



BARRYTOWN COLLEGE of UTS

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Barrytown College is the undergraduate Bachelor of Arts

degree program at the Unification Theological Seminary

Does Barrytown College & UTS Have a Future?

Richard A. Panzer

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As you may know, there is an intense debate going on about the future of UTS and its undergraduate degree program, Barrytown College. The following options have been proposed: closing the college down as soon as at the end of this semester, selling the property, reducing or eliminating the Masters degree program, and keeping only the D.Min. program.

The church officials advocating these options point out that the seminary is expensive, that the church is in debt, and that Mother is calling for all institutions to be self-supporting and without subsidies. They state that True Mother is only focused on higher education located in Korea through the UPA and Sun Moon University.



Yet I have always felt that UTS is valuable to God and to building Cheon Il Guk, and I would like to find a way to save it. I also deeply believe that Mother is very concerned about the education of our 2nd Generation who choose to study here in America.

Our administration has developed a plan to bring the college to self-sufficiency within two more years, by 2015-2016. We have already begun this through personnel reductions, discussions to restructure the Masters degree, putting non-essential properties on sale and an expansion in our recruitment outreach for 2014-2015. [Upcoming BC Open Houses](#) Because I believe strongly in this growth strategy, there are efforts to bring in a new president.

Since Barrytown really belongs to our entire Unification community, each one of us is a stakeholder in its future. **So I would like to ask for your opinion about its usefulness** and purpose at this time after Father's Ascension to the Spirit World and Mother's expressed concern for educating our 2nd Generation.

I know that right now, keeping the Barrytown property open and starting the college has required significant support from the church. **Yet financial projections developed in cooperation with the HSA financial office indicate that Barrytown College could break even within two years and from that point onward help to pay for the expenses of the Barrytown property and other UTS degree programs.**

The 20 students in the first class tell us how much they appreciate being able to attend an accredited, proudly



Unificationist college where they can pursue their B.A. degree in a healthy environment, while developing their faith AND intellect. At the same time we do recognize the need to lessen levels of support from the church as soon as possible.

UTS professors also believe that the college deserves to be given more time. One professor said that stopping the college after only 3 months was like killing a baby because it didn't walk or talk yet.

To give you an idea about our vision for the future of the undergraduate college, here is a link for a blog I recently wrote about "[The Next Decade at Barrytown College.](#)"

Here is a [survey](#) with questions that we hope you can help us to answer. Please invite others to fill out the survey so that a wide representation of views of Unificationists, both 1st Gen and 2nd Gen, is achieved.

Since important decisions will likely be made as early as next week, you may want to let the church leadership know of your views (please copy me as well). Finally, here is a summary with basic facts about the Barrytown property and main building.

Basic Facts re: Barrytown Main Building & Property

The annual cost of the Barrytown property and building is roughly \$700,000 per year. In their current condition, they are very useful for Barrytown College of UTS (and other church-related programs including GPA, the annual BC Sportsfest, summer and winter workshops for 2nd Gen, Matching convocations, Red Hook Family Service) with only minor alterations. The income from Barrytown College will, in a few years, more than cover this cost.

Nevertheless, the building is old and in need of repairs and renovations. We are in the midst of renovations that began last year, and depending on funding they should be completed in 3 years.

There has been a thorough investigation about alternative uses for the property. Any use other than for Higher Education would require years to obtain permission as well as much larger amounts of money than what is currently budgeted for renovations. The local, most likely institution to have an interest in purchasing the property (Bard College) has expressed virtually no interest in the past (four years ago, the president of Bard offered UTS "to buy [all] the property for a dollar").

Any analysis of real estate value has to factor in these realities:

LAND USE (Determined by Town of Red Hook Zoning Law):

The entire 250 acre property is zoned for Institutional Use, which includes Higher Education among permitted uses (e.g., colleges and universities & a few similar uses allowed). That means the property is immediately useful for those purposes only. In all likelihood, the property could never be rezoned for a housing development or a resort. There are legal barriers against this. This is all spelled out in the Town of Red Hook's Comprehensive Plan and Zoning Ordinance. Zoning is typically updated every 10 years or more.

BUILDING USE (Determined by the NYS Building Code):

The Occupancy of the Main Building is registered as "B OCCUPANCY" (Educational, above 12th grade). If the use of the building were to change to ANYTHING other than B OCCUPANCY it would require massive alterations to the building, which would cost tens of millions of dollars. That is because the building is "grandfathered" into compliance. Even though the Main Building does not meet the current building code in numerous ways, because it met the code when it was built, the Building Code provides a certain amount of

"forgiveness". That forgiveness goes away when a different use is introduced into the building and the entire building would need to be brought up to the current code standards.

DEMOLITION OF THE BUILDING:

If some other institution wanted to use the campus and remove/replace the Main Building, it would cost at least \$4 million to tear it down (it has hazardous materials, which increases the demolition and disposal costs).

FUTURE USE OF THE BARRYTOWN CAMPUS: Given this reality, other purposes for use of the property, or even its sale, are not attractive or likely. Both permitted Land Use and Building Use have to be factored into any future purpose for real estate. The Barrytown Campus and the Main Building are ideally suited for an undergraduate program for up to 300 students in addition to maintaining a home for our graduate school. They are owned free and clear by UTS. The property is tax-exempt. It is also an extraordinarily beautiful piece of land with spiritual meaning including Father's and Mother's Trails. All the Main Building needs is some modest renovations to make it ready for admitting future classes to the college.

Sincerely,

Richard

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