

## Meeting of the Executive Committee August 1, 1911.

In pursuance of a call sent out by the president of the Board of Trustees of the University of Illinois, a meeting of the Executive Committee of the board was held at the Blackstone hotel in Chicago, on Tuesday, Aug. 1, 1911, beginning at 2:30 p. m. There were present Mr. Abbott and Mr. Grout, members of the Executive Committee, Mrs. Evans, Mr. Hoit, Mr. Meeker and Mr. Moore, members of the board, and President James.

### INJUNCTION TO PREVENT PAYMENT OF LEGISLATIVE APPROPRIATIONS.

The president of the University stated that the firm of Ashcraft and Ashcraft, of Chicago, in accordance with the statement previously sent to Dean O. A. Harker, University Counsel, had sent out a notice to the proper parties of their intention to apply for an injunction to prevent the payment of the appropriations made in sections two (2) and six (6) of House Bill No. 642 as it was passed by the Forty-seventh General Assembly, appropriating (section 2) \$60,000.00 per annum for the support, extension and equipment of the College of Medicine, and (section 6) \$65,000.00 per annum for the support of the soil investigations conducted by the Department of Agronomy. Messrs. Ashcraft and Ashcraft had asked that the hearing be held before Judge James A. Creighton, of Springfield, on Monday morning, July 31. The Attorney General, however, had applied for a postponement of the hearing until Wednesday morning, August 2. The outcome of the application for the injunction, which it was hoped at the time the notice for this meeting was sent out would be definitely known by the time of the meeting, was still, therefore, a subject for future decision. The president stated further that the time had come when the board could no longer postpone the decision of the question whether they will proceed with plans for the expenditure of the medical funds. He called attention to the fact that the board at a previous meeting had authorized a reorganization of the first two years of the College of Medicine, involving the employment of an adequate force to give proper instruction and make the school a center of research as well as teaching in the field of public health. He stated that it would not be possible to get the proper men for the headship of these departments unless an offer could be made to them immediately. The president asked, therefore, what the pleasure of the board was as to this matter.

In an informal discussion the chairman polled the members of the board present as to their views upon this subject. Each one declared himself positively in favor of proceeding with the reorganization of the College of Medicine as if there had been no application for an injunction against the payment of this appropriation to the Board of Trustees.

Mr. Grout moved that it is the sentiment of the members of the board present that the University should proceed with the reorganization of the first two years of the College of Medicine as approved by the board at a previous meeting (see p. 434). This motion was seconded by Mr. Meeker.

In the course of the discussion of this motion Mr. Grout stated that he had had an interview the day before, on his way to the meeting, with Governor Deneen, and that the Governor had expressed himself very positively in favor of the general policy embodied in the motion. The Governor was quite confident that even if the judge granted an injunction, the General Assembly would cure the defect in the law by the passage of the appropriation of \$60,000.00 per annum, and believed that it was very desirable to proceed immediately with the reorganization of the College of Medicine assuming the availability of this fund.

President James also stated that when notice of this injunction had been served, he had called up Governor Deneen by telephone at Springfield from Urbana and asked him what he thought the board ought to do, and that the Governor said that in his opinion the board should proceed exactly as if there had been no application for an injunction, and use its best wisdom in the application of the funds granted.

Mr. Grout's motion was passed by a unanimous vote of the members present.

#### APPOINTMENTS IN COLLEGE OF MEDICINE AUTHORIZED.

President James then recommended that he be authorized to appoint Dr. Elias Potter Lyon, now professor of Physiology and dean of the Medical school in St. Louis University, St. Louis, Missouri, to be junior dean of the College of Medicine of the University of Illinois and senior professor of Physiology in the same, at a salary of five thousand dollars (\$5,000.00) per annum, work and salary to begin Sept. 1, 1911.

It was voted unanimously that the president of the University be authorized to appoint Dr. E. P. Lyon to the position named on the terms stated.

The president also recommended that he be authorized to appoint Dr. Albert Chauncey Eycleshymer, now professor of Anatomy in St. Louis University, St. Louis, Missouri, to be professor of Anatomy in the College of Medicine of the University of Illinois, at a salary of four thousand dollars (\$4,000.00) per annum, work and salary to begin Sept. 1, 1911.

It was voted unanimously that the president of the University be authorized to appoint Dr. A. C. Eycleshymer to the position named on the terms stated.

#### REPORT ON CASE OF GORDON H. SOMERS.

The president of the University presented a report from the University Committee on Accountancy concerning a charge of unprofessional conduct brought against Gordon H. Somers, a certified public accountant of Chicago.

This report was referred to a special committee consisting of Mr. Abbott, Mrs. Busey and Mr. Hatch.

## RENTAL TO COLLEGE OF PHYSICIANS AND SURGEONS.

In the course of the discussion of the Medical school situation the question was raised as to the reasonableness of the rental which has thus far been paid to the College of Physicians and Surgeons for the use of their plant. The president of the University made the following statement in regard to this matter:

The rental has been \$19,500.00 per annum, of which the sum of \$1,000.00 per annum has been used in the purchase of a corresponding amount of insurance upon the buildings and equipment included in the lease. This makes a net rental of \$18,500.00 to the College of Physicians and Surgeons.

The sum agreed upon between the College of Physicians and Surgeons and the trustees of the University of Illinois for the purchase of the property in the spring of 1907 was \$386,000.00.

This valuation was approved by the Legislature of Illinois, which passed a bill in the Forty-fifth General Assembly, by a unanimous vote in the Senate, and by a two-thirds majority in the House, authorizing the purchase of the said property at this price of \$386,000.00. The Governor vetoed the bill at that time on the ground that it was necessary to cut down the appropriations made by the General Assembly, as they had appropriated larger sums than would be available under the existing tax rate.

No one has ever successfully impugned the statement that this was a very reasonable valuation of the property at that time. The buildings have, of course, deteriorated to some extent in certain respects, but they have been kept in very good condition as a whole, and many improvements have been made upon them since that time. Possibly the land has increased somewhat in value. If, then, we should take the valuation agreed upon at that time as the present valuation, the sum paid the College of Physicians and Surgeons the last year as net rental would be less than 5 per cent of the same, which is surely an extremely reasonable rate.

If, however, we should reduce the estimate agreed upon at that time by \$77,000.00, cutting the valuation of the plant to \$309,000.00, the University would still be paying a net rental of only 6 per cent of the valuation, and this is surely a reasonable rate.

Under this estimate of \$309,000.00, the High School building would be put in at \$150,000.00, which is a little lower than the estimate which the State Architect made of its value at the time referred to; the old building at \$60,000.00, which is also somewhat lower; the lot of ground on which the old High School building was situated, at \$32,000.00, which is a lower estimate than made by any one of four independent arbitrators, and more than \$10,000.00 lower than the value set upon it by the Chicago Real Estate Board; and the lot on which the old medical building was situated at \$17,000.00, which is \$3,000.00 lower than the estimate made by three independent arbitrators.

This would make a total of \$259,000.00 as the value of the buildings and grounds. Adding to this sum \$50,000.00 for the equipment, the value of which was estimated to be over \$100,000.00 in 1907, and which is in better condition today than it was then, we shall have the sum of \$309,000.00, 6 per cent of which is \$18,540.00.

The low rate at which this valuation is made may be tested in another way.

The present insurance on the buildings and contents amounts to \$252,000.00. If we take this as the real value of the buildings and contents—and surely it is far below the real value—and add \$60,000.00 as the value of

the ground, which is \$10,000.00 less than the valuation of the \*Real Estate Board in 1907, and less than the average of three independent estimates, the total is \$312,000.00, i. e., \$3,000.00 more than the amount given above. It would appear, therefore, that there should be no difficulty in making it plain to everyone that the rental paid for this property is an extremely low one, and that the interests of the State are thoroughly safeguarded.

It was voted unanimously to be the opinion of those present that the Executive Committee should lease the plant of the College of Physicians and Surgeons for the use of the Medical School of the University, on the best terms possible, for a period of not to exceed two years.

#### AUTHORITY TO PURCHASE CONKLE LOTS.

The president of the University announced that an offer would probably be made of the Conkle lots, situated in the tract east of Mathews av., south of the Illinois Traction System right of way, north of Silver creek (commonly known as the Boneyard stream), and west of Goodwin av., being two lots lying on the northwest corner of said tract with the buildings thereon, for the sum of \$10,000.00, with an added payment of \$500.00 to reimburse the owners of said premises for the expenses of the improvement of Mathews av., and \$50.00 for the legal expenses connected with the necessary proceedings in a friendly suit before the court in order to clear the title on account of the fact that one of the heirs is *non compos mentis*.

It was voted that the president of the University be authorized to state that the University would purchase the property on the conditions named, if thereby expensive litigation in condemnation proceedings can be avoided.

On motion of Mr. Grout, the Executive Committee approved the actions taken by the members of the board present at this meeting as reported in the foregoing pages, and accepted these actions as the actions of the Executive Committee.

The committee adjourned.

W. L. ABBOTT,  
*Chairman.*

\* In answer to a request of the College of Physicians and Surgeons in the spring of 1907, the valuation committee of the Chicago Real Estate Board, consisting of Messrs. Walter Mills, Ernest Wollensdorf, E. Orris Hart, Russel D. Hill, and Robert C. Butzow, set a value of \$70,000, according to their letter of March 19, 1907, upon the ground occupied by the buildings of the College of Physicians and Surgeons.

Messrs. Minard L. Beers and W. Carby Zimmerman in a letter of November 6, 1906, to Mr. S. A. Bullard, chairman of the joint committee of the University of Illinois and the College of Physicians and Surgeons, stated that they had gone over the buildings very carefully and had arrived at a conclusion that the medical building (the High School building) was worth \$152,000, and that the dental building was worth \$61,000.

In a letter of March 14, 1907, Mr. J. A. Wendell, real estate agent in the city of Chicago, stated that in his opinion the sum of \$20,000 for the lot upon which the old medical building is situated, and \$35,000 for the lot on which the new medical building, i. e., the High School building, is situated, would be a very conservative figure for the value of these lots.

Under date of March 15, 1907, Mr. L. Bartholomew, real estate agent in Chicago, stated that in his opinion an estimate of \$20,000 for the lot on which the old building was situated and \$36,330 for the lot on which the old High School building is situated, would be a low estimate.

In a valuation made by Dr. Ingalls, for the purpose of showing that the valuation agreed upon was too large, the price placed upon the lot on which the old medical building is situated was \$16,700.00, and the price placed upon the lot on which the High School Building is situated was \$32,312.50. Dr. Ingalls placed a valuation of \$171,543.00 on the High School Building and addition, and a valuation of \$80,879.24 on the old medical building, making a total for the buildings and grounds of \$301,434.74. Deducting \$7,700.00 for the portion of the grounds included in Ingall's valuation and occupied by the West Side Hospital, there would be left a total valuation of \$293,734.74. If to that be added the value of the equipment and furnishings, amounting to \$100,00.00, the total would be \$393,734.74, which is \$7,734.00 in excess of the estimate finally agreed upon.

A less desirable lot at the corner of Lincoln and Honore streets, only 77 feet wide, was sold in 1906 for \$16,000.00, and 5 per cent interest for several years in cash.

There is no doubt that if the university were to start out to buy land and erect a plant for its own purposes, as well adapted as the plant it now has, it would cost a much larger sum than the value here stated, though of course it would have the great advantage of being new and up to date in every respect. It is to be hoped that the legislature will enable the university to do this before very long.