

FROM THE DESK OF . . .

*R. B. Sellars*

JJH JUL 2 1982

7/1/82

Mr. Paul Abdalla  
Mr. John J. Heldrich  
Mayor John Lynch

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These are my own notes covering  
the cultural center meeting  
on June 29.

RBS

Attachment

**RICHARD B. SELLARS**  
501 GEORGE STREET  
NEW BRUNSWICK, NEW JERSEY 08903

June 29, 1982

MEMORANDUM TO FILE

Re: Meeting of June 29, 1982  
re Arts Development Plan

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Messrs. Abdalla, Bloustein, Hardgrove, Heldrich and Sellars met with Mayor Lynch this morning to discuss the recently prepared cultural center concepts and to implement, where possible, that portion of the program dealing with the acquisition of selected properties of importance to the cultural center.

Those attending the meeting unanimously approved the following.

- 1) The formation of a not-for-profit organization (Arts Council, Inc.) to acquire properties, to borrow money and to manage the facilities on behalf of the cultural interests in the community.
- 2) The State Theater, owned by DEVCO, would continue to be owned and operated by the New Brunswick Development Corporation until such time as the Arts Council had sufficient resources to acquire that facility.
- 3) Dr. Bloustein advised the group that Rutgers is prepared to acquire the Arnold Constable Building and they will continue their negotiations with Mr. Bruskin. Ultimately, this facility would be used by the Mason Gross School of Art.
- 4) The Sisser Brothers Warehouse, as an integral part of the cultural center, should be acquired as quickly as possible, with the understanding that Rutgers would probably lease some 10,000 square feet for its TV communications center. Such a facility could also be shared with one or more of the networks prepared to make a commitment for New Jersey programming and broadcasting.

Initially, the retail and commercial space available in the building would be retained for those purposes, with major emphasis on income to cover the cost of borrowed money.

Through DEVCO, we will initiate negotiations with owners of Sisser Brothers Warehouse and try to acquire this property as soon as possible. Hopefully, we will secure some private or foundation monies to pay for this acquisition.

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- 5) Essential to the cultural center project is the acquisition of the YMCA; and when, as and if acquired, Rutgers has agreed to lease one or two floors as dormitory residences for graduate students and/or faculty. Initially, the ground floor would hopefully be leased to the YMCA for their recreational programs. Mr. Abdalla will indicate to the Trustees of the YMCA our interest in this acquisition.

  
Richard B. Sellars

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