

SOUTHWEST TEXAS STATE TEACHERS COLLEGE
San Marcos, Texas

Report to Regents, July 3, 1938
Fort Worth, Texas

Recommendations

1.

Purchase of Additional Lands

<u>Name</u>	<u>No.</u>	<u>Cost</u>
Mrs. W. H. Gosden	Area E, P. 28	_____
Gosden	Lot 2, B. 4, P. 8	_____
G. B. Ezell Estate	Lots 1 and 2, B. 3, P. 9	_____
Mollie Ezell	Lot 5, B. 2, P. 18	_____
		\$2,800.00

2.

Houses

<u>Name</u>	<u>No.</u>	<u>Cost</u>
Harris House	Lot 4, B. 2, P. 10	\$3,500.00
Mrs. F. G. Kitchen	Lot 3, B. 4, P. 11	2,800.00
		\$6,300.00

3.

Houses - Immediate Purchase

<u>Name</u>	<u>No.</u>	<u>Cost</u>
Morris House and Lot	P. 1	_____
Morris House and Lot	P. 2	_____
Morris Lot	P. 3	_____
Morris House and Lot	P. 4	_____

Estimate \$14,000.00 to \$16,000.00

4.

The Morris Houses, P. 1, P. 2 and P. 4, and College Austin Street House will be moved to G. B. Ezell and Mollie Ezell Lots, P. 9 and P. 18. The six houses will be remodeled, improved and equipped to house at least 125 girls, probably with two Dining Halls all on a cooperative basis. A room rent of \$4.00 per month will make \$500.00 monthly and \$5,500.00 in twelve months. A Loan of \$30,000 for twelve years at 5% will require an annual payment of \$3,385.00 for amortization; a Loan of \$30,000 for twelve years at 4% will require an annual payment of \$3,196.80 for amortization. The deal can be handled through a trustee in a manner to carry a lien on the property before sale to the College. Responsible brokers for Loans on several occasions have told me that these obligations would be easily marketable if the rental property can be mortgaged. In addition to the investments in lots, improvement of lots and the improvement of houses, the six cottages will be fully supplied with equipment and conveniences to make living attractive and pleasant. The College should carry through trustees a Loan of \$3,000.00 making the Loan on a 90% basis. We should begin work on this program at the beginning of our Second Summer Term, July 18. Chapter 206, Regular Session, 1929, gives legal authority for this program.

5.

<u>Name</u>	<u>P.W.A. Projects</u>		<u>Amortization Plan</u>
	<u>No.</u>	<u>Cost</u>	
Student Union Building	2091	\$75,000	Fees and Subscriptions
Addition to Girls' Dormitory	2120	\$60,000	Room Rent
Laboratory School	2178	\$250,000	
		to	Fees, Surplus Rents
		\$275,000	and Revenues.

P.W.A. 2120, which is Addition to Girls Dormitory P.W.A. 8421, will provide rooms for thirty-six girls and a Recreation Hall 30 x 80 feet. Room rentals will amply take care of amortization and leave a neat surplus. In the event that P.W.A. gives only the Grant for Addition to Girls' Dormitory, the College may issue its own bonds under Chapter 206, Laws of Regular Session, 1929.

P.W.A. 2178, Laboratory School Building to cost \$250,000 to \$275,000, should be located on the present site of the old East End Ward School Building, which will be deeded to the College by the San Marcos School Board. Plans for this building provide a large Auditorium and class rooms, so far as practicable, to accomodate the Public School needs of San Marcos and the Laboratory needs of the College.

P.W.A. 2091, Student Union Building, under an old agreement with students and Regents, expects a subscription from Ex-Students and an annual fee from resident students to take care of all Loans.

6.

In view of the rapidly increasing good will between the San Marcos Independent School District and the city of San Marcos on one side, and the Southwest Texas State Teachers College on the other side, I recommend that the President of the College be given full authority to make satisfactory adjustments of differences between the said local authorities and offices and departments of the College.

Information

The total Summer School enrollment is 1688 students. Two hundred to three hundred additional students will enroll for the Second Semester, beginning July 18. We will enroll during the Summer Quarter more than two hundred Graduate students, which meets our fondest expectations. As the number of freshmen students declines each Summer, the number of senior and graduate students increases. The spirit of the Summer School Student Body is unusually good.

We desire to thank the members of the Board for courtesies and cooperation.

Sincerely,

President.