the right a distance of 37.00 feet; thence eastwardly along the South line of Highland Park Drive a distance of 147.97 feet; thence southwardly along a line 5 feet East of the West line of an easement 15 feet wide, 249.35 feet, more or less, to the North line of Wise Avenue; thence westwardly along the North line of Wise Avenue 500.01 feet to the West line of former Sublette Avenue, vacated as aforesaid; thence northwardly along the West line of said former Sublette Avenue, 499.55 feet to the center line of former Berthold Avenue, vacated as aforesaid and the point of beginning.
SCHEDULE B

Costs Incurred by Highland Park Industrial Center, Inc.
In Development and Partial Construction of Multi-Tenant Warehouse

1. Stobie Photocopy
   Street plats $ 19.79

2. Daniel and Henry Insurance Agency
   Fire and builder's risk 65.10

3. Title Insurance Corporation
   Certificate of Title 50.00

4. Blumenfeld, Kalishman & Tureen
   Legal Services 135.00

5. Commercial Letter
   300 brochures, prepared and printed, two sides 117.30

6. Bloom Construction Company
   Construction and supervision of warehouse 26,686.17

7. Hamtil Sign Company
   Design and erection of two faced sign on Macklind Avenue 57.12

8. Bakewell Corporation
   Mailing costs - stamps and envelopes 3.80

9. Mercantile Trust Company
   Interest to April 30, 1963, on loan made to effect construction of multi-tenant warehouse 1,487.27

10. Development and management fee
    Utilities and warehouse project - 3% of costs 858.65

   $ 28,621.55

   $ 29,480.20