



Minutes

Joint Business and Finance and Executive Committees Meeting
(to which all Trustees are invited)

BOARD OF TRUSTEES
Temple University - Of The Commonwealth System of Higher Education

Thursday, January 22, 1998

3:00 P.M.

Fox-Gittis Foyer
at The Apollo of Temple
1776 North Broad Street

ATTENDANCE:

Members: Joan H. Ballots, Michael L. Browne, Theodore Z. Davis, Nelson A. Diaz,
Louis J. Esposito, Richard J. Fox, Lewis F. Gould, Jr., Clifford S. Green,
Peter J. Liacouras, Joseph W. Marshall, III, Daniel H. Polett, Edward H. Rosen,
Robert A. Rovner, Anthony J. Scirica, James H. Shacklett, III, Isadore A. Shrager,
Edna S. Tuttleman

Ex Officio Participant: Donald L. Walters

Administration and Staff: James C. Bausman, William Bergman, Paul H. Boehringer,
Beverly L. Breese, Corrinne A. Caldwell, Albert R. Checcio, Martin S. Dorph,
Richard M. Englert, Jay G. Falkenstein, C. Robert Harrington, George H. Ingram,
Leon S. Malmud, Thomas Maxey, Timothy C. O'Rourke, Arthur C. Papacostas,
Robert J. Reinstein, Richard Rumer, William R. Tash, Valaida S. Walker, James S.
White, Stephen E. Young

University Counsel: George E. Moore

General Counsel: Peter Matoon

Honorary Life Trustee: William L. Rafsky

Trustee Members Absent: Francis J. Catania, John J. Contoudis, William H. Cosby, Jr.,
Paul A. Dandridge, Peter D. DePaul, Jane S. Fumo, Lacy H. Hunt, Edward
Kassab, Milton L. Rock

RECOMMENDATIONS FOR ACTION:

1. Approval of Minutes of Meeting of November 20, 1997

On motion duly made and seconded, the captioned Minutes were approved as distributed.

2. Next Meeting Date

The next meeting of the Joint Committees will be held on Thursday, February 26, 1998. Advance notice will be sent to Committee members.

3. Temple Educational Support Services Defined Contribution Retirement Plan

Mr. Moore explained that this recommendation seeks approval of an amendment to the Plan as requested by the IRS. The amendment explains in greater detail what constitutes compensation for the TESS employees. This amendment affects only the TESS employees.

After discussion and on motion duly made and seconded, the Joint Business and Finance Committee and Executive Committee, the latter acting on behalf of the Board, adopted Amendment No 1 to the Temple Educational Support Services Defined Contribution Retirement Plan, substantially as set forth in the Resolution attached as SUPPLEMENT I to the official copy of these Minutes on file in the Office of the Secretary.

4. Parking Study - Main Campus

Mr. Dorph explained the purpose of this recommendation as being to authorize the retention of consultants to conduct a parking study on main campus. He said that we want to create a more student friendly parking environment and are considering permitting students to park for a \$50 registration fee. We hope to induce students to park in University facilities.

Mr. Dorph said that to accomplish this, we are considering building two parking structures on campus using either Lot 1, Lot 6 or the Charrette Lot. He said that building these two structures will allow us to close some of the surface lots which will free up some land for future development. Also, by closing the lots, we gain operation savings that will pay for the reduced parking fee to the students. The debt service on the new garages being planned will remain open.

On motion duly made and seconded, the Business and Finance Committee and Executive Committee, the latter acting on behalf of the Board, approved the recommendation of the Campus Planning and Plant Management Committee and authorized the officers to engage a consultant to study current and future parking demands on the Main Campus and conduct feasibility analyses, including design cost estimates, of structured parking facilities to meet those demands.

5. Kardon Masonry Repairs

Mr. Rosen asked what are the plans for the Kardon Building. Mr. White responded by saying that we will use it for storage for the Paley Library, but we have a study underway which will better define what the future of that building will be. Mr. White said that a request from Mayor Rendell's administration has also been received.

Mr. Rosen asked if there is any possibility that the building will be demolished at any time in the future.

President Liacouras said that we have about \$20 million in a State authorization for that building, which we reduced to \$6 million as a long-term storage facility for the library and other uses. We believe, however, that is not the best use of potential money.

Mr. Dorph said that we are in discussions with the City Office of Film. They are interested in creating a sound stage and studios in Philadelphia so that we will be able to do the sound stage work and the post production work here in Philadelphia. He said that they are talking to us about locations around our campus, and the Kardon site is one of the sites being considered.

Mr. Esposito estimated that it would cost about \$3-5 million to demolish the structure.

The President said this is a safety matter. We are not going to bring the building down unless safety becomes a real risk.

For the new Board members, the President explained that 15 years ago we tried to bring in Philips of Netherlands to locate in that building. Then, in 1988, we had the Task Force on East Campus Development. The Task Force considered the moving of the Tyler School of Art to the main campus. The President said that we then asked the State for \$20 million, but have not tried to have that money released. He said that the Kardon Building is such a solid building that we decided, at the Board level, not to take it down. We are now looking for someone else to bring the building down and lease the space to us.

On motion duly made and seconded, the Joint Business and Finance Committee and Executive Committee, the latter acting on behalf of the Board, approved the recommendation of the Campus Planning and Plant Management Committee and authorized the officers to complete the Kardon masonry repairs at a total cost not-to-exceed \$188,131, with the Funding and Financing Sources being the Plant Development Fund.

OLD BUSINESS

6. Report on Undergraduate Fall Applications

The President reported that for the semester just beginning, the budget called for a 3% decline in enrollment. The decline now is 1.1%, but we believe it will be 2%.

7. Undergraduate Applications for the Fall Semester of 1998

Vice President Maxey reported that, as of yesterday, we were even with last year

on the main campus with undergraduate applications, but we are behind at Ambler. He said that we are encouraged by our results. We have rejected 90% more applicants than we did last year. He said that he hopes the opening of The Apollo of Temple and the Independence Blue Cross Student Recreation Center, and all the other exciting things happening on the main campus, will continue those results. Mr. Maxey said that the quality of our student body, which increased an average of 20 SAT points per student last year, appears to be on the same track.

Mr. Rosen asked what effect a \$50 per semester parking fee would have on applications. Mr. Maxey said he thinks it would be negligible. Dr. Walker added that she thinks that parking on campus will improve the aura of security, and the fallout from that could be very positive.

8. Baptist Temple

President Liacouras reported that, in 1986, the Board ordered the demolition of Baptist Temple, after which it became historically certified. He said that we have studied every practical way to bring Baptist Temple back to a good function.

Temple purchased it for \$550,000 in 1975 as the congregation moved to the suburbs. The building was immediately in violation of code.

The Baptist Temple housed the Chapel of the Four Chaplains in the basement of the Baptist Temple, and with condemnation of the Temple, we offered to relocate the Chapel to the area now known as the Johnny Ring area, an offer that would have insured long-term stability. They preferred moving to the western suburbs. The Baptist Temple has since stood, idly and deteriorating, with annual and exceptional investments to maintain its facade.

Meanwhile, College Hall was also ordered demolished in 1986, but the University found another practical use. The President mentioned that the School of Law had just received the largest individual gift in its history, as part of the University's contribution toward matching the State funds for College Hall, for a recommendation to make it the Law School Annex. We have studied how we could resurrect College Hall, and we are going to be successful. He said that it should be on line and operational by year 2000; it is a \$10 million project, and the State money has been released.

President Liacouras said that it would take at least \$4 million just to save the facade of the Baptist Temple and create a memorial garden. For about \$12 million, we could make the building into a fine 1,000 seat auditorium.

The President said that the only group that has not abandoned the Baptist Temple is Temple University. The congregation and Chapel of the Four Chaplains retreated to the suburbs. We have had the building inspected, and it is structurally sound.

President Liacouras explained that Temple sought the advice of the head of the Historical Commission to determine what we could do with Thomas Hall, the Baptist Temple and some of the Park Mall row houses in order to achieve the strategic initiatives adopted by the

Board last June and fulfill responsibly. Messrs. Dorph, Falkenstein and Gerstein attended an Historical Commission meeting to raise these issues; a reporter who is very concerned about architecture was present, and we, therefore, unintentionally resurrected some of those concerns.

The President told the Trustees that, if they have any second thoughts about their decision of 1986 to demolish Baptist Temple, they should make it clear at this point. He said that we do not need to demolish or renovate the Baptist Temple to be effective, but we do want to be fair to the people who work and walk nearby. A forthright decision is a good legacy for Temple's future, some years from now.

Vice President Dorph said that we visited the Historical Review Committee seeking their opinions so that, when we presented our proposal, we would be sensitive to the concerns they raised. We informed them of our plans for Park Mall, the new dormitory and Baptist Temple. There were critical comments, particularly about Baptist Temple and Thomas Hall.

Mr. Dorph said that the Historical Commission met last week and received a report from the Committee, but the Chairman saw no need for discussion because there was no proposal before them. The Commission is trying to wait for a proposal. Mr. Dorph said that when the proposal is presented, it will be with full documentation.

President Liacouras said that Baptist Temple is not critical in any of our plans; it is a matter of whether we want to act responsibly, but Thomas Hall is critical to our plans.

Mr. Fox said that he was involved with the Cope Linder study of the Baptist Temple done several years ago. He said that the Baptist Temple has vertical beams holding the roof up so that the building does not collapse. He believes it is possible that we will have a safety hazard in the future. He does not think we can sit forever and let benign neglect take effect. He believes that eventually we will have to take the building down. Even were we to take the money to fix it, he believes that would be the worst use of that kind of money. Mr. Fox said that the building is long overdue for retirement. We have explored all the opportunities and options, and it is time for it to come down. Mr. Fox said that he believes we really have no realistic alternative.

Mr. Polett said that the location of the Baptist Temple on our campus makes it a part of our campus. He views that location as the main entrance to the campus and that provides an opportunity to do something to that location. Should the building come down, we have a wonderful opportunity to create a setting that further enhances our campus. Mr. Polett said that we must always be aware of the strategic location of the site in terms of people approaching the University.

NEW BUSINESS

9. Independence Blue Cross Student Recreation Center

President Liacouras informed the Trustees that a tour of the Independence Blue Cross Student Recreation Center would be conducted after this meeting. He praised Stephen

Young, the Director of Recreation Services, for his work in preparing the new facility for use.

10. Hall of Fame Dinner

The President informed the Trustees that the Big 5 Hall of Fame Luncheon was held, just prior to this meeting, in The Forum at The Apollo of Temple and shared with the Trustees some of his remarks made at the luncheon.

ADJOURNMENT

On motion duly made and seconded, the meeting of the Joint Business and Finance Committee and Executive Committee, to which all Trustees were invited, was adjourned at 4:15 p.m.