



# **CANISIUS COLLEGE**

## **START-UP NY**

## **APPLICATION**

September 2014





**John J. Hurley**  
President

Bagen Hall 100 phone 716-888-2100 fax 716-888-3220  
email [president@canisius.edu](mailto:president@canisius.edu)

August 6, 2014

Mr. Kenneth Adams  
President and CEO  
Empire State Development  
633 Third Avenue, 31<sup>st</sup> Floor  
New York, NY 10017

Dear Mr. Adams,

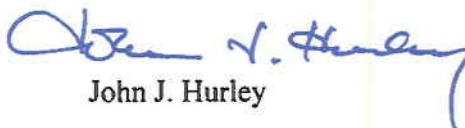
On behalf of Canisius College, please accept this application, campus plan, and related documents as part of Canisius' intent to begin a partnership with the Start-Up NY program.

The Tax-Free NY Areas are wholly owned by Canisius College and are located on the college's campus. No college departments or programs were relocated in order for the designated spaces to be available for this application. The application, attachments and information included in this application are accurate and complete to maximum extent possible.

The Canisius Board of Trustees supports this application and hopes you will act favorably on its request. We look forward to working with New York State, the Start-Up NY Approval Board and Empire State Development to develop exciting collaborations to bring new jobs and businesses to New York State, and specifically to the City of Buffalo.

Thank you for your consideration.

Very truly yours,



John J. Hurley





**Canisius College  
Start-Up New York Application**

**1. Campus Contact Information**

**Canisius College**  
START-UP NY Program Email Address: [StartUp@canisius.edu](mailto:StartUp@canisius.edu)

**Campus Contacts**

Dennis Misko  
Director of Special Gifts  
[miskod@canisius.edu](mailto:miskod@canisius.edu)  
716-888-8226

Sarah Graham  
Assistant Director of Advancement Initiatives  
[Graham24@canisius.edu](mailto:Graham24@canisius.edu)  
716-888-8222

Mailing address:  
Canisius College  
Office of Institutional Advancement  
2001 Main Street  
Buffalo, NY 14208

**2. Identification and Description of Space and/or Land Being Designated:**

- i. A PDF version of proposed tax-free area on a scaled campus map, marked to clearly indicate building containing proposed tax-free space (additional attachment).
- ii. Two PDF versions of maps, one with satellite imagery and a second without the satellite imagery, of various scale to show overall campus boundary and location of buildings being offered, along with zoomed in versions to provide greater detail (additional attachment).
- iii. Floor plans of the area proposed for designation (additional attachment).
- iv. Property designation submission Excel spreadsheet (additional attachment and electronic attachment).

***Tax-Free NY Areas***

Canisius College is designating 49,416 ft<sup>2</sup> as Tax-Free NY areas within the boundaries of the college's campus. This would include 45,200 ft<sup>2</sup> in the college's new technology-rich, interdisciplinary science center, Science Hall, as well as 4,216 ft<sup>2</sup> in Demerly Hall. Both spaces are currently underutilized by the

college, providing START-UP NY businesses with the opportunity to choose a location that best suits their operational needs while assisting the college in utilizing unused space. Canisius College is already in discussions with a business interested in locating in Demerly Hall and is also working collaboratively with the University at Buffalo and the local Empire State Development office to identify and qualify businesses with that can utilize a significant amount of space in Science Hall.

### ***Tax-Free NY Area: Science Hall***

Canisius College strives to be nationally recognized for excellence in science education by providing our students with the resources and experiences they need to compete for top graduate and professional programs. The development of the state-of-the-art Science Hall, centrally located on the Canisius campus, is our largest science-oriented initiative to date and was designed to build on our long history of successful outcomes in science education.

#### ***Canisius success in the sciences:***

- 9 of 10 Canisius students who apply for medical school are accepted.
- 95% of biology graduates continue their studies in post-graduate or advanced degree programs at: Cornell University, Johns Hopkins, Michigan State, University of Rochester, Georgetown, Medical University of South Carolina, and the University of Texas at Galveston.
- 97% of recent psychology graduates from Canisius are employed or are enrolled in graduate studies.
- Biochemistry/Chemistry graduates have a 100% acceptance rate to graduate schools and over 90% acceptance rate to medical schools (in the past 20 years).

#### ***Canisius science program honors and awards:***

- In the last six years, the Canisius Biology Department produced two Fulbright scholars, and eight graduates have won admission into highly competitive combined MD/PhD programs.
- Canisius is the first college in Western New York to offer an undergraduate bioinformatics major.
- The Canisius College Department of Chemistry/Biochemistry is ranked in the top 10% of all undergraduate chemistry/biochemistry departments in US liberal arts colleges, by the *Journal of Chemical Education*.
- The Canisius College Student Chemistry/Biochemistry Club has won several national awards from the American Chemical Society.

Canisius purchased the former HealthNow building and adjacent parking ramp in 2008 and began renovating the space in 2011 for use by our science programs. Phase I (the first floor) of Science Hall opened in August 2012 and Phase II (the lower level) opened in June of 2013. The area proposed for the tax-free zone in Science Hall is located on the second and third floors of the building, which has not yet been renovated by the college. Canisius has utilized a phased approach to the development of the building, which has allowed us to be more adaptive and to take advantage of new opportunities as they become available. START-UP NY is one such opportunity. The second and third floors are currently unoccupied and have not been renovated. Plans for their development have not been finalized. By



allocating space within the building to an outside business, it allows the college to shift a portion of costs to the business for the build out of the area while creating the potential for new partnerships.

The interdisciplinary nature of the design of Science Hall has already begun to allow for new and exciting collaborations. Students and professors can now work in innovative learning incubators that support collaboration and give rise to new knowledge and accelerate discoveries. Teaching laboratories outfitted with island workstations, flexible furniture and state-of-the-art technology make it possible for faculty to customize the space to support varied curriculum needs. Science Hall also builds upon one of the greatest strengths of the Canisius science program - the opportunity for students to learn through hands-on experiences. The college hopes to attract businesses that will grow the number of hands-on learning opportunities that are offered and that will take advantage of the interdisciplinary nature of the building.

The location of Science Hall allows it to serve as a unique training ground for the world-class research underway in Western New York's burgeoning life sciences industry and positions the college to be the go-to undergraduate institution for the quickly expanding Buffalo Niagara Medical Campus (BNMC) for interns, student researchers, and recent graduates. The BNMC is a 120-acre campus, employing more than 12,000 individuals, which seeks to become an unparalleled center for clinical care, medical education, and research institutions. A science-related business partnership through the START-UP NY program would allow Canisius to continue to strengthen our nationally-recognized science programs and would allow the college to offer our students more varied and convenient experiential learning opportunities that directly relate to career opportunities available at the BNMC. Depending on the type of business that is approved for the space, opportunities may also present themselves to conduct collaborative research in conjunction with faculty and students as well as the potential to develop exciting new curriculum that incorporates the proximity and accessibility of the businesses on campus into program coursework.

Unique to Science Hall are a freight elevator and a loading dock. As of the submission of this application, no other Tax-Free Area approved in Western New York include either of these components, discouraging certain types of businesses that require these elements from participating in the START-UP NY program in Buffalo. With the approval of our application, Canisius hopes to be the university that can attract these new types of businesses to Buffalo and bring a new segment of employment opportunities to the area.

### ***Tax-Free NY Area: Demerly Hall***

Canisius also has 4,216 ft<sup>2</sup> of unoccupied space available in Demerly Hall. Demerly provides area for businesses that may not wish to locate within a science-centered building. Canisius is already in discussions with a business seeking to locate within Tax-Free NY space in Demerly Hall, once the college's application is approved.

The Demerly Hall Tax-Free NY area is located along Main Street in the City of Buffalo, directly adjacent to the Scajaquada Expressway. Both avenues are busy thoroughfares in the city that transport the populations of the suburban areas and the surrounding towns and villages directly into the center of the city. The space would provide visibility for the businesses that locate there, as well as considerable



publicity for the economic opportunities that have come to fruition as a result of the state's START-UP NY program.

### **3. Mission of Canisius College & Targeted Businesses for START-UP NY Space**

*Canisius College, a Jesuit, Catholic university, offers outstanding undergraduate, graduate and professional programs distinguished by transformative learning experiences that engage students in the classroom and beyond. We foster in our students a commitment to excellence, service and leadership in a global society.*

Founded by the Jesuits in 1870, Canisius College is located in the city of Buffalo and is the premier private college in the Western New York region. Canisius is consistently recognized for the excellence of its programs and is ranked among the top regional universities in the Northeast.

Canisius espouses the ideal of academic excellence along with a sense of responsibility to use one's gifts for the service of others and the benefit of society. Canisius prepares leaders – intelligent, caring, faithful individuals – able to pursue and promote excellence in their professions, their communities and their service to humanity. We do this by providing our students not only with the knowledge and values to be responsible leaders, but also the hands-on experiences that best prepare them for the world they will encounter in their personal and professional lives after graduation.

Our students are continuously participating in real world learning opportunities both to boost their employability after graduation and aid the community at large in Western New York. During the 2012-2013 academic year, nearly 800 students participated in community projects. Our Community Day volunteer programs engage more than 600 individuals in the Canisius community, including alumni and friends, to serve non-profits in Buffalo. Approximately 650 Canisius students participated in our Community-Based Learning program in 2012-2013, which connects students with more than 50 non-profits, so that they may apply academic ideas and theories to benefit the community. Additionally, students also gain hand-on experiences through internships with high-profile regional employers such as M&T Bank, the Buffalo Sabres, Roswell Park Cancer Institute, New Era Cap, First Niagara, Rich Products and PricewaterhouseCoopers. The quality of our graduates is well known, with more than 3,600 companies registered with our career center seeking to employ Canisius alumni. We are proud to report that within one year of graduation, more than 90% of Canisius students are working or in graduate school.

Canisius has also assumed a responsibility to improve the urban infrastructure and the economic development of the City of Buffalo and the surrounding region. It provides access to diverse educational and cultural programs for citizens in the neighboring community. Faculty scholarship, service learning and volunteer activities are frequently directed towards critical issues facing our community in health, business and education.

An opportunity to attract businesses to our campus that can offer our students real-world, hands-on experiences that augment their formal academic education, that can offer our students a comprehensive global perspective, and that are committed to the community in which they are located fits seamlessly with the goals and mission of the college. Evaluating how businesses address these areas will be a



critical component of the approval process for businesses who wish to locate within a Tax-Free NY area at Canisius.

### ***Targeted Businesses***

Canisius is open to attracting businesses who can offer internship and employment opportunities to augment our mission of providing “transformative learning experiences” for our students, are focused on job growth for Western New York, and are interested in utilizing the college’s prime location and strategic relationship with the quickly-expanding BNMC, located less than three miles away from the campus. Canisius seeks to engage industries that will advance the educational, spiritual, and community-oriented mission of the college, including industries in: health and life sciences, chemical industry, advanced manufacturing, information technology, biotechnology, software development, alternative energy/sustainability technologies, and robotics. No business would be considered that is prohibited per START-UP NY program regulations.

## **4. Community and Economic Impact**

For nearly 150 years, Canisius College has been a committed member of the Western New York community and an active partner in the region’s success. Our students, faculty and staff regularly contribute to the area’s vitality through a number of different initiatives.

New York State Commission on Independent Colleges and Universities’ (CICU) economic impact study in 2011 found that Canisius’ direct spending was \$97.4 million, with construction and spillover amounting to \$211.6 million. In the past two decades, Canisius has invested \$170 million in 20 major capital projects to provide students with state of the art educational, living and recreational facilities and has, in the process, transformed the face of Main Street in north central Buffalo.

Canisius is also fully committed to strengthening the historic Hamlin Park community, the neighborhood immediately adjacent to the campus. The area’s population of about 11,000 individuals has an 18% unemployment rate, with a median household income of just \$26,998. The college acts as a stabilizing force in the community through a number of targeted programs. The college’s Hamlin Park Initiative is a housing program designed to refurbish and return college-owned homes in the Hamlin Park neighborhood to owner-occupiers. The college has also donated college-owned homes to Habitat for Humanity, while the Canisius chapter of Habitat volunteers on Saturdays to help those in need to achieve their dream of home ownership. The college also established the Employer Assisted Housing Program in 2002, which provides forgivable loans to employees who purchase homes in the area surrounding the college. The program is the first of its kind in Western New York and has thus far benefitted 38 Canisius employees.

Canisius faculty and students also regularly collaborate with members of the community on a variety of programs, workshops, training sessions and hands-on learning projects. The college has a number of established programs for elementary, middle, and high school students, while our Campus Ministry department organizes many community service opportunities locally, nationally, and internationally.

As the above examples demonstrate, the campus community, as a whole, shares the college’s commitment to the City of Buffalo through partnerships, outreach, and service initiatives. The college



would have similar expectations of a business that chooses to locate in any of the Tax-Free NY areas located on the Canisius campus.

Additionally, bringing new businesses into the area would contribute to the economic stability and vitality of the Hamlin Park neighborhood. Canisius is the largest employer in the 14208 zip code, where most business establishments are in retail trade and health care and social assistance. Bringing new businesses, especially specialized ones in healthcare, technology, and the sciences, would provide more varied employment opportunities for the area and increase the interest of more diverse businesses to locate nearby to support growing industries.

Opportunities to form strategic partnerships with the Buffalo Niagara Medical Campus would also be available for businesses located in Canisius' Tax-Free NY areas, given Canisius' proximity to the campus. Canisius offers businesses a prime location near the medical campus where they can establish themselves and take part in the exciting growth occurring in the area. As the medical campus grows, so too will businesses that support it, from hotels to food industries to medical suppliers to research facilities.

While the internships and real-world learning opportunities offered through this unique partnership would provide Canisius students with the hands-on experiences to augment their formal academic studies, it would also allow them to develop relationships with these businesses, network with similar industries in the region, and see the potential available in living and working in Western New York after graduation. Too often, the City of Buffalo sees its best and brightest college graduates leave the area to pursue occupations in other cities. Providing our students with an established support network through partnerships with businesses in the Tax-Free NY areas would give them reasons to stay in Western New York and would offer the region a larger pool of well-qualified candidates for specialized positions. It would be a new approach to counteract the brain drain Western New York has experienced for decades and would support the revitalization of Buffalo.

## **5. Description of Selection Process**

Businesses interested in Canisius College' Tax-Free NY Space will follow the following application and selection process for approval.

1. Businesses will begin the process by filling out the START-UP NY Business Application for Participation provided on the START-UP NY website. They will also draft additional attachments that describe the details of the facility they seek, how their business aligns with mission of the college, and the extent of their ability to partner with the college to provide our students with hands-on learning opportunities.
2. These applications and additional documents will be submitted via email to [StartUp@canisius.edu](mailto:StartUp@canisius.edu) for an initial review by the college to identify for potential issues with campus facilities and confirm that businesses are "eligible" per the guidelines of the START-UP NY program.
3. Applications that are found to have appropriate requests will then be more thoroughly reviewed by the Canisius START-UP NY Review and Operations Committee. The START-UP NY



Operations Committee will consist of representatives from the Office of Business and Finance, the Office of Institutional Advancement, and college departments that may be involved in the coordination and implementation of a partnership with the business.

The START-UP NY Operations Committee shall:

- a. Evaluate the degree to which an application aligns with the college's mission and offers hands-on learning opportunities for students, as well as its potential to provide economic growth and create jobs in WNY.
  - b. Meet with the applicants to: discuss their business plan for the Tax-Free NY area in detail; conduct a campus tour and review potential space; confirm and clarify the business' specific requirements; address any issues or concerns in the business' application.
4. If after this thorough review, applicants are still rated as being a valuable potential partnership for the college and the community, their application will be passed along to be reviewed by the college's START-UP NY Leadership Review Team, which will include the President of the College and members of the college's senior leadership team.

*NOTE: The College's senior leadership team consists of the Vice President for Business and Finance, the Vice President for Academic Affairs, the Vice President for Student Affairs, the Vice President for Enrollment, the Vice President for Institutional Advancement, and the Assistant to the President.*

5. Once an application is approved by the Leadership Review Team, that business will then be approved to be sponsored by the college as part of the START-UP NY program. The college will then work with the applicants to prepare and execute a competitive analysis, including selection of an appropriate NAICS code, reviewing the businesses in the surrounding "community," working with Empire State Development to run a competitive analysis through their DOL database, and publishing a notice in the local newspaper for five days to have competitors self-identify themselves.
6. If no competitor is identified through this process, the applicant will then work with Canisius College to finalize agreements between the college and business and cooperatively submit business and sponsor applications to New York State.
7. The final decision as to committee appointments as well as which businesses will be sponsored by Canisius College in the START-UP NY program will rest with the President of the College or his/her designee.

#### **Additional Attachments to Canisius College START-UP NY Application:**

- i. START-UP NY Conflict of Interest Guidelines.
- ii. Attestation regarding Tax-Exempt Bonds.
- iii. Required Mapping.
- iv. President's Statement of Compliance and Application Accuracy (cover letter).



CANISIUS COLLEGE  
START-UP NY  
CONFLICT OF INTEREST GUIDELINES

This document addresses Canisius College's conflict of interest policy, pursuant to the college's Standards of Ethical Conduct, as it relates specifically to the START-UP NY program. Canisius College employees and members of the Board of Trustees should review these restrictions and disclosure requirements before they engage in transactions which may involve an actual or potential conflict of interest. Moreover, they should observe these requirements even in transactions that merely create the appearance of a conflict of interest.

1. General Provisions.

- i. As a general principle, that service as an official of the college shall not be used as a means for private benefit or inurement for the official, a relative thereof, or any entity in which the official, or relative thereof, has a business interest.
- ii. No official who is a vendor or employee of a vendor of goods or services to the college, or who has a business interest in such vendor, or whose relative has a business interest in such vendor, shall vote on, or participate in the administration by the college, as the case may be, of any transaction with such vendor.
- iii. Upon becoming aware of an actual or potential conflict of interest, an official shall advise the president of the college of his or her or a relative's business interest in any such existing or proposed vendor with the college. The college shall maintain a written record of all disclosures of actual or potential conflicts of interest made pursuant to this policy, and shall report such disclosures, on a calendar year basis, by January thirty-first of each year, to the auditor for the college. The auditor shall forward such reports to the commissioner, who shall make public such reports.

2. Definitions for Purposes of this Policy

- i. An "official" means an employee, member of the Board of Trustees, or any other person involved in the administration of the college at the level of dean and above as well as any other person with decision-making authority over the college's START-UP NY program.
- ii. A "business interest" means that an official: (i) owns or controls ten percent or more of the stock of the entity (or one percent in the case of an entity the stock of which is regularly traded on an established securities exchange); or (ii) serves as an officer, director or partner of the entity.
- iii. A "relative" of an official means any person living in the same household as the individual and any person who is a direct descendant of that individual's grandparents or the spouse of such descendant





**Phillips Lytle LLP**

The Canisius College of Buffalo, New York  
2001 Main Street  
Buffalo, NY 14208-1098

August 27, 2014

Re: Designation of Tax-Free NY Areas

Ladies and Gentlemen:

You have requested our opinion in connection with an application by The Canisius College of Buffalo, New York (the "College") to designate certain areas on or around the College's campus as "Tax-Free NY Areas" under the START-UP NY Program created under Article 21 of the Economic Development Law of the State of New York. In particular, you have asked whether, with respect to any proposed Tax-Free NY Area which has been financed with any tax-exempt bonds, the designation of the Tax-Free Area will jeopardize or conflict with any such tax-exempt bonds used to finance any property of the College.

The College has advised us that a portion of areas proposed to be designated as Tax-Free NY Areas by the College (the "Bond-Financed Areas") were financed with proceeds of tax-exempt bonds issued on behalf of the College by the Buffalo and Erie County Industrial Land Development Corporation (the "Issuer"), particularly the Buffalo and Erie County Industrial Land Development Corporation Tax-Exempt Revenue Bonds, Series 2010 (The Canisius College of Buffalo, New York Project) (the "2010 Bonds"). With respect to the 2010 Bonds, the College entered into a loan agreement with the Issuer (the "2010 Loan Agreement"), under which the College made certain representations and covenants designed to ensure the validity of the 2010 Bonds, and to ensure that the College took no action subsequent to the issuance of such bonds that would adversely affect the exclusion from gross income of interest thereon. In addition, with respect to the 2010 Bonds, the College executed a tax certificate (the "2010 Tax Certificate") under which the College made certain representations and covenants designed to ensure that the interest on the 2010 Bonds is excludable from gross income for federal tax purposes.

We have examined and relied on (i) a certificate of the College with respect to the 2010 Bonds, the use of the proceeds of the 2010 Bonds and other funds of the College in connection with the project financed by the 2010 Bonds, the College's application to designate areas on its campus as Tax-Free NY Areas and the proposed use of such areas as Tax-Free NY Areas and (ii) originals or copies, certified or otherwise identified to our

ATTORNEYS AT LAW

ONE CANALSIDE 125 MAIN STREET BUFFALO, NY 14203-2887 PHONE 716 847 8400 FAX 716 852 6100

NEW YORK: ALBANY, BUFFALO, CHAUTAUQUA, GARDEN CITY, NEW YORK, ROCHESTER | WASHINGTON, DC | CANADA: WATERLOO REGION | PHILLIPSLYCLE.COM



The Canisius College of Buffalo, New York  
Page 2

August 27, 2014

satisfaction, of such documents, certificates, legal opinions, instruments of records including the 2010 Loan Agreement and the 2010 Tax Certificate, and have made such investigation of law as we have considered necessary or appropriate for the purpose of this opinion. In such examinations, we have assumed the genuineness of all signatures on documents submitted to us as originals, the authenticity of all documents submitted to us as originals and the conformity with the original documents of all such documents submitted to us as copies.

We have assumed the current and continued compliance with all covenants and agreements contained in the 2010 Loan Agreement and the 2010 Tax Certificate with respect to the 2010 Bonds, including (without limitation) covenants and agreements compliance with which is necessary to assure that actions, omissions or events on and after the date of issuance of each of the 2010 Bonds have not caused and will not cause interest on any of the 2010 Bonds to be included in gross income for federal income tax purposes. We have not undertaken to determine compliance with any of such covenants and agreements or any other requirements of law, and, except as expressly described herein, we have not otherwise reviewed any actions, omissions or events occurring after the date of issuance of the 2010 Bonds or the exclusion of interest on the 2010 Bonds from gross income for federal income tax purposes.

Based upon the foregoing, we are of the opinion that the designation of the Bond-Financed Areas as Tax-Free NY Areas will not jeopardize or conflict with the 2010 Bonds.

Our opinion is limited to matters expressly set forth herein and no opinion is implied or to be inferred beyond matters expressly so stated. This opinion is effective as of the date hereof, is based on existing facts, statutes, rules and regulations, and judicial rulings as of the date hereof, and we neither have nor undertake any obligation to update this opinion for changes in law or fact, newly discovered facts, or any other events occurring subsequent to the date hereof.

Our opinion set forth in this letter, whether or not qualified by "to our knowledge" or any similar phrase, is based solely on the foregoing and such investigation of law as we have deemed necessary.





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August 27, 2014

The opinion set forth herein is based on relevant current provisions of the Internal Revenue Code of 1986, as amended, Treasury Regulations thereunder (including proposed and temporary Treasury Regulations), and interpretations of the foregoing as expressed in court decisions, applicable legislative history, and the administrative rulings and practices of the Internal Revenue Service ("IRS"), including its practices and policies in issuing private letter rulings, which are not binding on the IRS except with respect to a taxpayer that receives such a ruling, all as of the date hereof. These provisions and interpretations are subject to change by the IRS, Congress and the courts (as applicable), which may or may not be retroactive in effect and which might result in material modifications of our opinions. Our opinion does not foreclose the possibility of a contrary determination by the IRS or a court of competent jurisdiction, or of a contrary position taken by the IRS or the Treasury Department in regulations or rulings issued in the future. In this regard, an opinion of counsel with respect to an issue represents counsel's best professional judgment with respect to the outcome on the merits with respect to such issue, if such issue were to be litigated, but an opinion is not binding on the IRS or the courts, and is not a guarantee that the IRS will not assert a contrary position with respect to such issue or that a court will not sustain such a position asserted by the IRS.

We are furnishing this opinion to you solely for your benefit. This opinion is not to be used, circulated, quoted or otherwise referred to or relied upon, in whole or in part, for any other purpose or by any other party.

Very truly yours,

Phillips Lytle LLP

By 



**Marco F. Benedetti**  
**Vice President for Business & Finance**

OM-102 | phone 716-888-2480 | fax 716-888-3221  
email benedet2@canisius.edu

September 11, 2014

Empire State Development  
Albany, New York

Canisius College is aware that there are non-governmental use limitations on properties financed with tax exempt bonds or Build America Bonds (collectively, "Tax-Advantaged Bonds").

Upon approval of our Plan for the designation of a Tax Free New York Area, we will be permitted to market the designated property to businesses who wish to participate in the Start-UP NY Program.

We commit to ensuring that interested businesses are aware that Tax-Advantaged Bonds may have been used to finance the designated property and that non-governmental use may be limited in order to preserve the tax benefits associated with the interest on the Tax-Advantaged Bonds in accordance with applicable federal, state or local tax law and regulations ("Tax Compliance Measures").

We commit to taking all appropriate steps, including any appropriate Tax Compliance Measures, to ensure that non-governmental use of property funded with tax exempt bonds for START-UP purposes will not jeopardize the tax exempt status of any Tax-Advantaged Bonds impacting designated Tax Free New York Areas.

We confirm our understanding that approval of our Plan for designation of a Tax Free NY Area or our participation in the Start-UP NY Program does not replace or modify any existing obligations or requirements related to any Tax-Advantaged Bonds or Tax Compliance Measures.

Sincerely,

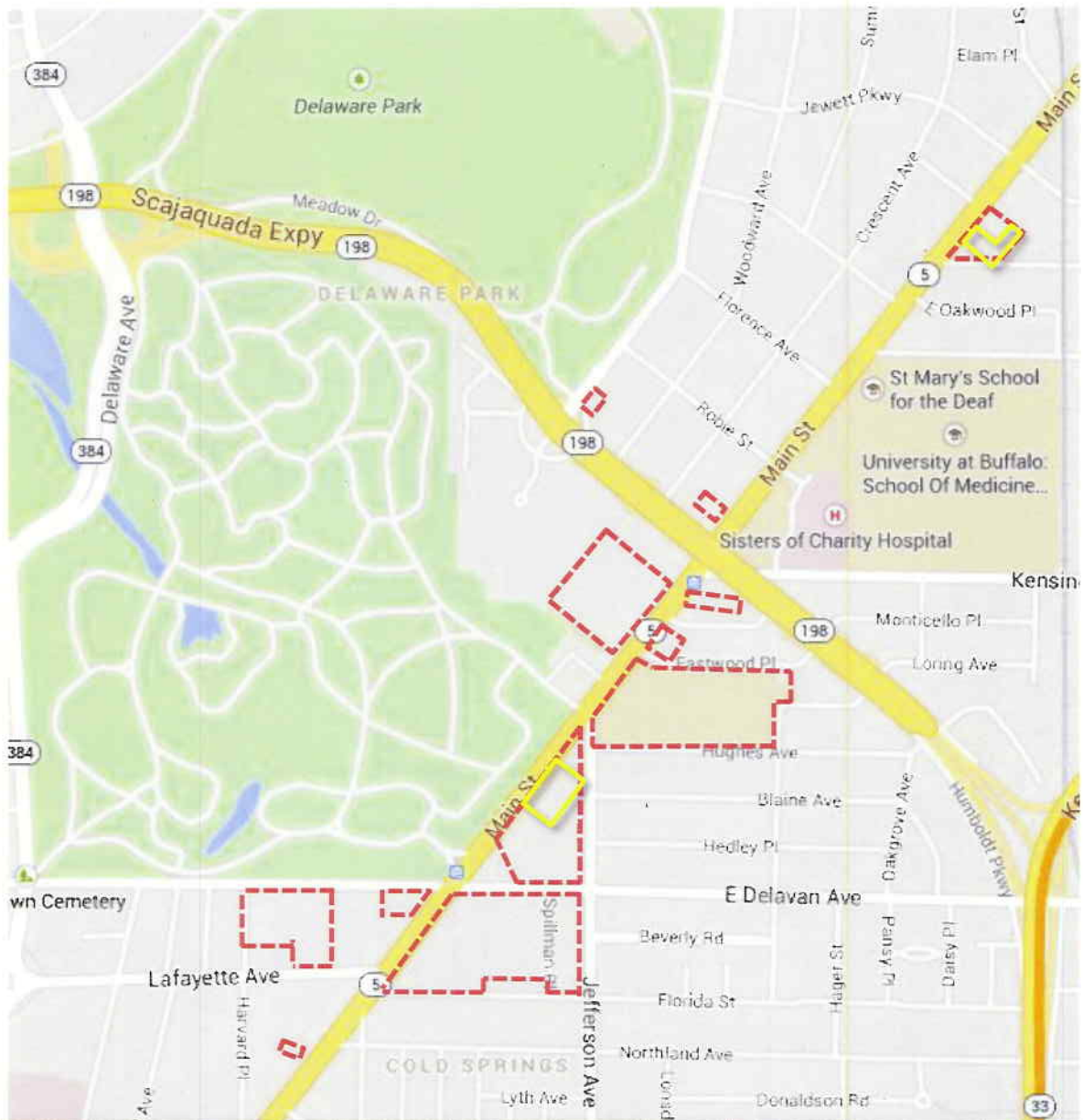
Marco F. Benedetti  
Vice President for Business and Finance



| Location           | UniqueID | 16Vincubator | Owner            | PropertyType | StreetAddress       | City    | ZipCode | ParcelID      | Building        | SpaceType | SqFt  | Acres | Description  | onCampus | Within1mileOfCampus | Latitude   | Longitude   | Note |
|--------------------|----------|--------------|------------------|--------------|---------------------|---------|---------|---------------|-----------------|-----------|-------|-------|--------------|----------|---------------------|------------|-------------|------|
| ex. City of Albany | BIO00125 | no           | SUNY Albany      | 1            | 1400 Washington Ave | Albany  | 12222   |               | ABC Building 14 | B         | 4750  |       | Third floor  | Yes      | no                  | 42.6548860 | -73.7979340 |      |
| City of Buffalo    | SHBDRP   | no           | Canisius College | 1            | 1901 Main Street    | Buffalo | 14208   | 89.19-1-4.111 | Science Hall    | C         | 22600 |       | Second Floor | Yes      | no                  | 42.9238585 | -78.8548353 |      |
| City of Buffalo    | SHBDRP   | no           | Canisius College | 1            | 1901 Main Street    | Buffalo | 14208   | 89.19-1-4.111 | Science Hall    | C         | 22600 |       | Third Floor  | Yes      | no                  | 42.9238585 | -78.8548353 |      |
| City of Buffalo    | DEMERY   | no           | Canisius College | 1            | 2365 Main Street    | Buffalo | 14208   | 89.51-3-1.1   | Demery Hall     | C         | 4216  |       | 1st Floor    | Yes      | no                  | 42.9334510 | -78.8450000 |      |

\*\* A=entire building  
 B=floor within building  
 C=room within building  
 D=land on campus  
 E=land off campus  
 F=entire building off campus  
 G=partial building off campus  
 H=state asset

\* 1 = on campus  
 2 = 1 mile off campus  
 3 = State Asset

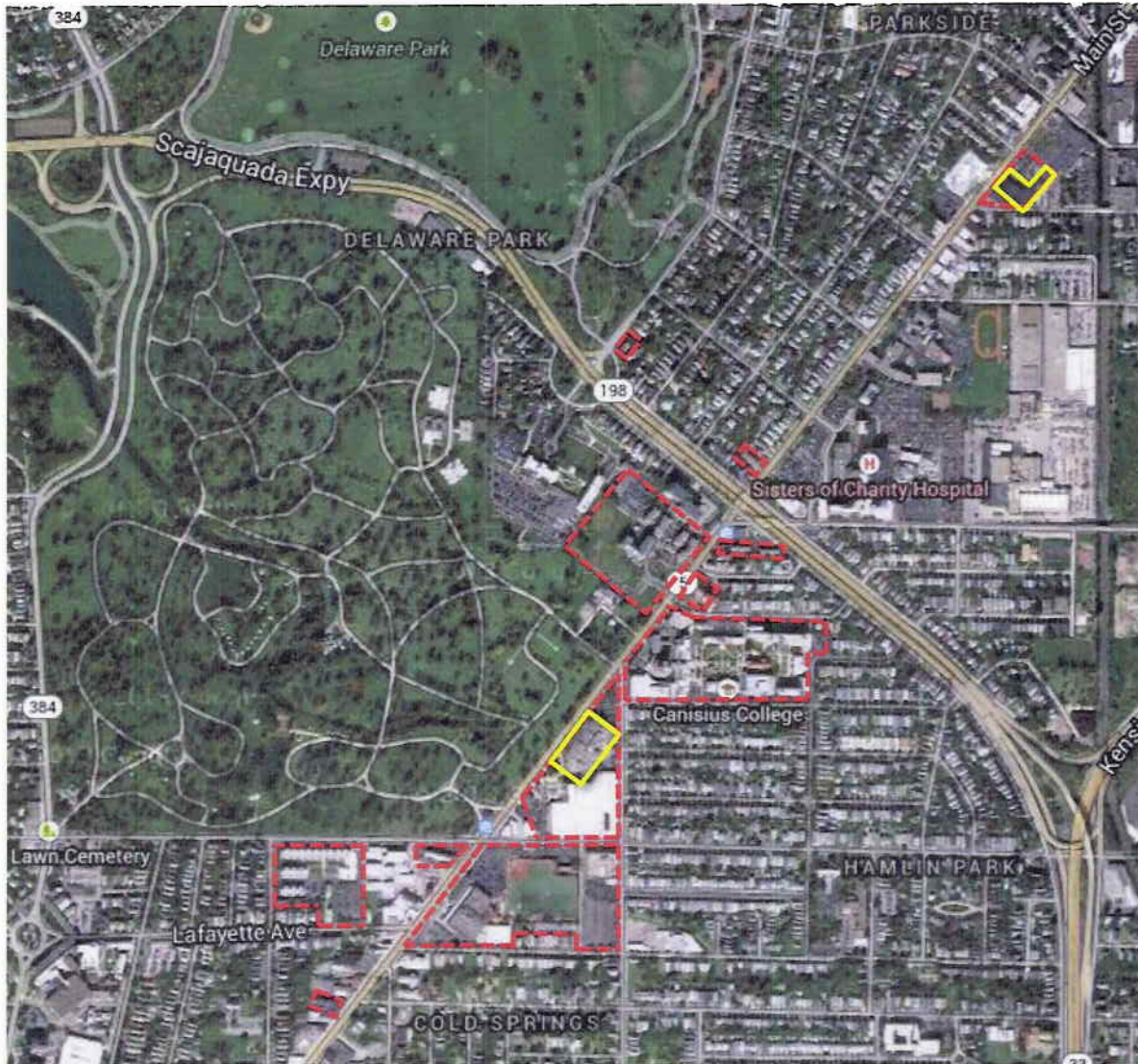


**STARTUP**NY

**Canisius College Campus Map**  
**Campus borders outlined in red.**  
**START-UP NY properties outlined in yellow.**

**Canisius** COLLEGE  
 Where leaders are made



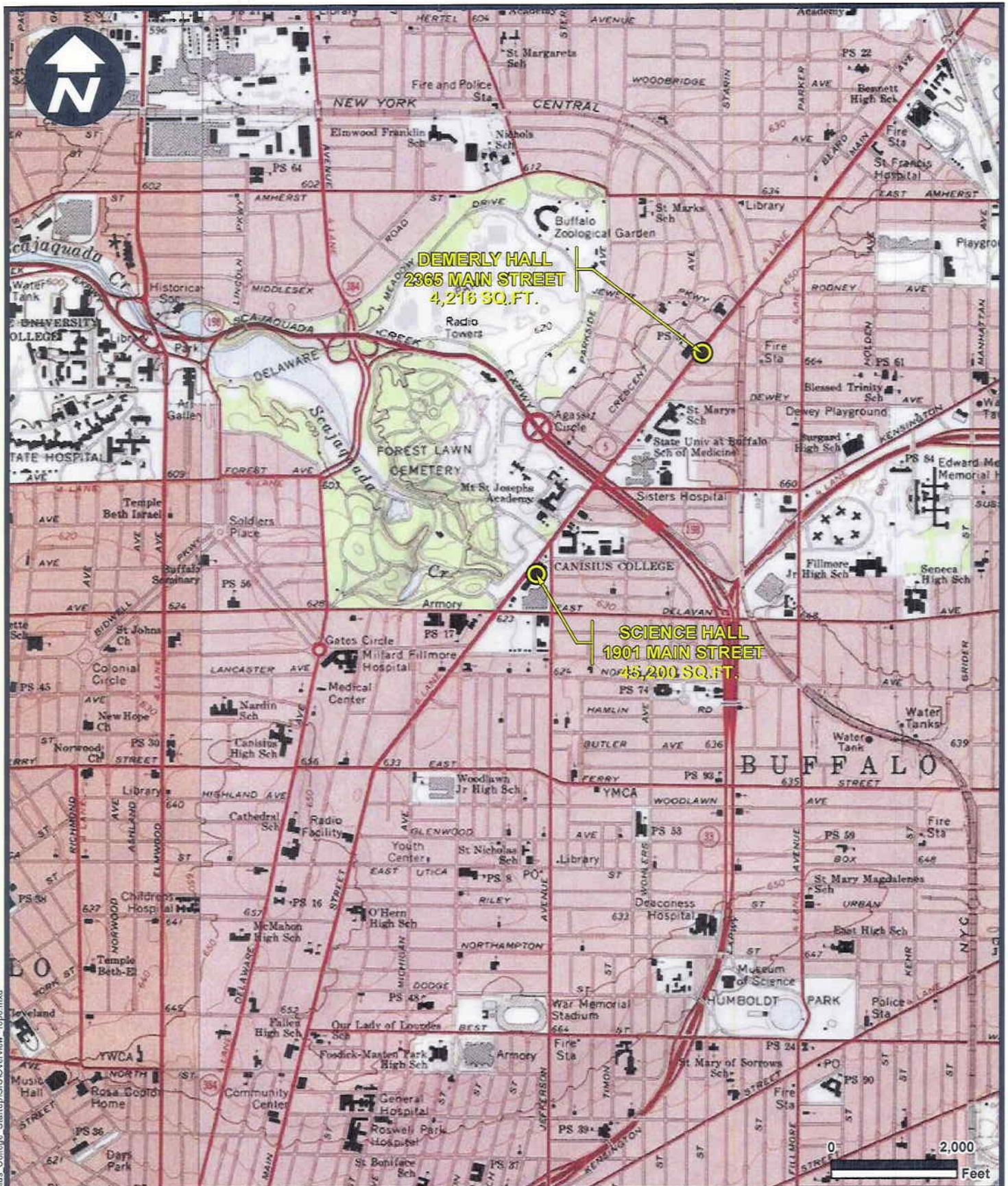


STARTUPNY

**Canisius College Campus Map**  
Campus borders outlined in red.  
START-UP NY properties outlined in yellow.







Path: J:\Projects\140016-Canisius College Startup\GIS\Overview\_Topo.mxd

**STARTUP NY**

**CANISIUS COLLEGE  
STARTUP NY OVERVIEW  
CITY OF BUFFALO  
ERIE COUNTY, NY**



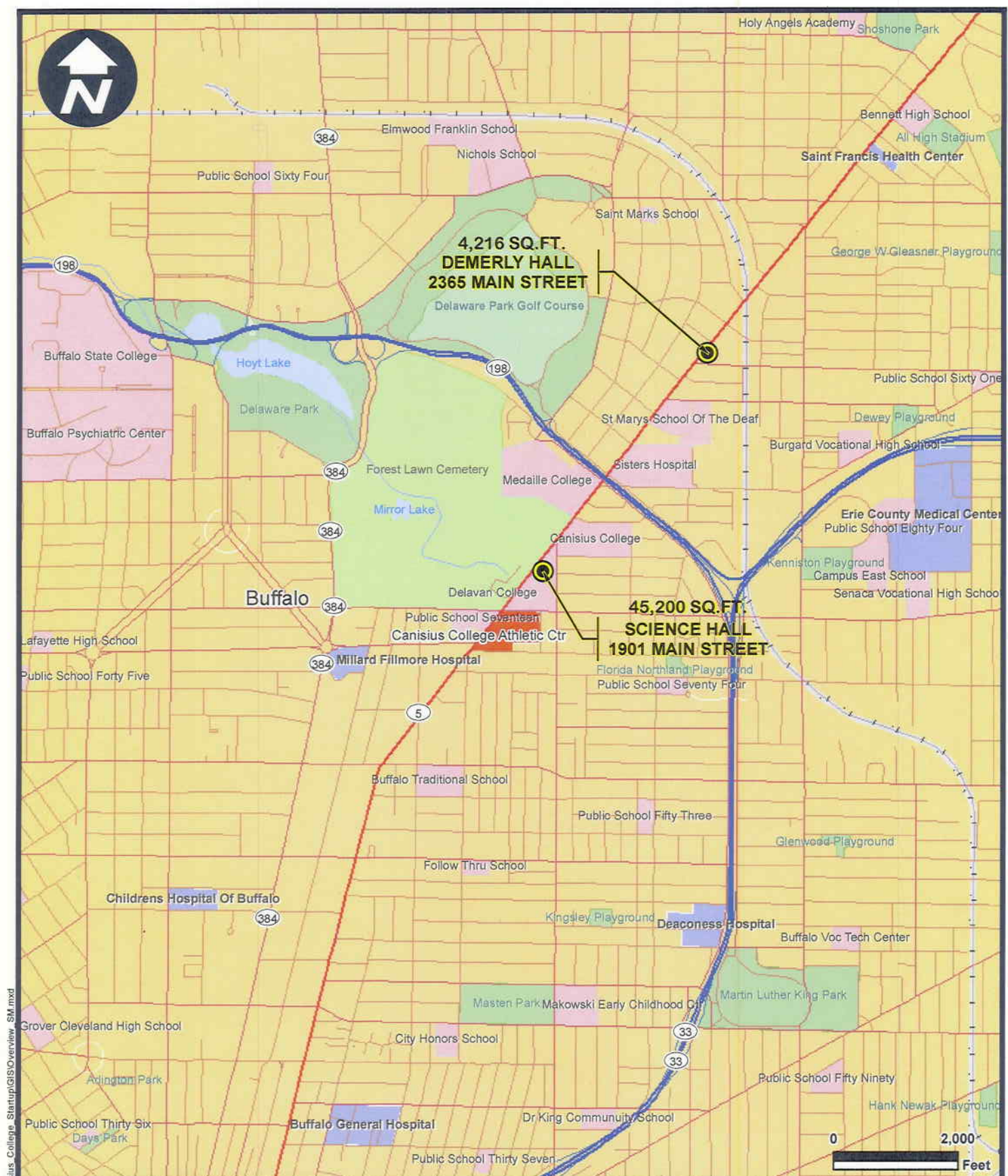




**4,216 SQ. FT.  
DEMERY HALL  
2365 MAIN STREET**

**45,200 SQ. FT.  
SCIENCE HALL  
1901 MAIN STREET**

**Buffalo**



**STARTUP NY**

**CANISIUS COLLEGE  
STARTUP NY OVERVIEW  
CITY OF BUFFALO  
ERIE COUNTY, NY**



Path: J:\Projects\140016-Canisius College Startup\GIS\Overview\_SM.mxd





DEMERY HALL  
2365 MAIN STREET  
4,216 SQ. FT.

FOREST LAWN CEMETERY

or Lake

Sagajade Creek

SCIENCE HALL  
1901 MAIN STREET  
45,200 SQ. FT.

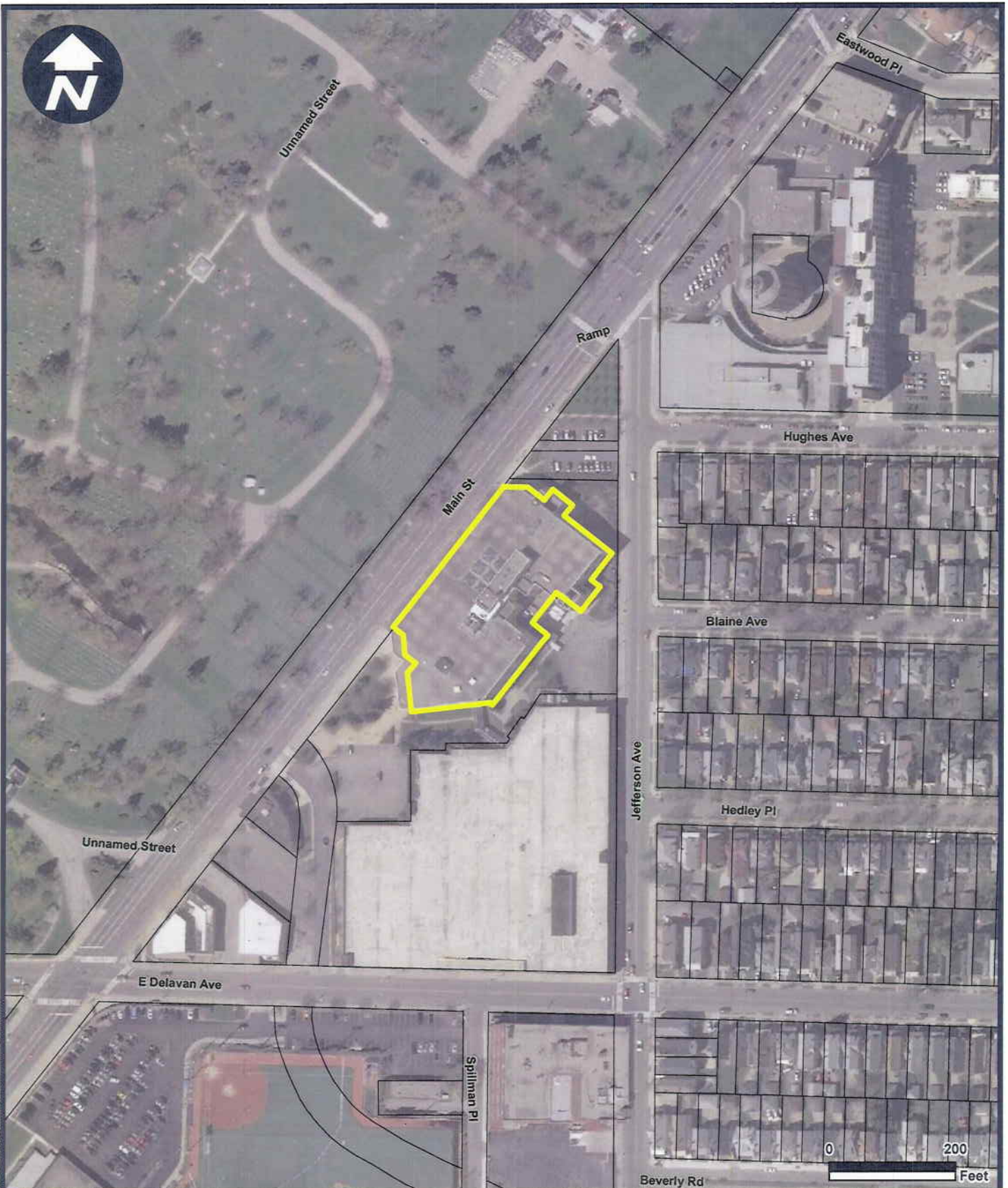
0 700  
Feet

STARTUP NY

CANISIUS COLLEGE  
STARTUP NY OVERVIEW  
CITY OF BUFFALO  
ERIE COUNTY, NY







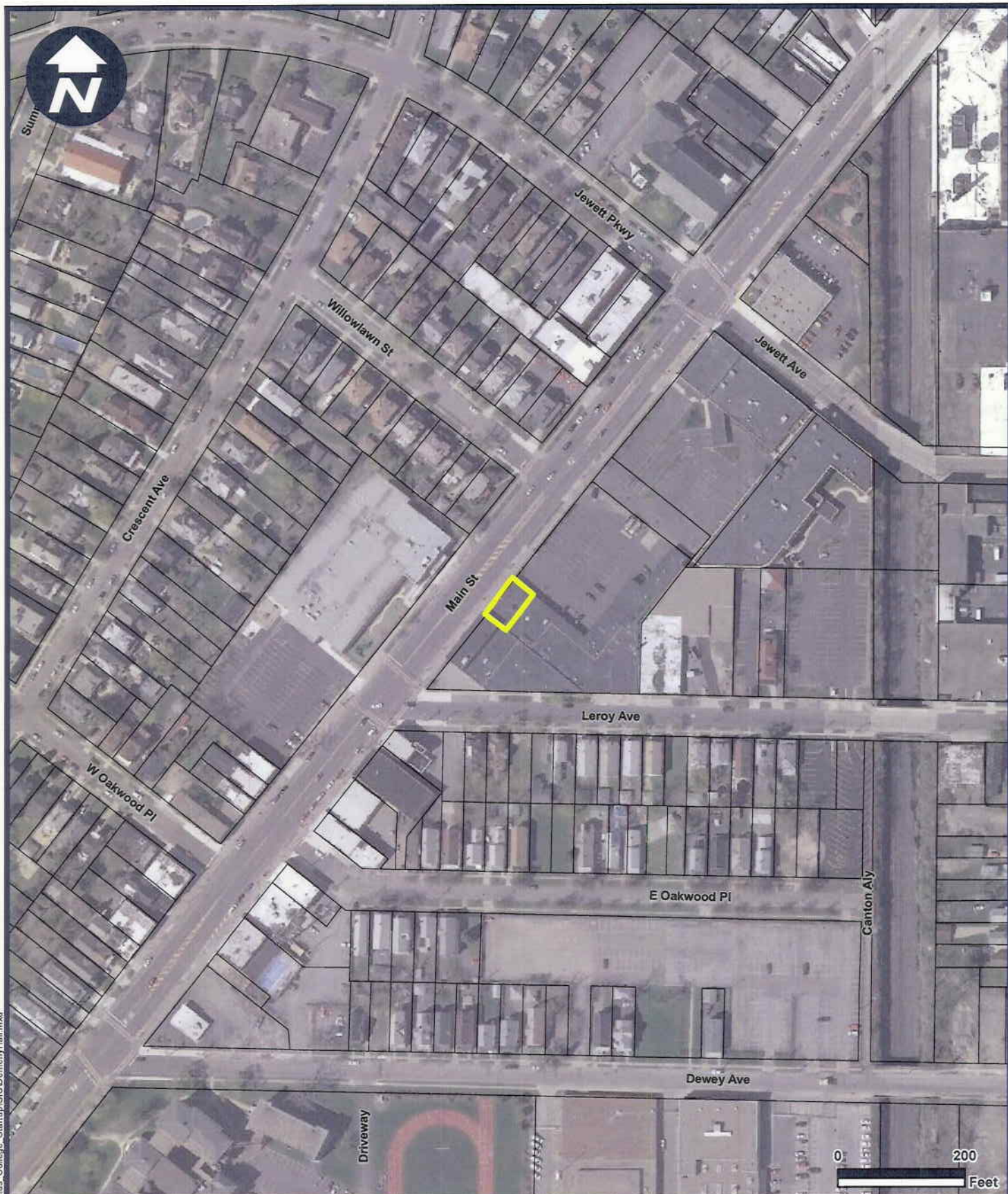
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**STARTUP**NY

**SCIENCE HALL**  
**1901 MAIN STREET**  
**BUFFALO, NY 14208**  
**45,200 SQ.FT.**





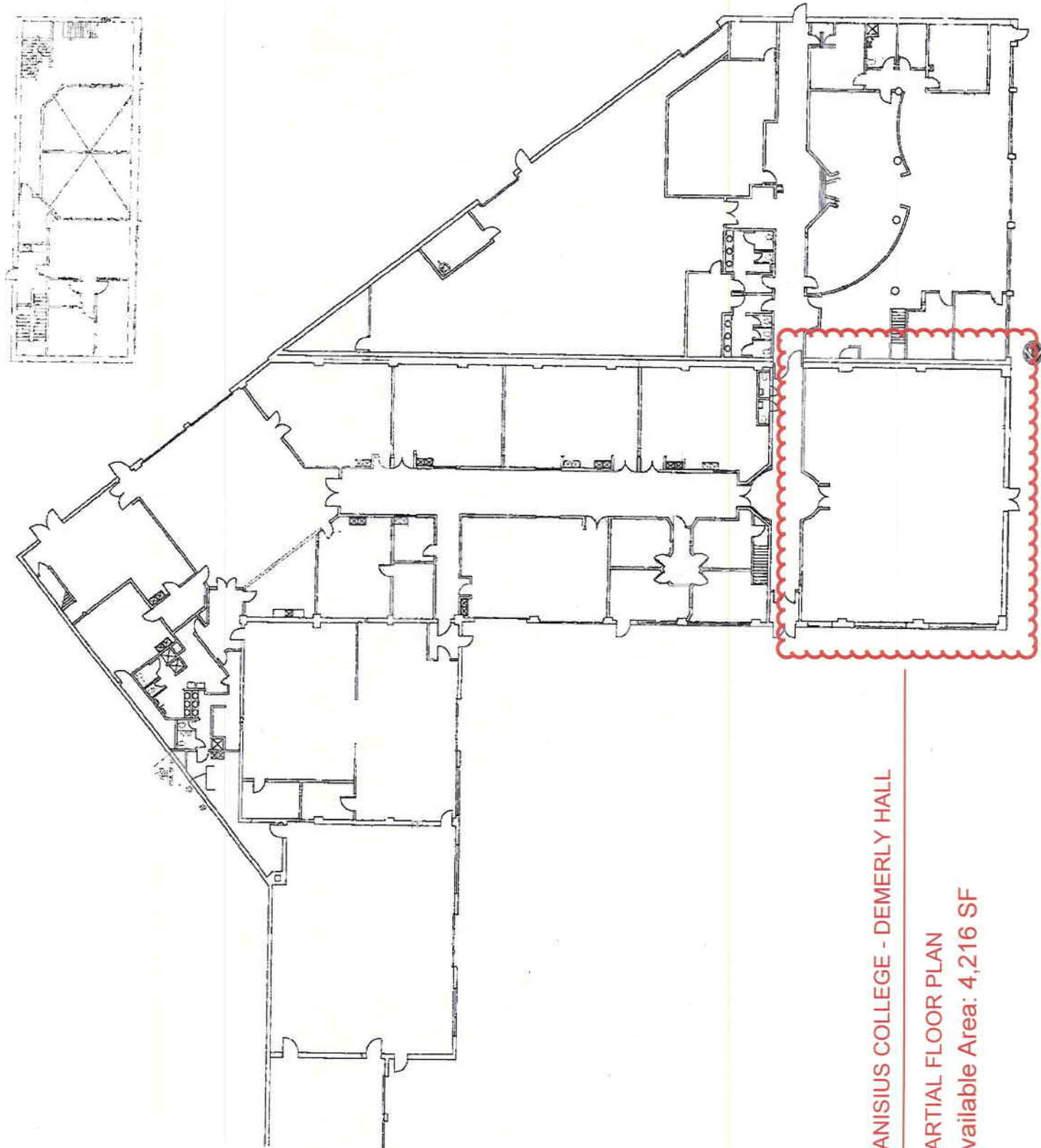


**STARTUP**NY

**DEMERLY HALL  
2365 MAIN STREET  
BUFFALO, NY 14208  
4,216 SQ.FT.**



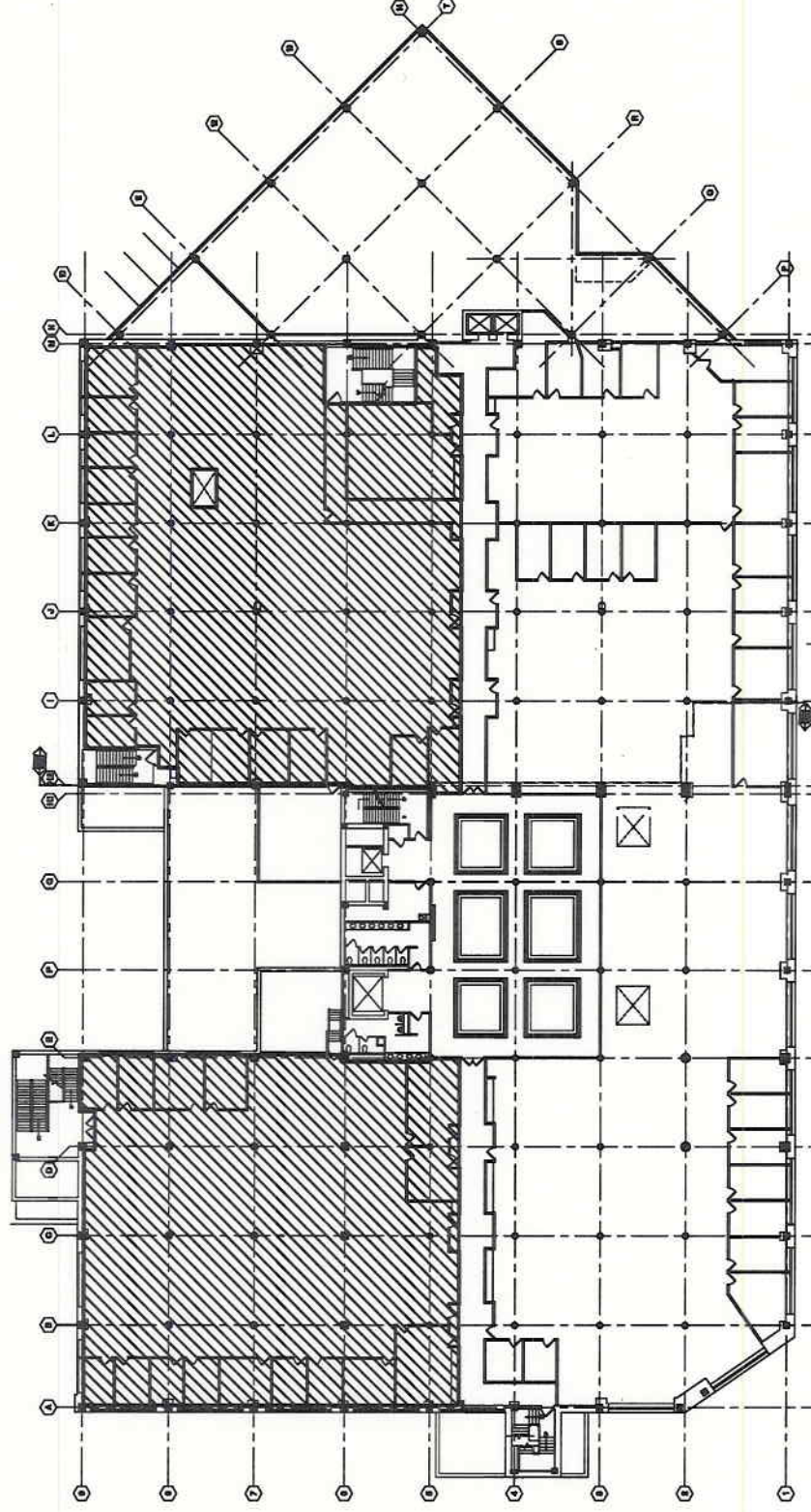




CANISIUS COLLEGE - DEMERLY HALL

PARTIAL FLOOR PLAN

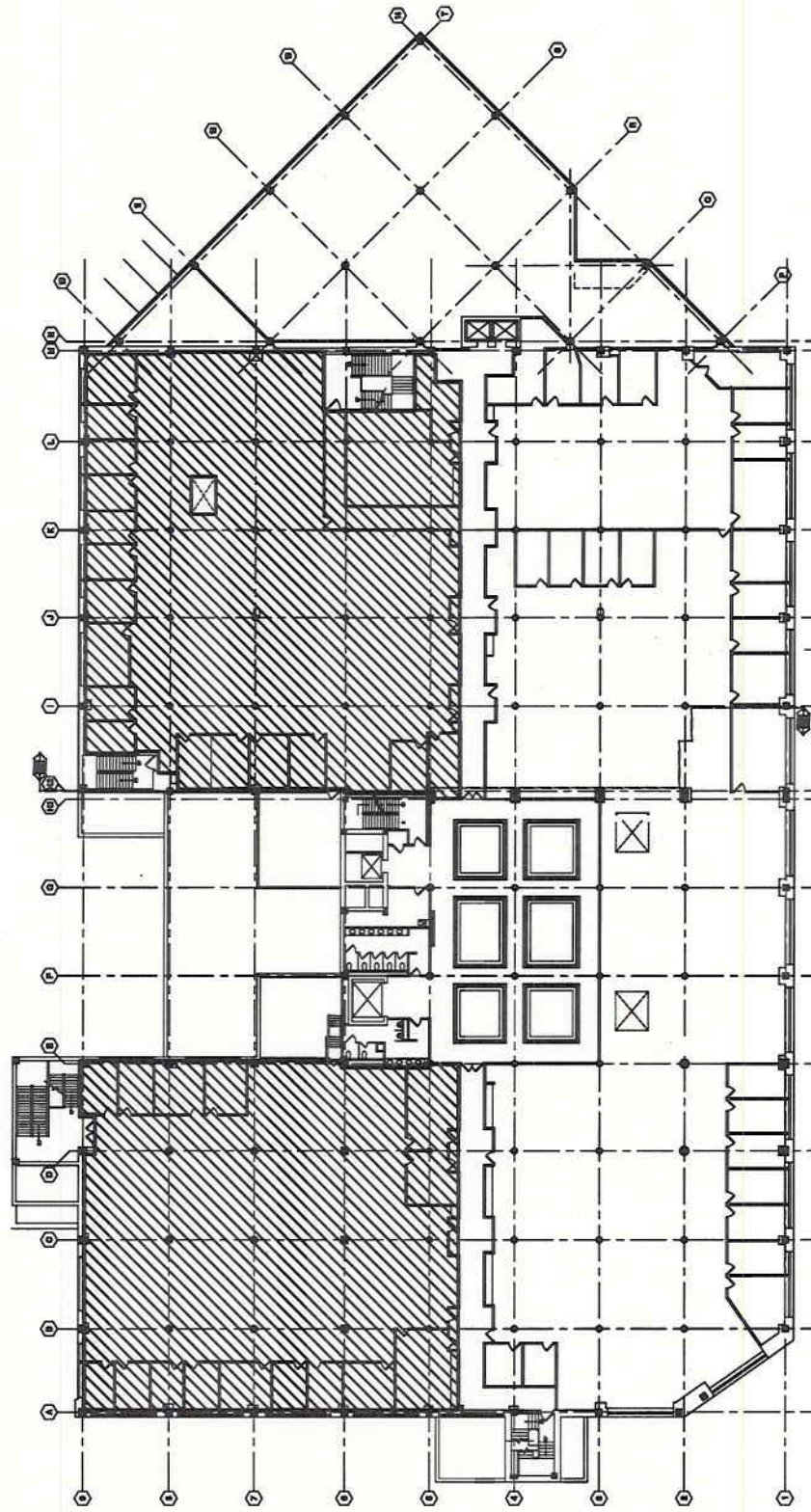
Available Area: 4,216 SF



**Science Hall - Second Floor**

Available Area: 22,600 SF





Science Hall - Third Floor

Available Area: 22,600 SF