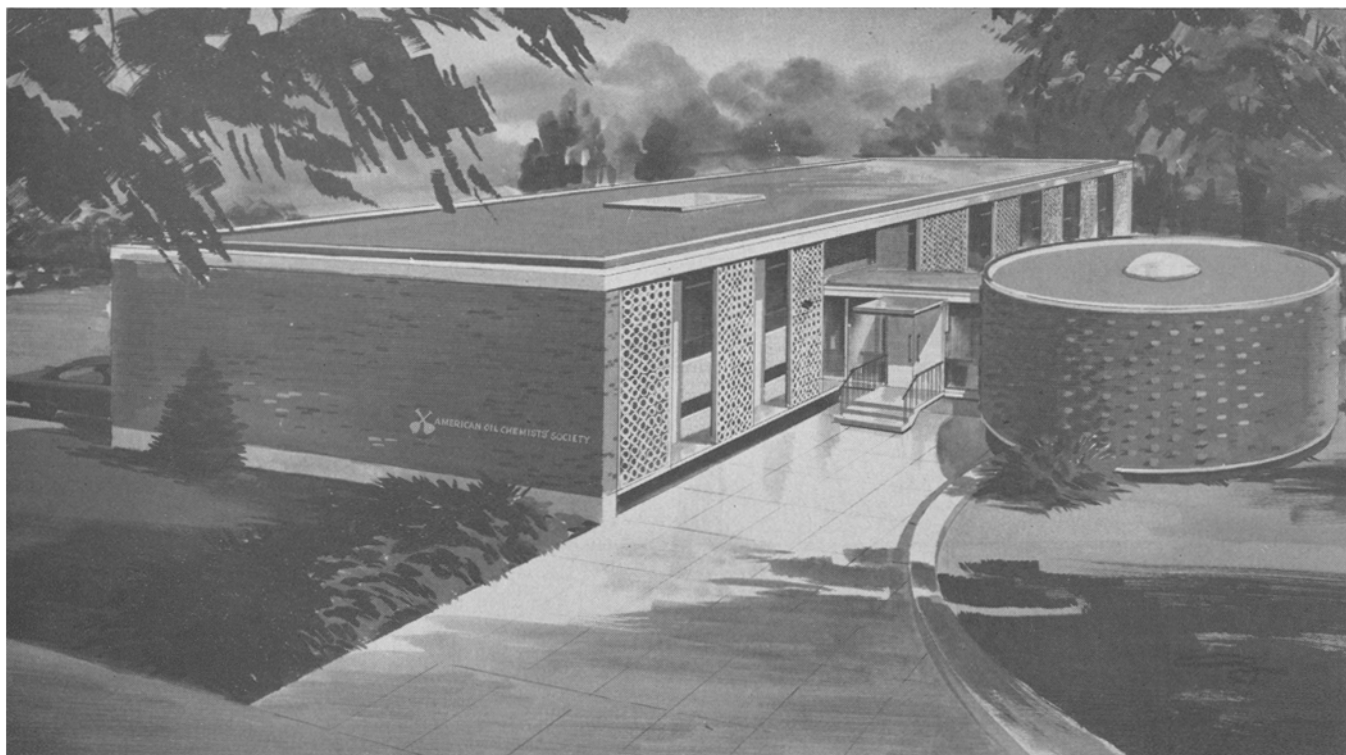


A Permanent Headquarters Is Selected for AOCS

C. H. HAUBER, Executive Director



During the early years of its existence the AOCS had no office. Then known as the Society of Cotton Products Analysts, the AOCS made its home with its elected officers. When J. C. P. Helm was elected Secretary/Treasurer in 1925, the Society found its first stable home at Helm Laboratories in New Orleans, Louisiana, where most of its functions remained for some 15 years. In 1940, our Journal (then known as "Oil and Soap") was moved to the Swift & Company plant at the Chicago Stockyards. In 1941, "Oil and Soap" was offered space in the offices of West Virginia Pulp and Paper at 35 E. Wacker Drive, Chicago. During the next several years, most major Society functions were moved from New Orleans to the Chicago office, in order to relieve Mr. Helm of the growing burden of these affairs. At that time, the Society was paying West Virginia Pulp and Paper \$10 per month for rental. In 1945, the AOCS first leased its own space, in the same building. The Society's address has remained unchanged through the years, though space has expanded from the original single room to occupancy of nearly 60% of the building's 26th floor.



Documents held in the Society's Historical file reveal that the search for a "permanent headquarters" has occupied the minds of the officers for three decades. Myriad suggestions received serious consideration. All these were rejected as not clearly and completely satisfying the Society's needs.

In 1969 the Society's Ways and Means Committee undertook a complete reevaluation of the permanent headquarters problem. After months of work, the Committee

reported to the Governing Board that the best possible site for a headquarters would be on or near a campus of a major University where important research work was being conducted on the chemistry and biochemistry of fats and other lipids. As their second choice the Ways and Means Committee favored the general area of O'Hare National Airport, Chicago. Subsequently, several sites were seriously considered. These included the University of Illinois campus, Champaign, Illinois; the Purdue University campus, Lafayette, Indiana; several locations in Minneapolis, Minnesota; the O'Hare Airport area and others. The matter was turned over to the AOCS Executive Committee, along with a Governing Board directive that the project be brought to a successful conclusion if at all possible. The study was continued.

On February 20, 1970 the Executive Committee met in Chicago for the sole purpose of considering data gathered by the Ways and Means Committee and the Executive Director. They first clarified the objectives to be sought in the consideration of a permanent homesite. These were divided into two categories as follows:

Musts:

- 1) Adequate space
- 2) Expandable
- 3) Long range (20 years or more)
- 4) Readily staffed
- 5) Financially feasible
- 6) A financial advantage

Wants (desirable factors, but not essential):

- 1) Least net cost
- 2) Desirable location within the country
- 3) Desirable location in the city
- 4) Good image
- 5) Association with educational and scientific community
- 6) Good working atmosphere
- 7) Parking space

(Continued on page 509A)

• A Permanent Headquarters for AOCS

(Continued from page 502A)

- 8) Accessibility
- 9) Conference space for 20
- 10) Easy and low cost maintenance
- 11) Flexible space
- 12) Supplement to Society's net worth
- 13) Compatible to present lease
- 14) Least cost of moving
- 15) Availability within 12 months
- 16) Do not want to be landlord to others (but next item feasible)
- 17) Joint use of facilities and staff with another society
- 18) Overnight accommodations readily available
- 19) Reduced salary rates
- 20) Long term

The Committee then discussed a list of the alternatives available to the Society which had been narrowed to the most practical and realistic proposals to come from the past studies. These included:

- 1) Remain at present address
- 2) Available buildings in several locations, which could be bought or leased
- 3) Purchase of property and construction of a building
- 4) Join with a sister society in the establishment of a headquarters.

A very careful analysis of the available alternatives showed that one of the proposals had advantages far beyond any of the others. In fact, it offered an opportunity so unusual that it was not likely ever again to be available to the AOCS. This alternative involved the fact that the National Council of Teachers of English (NCTE) had outgrown its homesite on the University of Illinois campus, Champaign, Illinois and was in the process of constructing a much larger building on the outskirts of that city. The NCTE headquarters consisted of two adjoining buildings which were built on the campus in 1960 and donated to the University in return for a 75 year lease on the property and buildings at a cost of \$1 per year. Initial discussions with NCTE indicated that the remaining 65 years of this lease could be purchased by the AOCS for less than \$225,000.00. The value of the lease to the AOCS was estimated by the Executive Committee at over \$1,000,000.00 and cost of occupancy for the next 25 years was estimated at less than \$100,000.00.

Your Executive Director was authorized to contact the NCTE, and the University. On April 26, the AOCS Governing Board approved a resolution ratifying the contract. Similar action was taken by NCTE on June 1, 1970. On July 22, the University of Illinois completed its investigation of the AOCS and approved the proposed assignment of the lease, thus completing the final step in the acquisition of a permanent home for the Society.

Seventy-five thousand dollars—some 40% of the Society's current reserve fund, has been committed to the purchase. The NCTE has agreed to underwrite the balance of the purchase price, over a period not to exceed 10 years, at an interest rate of 9%. Because this is an unusual leasehold interest (State-owned property, requiring State approval of the lessor) which provides no collateral in the standard sense, a bank mortgage will be very difficult to obtain, particularly under present economic circumstances.

While a fund will be created to receive the tax-free donations of members wishing to voluntarily take part in this historic project, it is to be noted that the AOCS intends to acquire its new permanent headquarters without imposing additional financial burden upon its membership.

The new headquarters consists of a two-story brick main building, with ceramic and cement tile decoration. An unusual circular building, presently serving as a library, is attached to the main building by a glass-enclosed walkway. It contains a small office and an employee kitchen, adjacent to the main reading room. The top floor of the main building is fitted with modular office and work areas, consisting of steel and formica partitions which can be rearranged with a minimum of

inconvenience to fit the Society's growing and changing needs. Several permanent sound proof partitions are provided for conference facilities, machine operation, etc. The lower floor of the main building consists of permanently-partitioned work and storage areas, shipping and receiving facilities.

The new headquarters offers 7,500 square feet of useable space; approximately three times that presently occupied by the AOCS. It is anticipated that portions of the structure can be shared with sister societies which complement AOCS interests, until such time as the Society grows large enough to require the entire complex. While the NCTE outgrew this fine facility in only 10 years, it is expected to serve the AOCS for a considerably longer period. In any case, the arrangement is to be considered permanent by the most practical business standards.

Champaign, Illinois is just 150 miles south of Chicago and is served regularly by air (5 flights daily) and by rail (5 trains daily) in addition there are direct flights to New York, Washington, St. Louis, Louisville, and other principal cities. Champaign is at the crossroads of new North-South and East-West super highways.

The new headquarters is located at 508 South Sixth Street; just north of the heart of the University Campus. It is expected that the building will become available to the AOCS on March 1, 1971. Transfer of all office facilities is scheduled for completion before September 30, 1971, when the lease on present office equipment expires.

While it is not the practice of your Executive Director to personally laud the contributions of the Society's elected and appointed leaders it would be less than fair if I did not report to you the patience, understanding and unselfish contribution of the following individuals to this historic project:

A. R. Baldwin	N. T. Joyner
H. E. Carter	F. A. Kummerow
G. C. Cavanagh	R. T. Milner
S. S. Chang	F. H. Norris
J. C. Cowan	

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