



The State University
of New York

Office of the
Chief Financial Officer

State University Plaza
Albany, New York 12246

www.suny.edu

September 10, 2015

President David E. Rogers
Morrisville State College
P.O. Box 901
Morrisville, NY 13408

Re: START-UP NY

Dear President Rogers:

Congratulations. Attached is the approved application for Morrisville State College's Amended Campus Plan for Designation of Tax-Free Area(s).

After completion of the required 30-day comment period, please submit evidence of stakeholder notification, along with your complete campus plan, to Empire State Development at designations@esd.ny.gov.

Best of luck to you and Morrisville State College in launching the START-UP NY program.

Best Regards,

A handwritten signature in black ink that reads "Eileen McLoughlin".

Eileen McLoughlin
Vice Chancellor for Finance
and Chief Financial Officer

Attachment

Copy: SUNY START-UP NY Proposal Review Team

To Learn
To Search
To Serve

the Power of





The State University of New York

SUNY START-UP NY
Campus Plan for Designation of Tax-Free Area(s) Memorandum (CPM)

To: SUNY Chancellor
From: David E. Rogers, Ph.D., President of Morrisville State College
Re: Morrisville State College "Amended" Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan")
Date: August 31, 2015

For campus Office of the President:
The arrangement documented in the attached Campus Plan is aligned to the academic mission of Morrisville State College and in accordance with all SUNY policies, procedures, and guidelines.
David E. Rogers, Ph.D.

FOR SUNY SYSTEM ADMINISTRATION USE ONLY

For SUNY's START-UP NY Proposal Review Team Co-Chair: It is recommended by the SUNY START-UP NY Proposal Review Team that SUNY [approve/reject] the attached Campus Plan:
Jeffrey A. Boyce
Date: 9-8-15
Jeffrey A. Boyce
Print Name

For SUNY Office of the Chancellor:
The attached Campus Plan is hereby [approved/rejected] for campus submission to the NYS Commissioner of Economic Development.
Eileen M. Moughtin
Date: 9/15/15
Eileen Moughtin
Print Name



The State University
of New York

To: Howard Zemsky, NYS Commissioner of Economic Development
From: David E. Rogers, Ph.D., President of Morrisville State College
Re: Morrisville State College's "Amended" Campus Plan for Designation of Tax-Free Area(s)
Date: August 31, 2015

I, President Rogers of Morrisville State College hereby certify the following:

- a.) we have provided a copy of the enclosed "Amended" Campus Plan for Designation of Tax-Free NY Area, to the municipality or municipalities in which the proposed Tax-Free NY Area is located, local economic development entities, the applicable faculty senate, union representatives, and student government at least 30 days prior to submitting the plan to you and attached evidence of submission herewith; and
- b.) we comply with Public Officers Law Section 74; State University of New York's Policy on Conflict of Interest and; (insert any other applicable policies or guidelines, including local campus policies or where applicable, the Research Foundation's Conflict of Interest Policy and Guidelines for the Management of Conflicts of Interest, or other applicable campus foundation policies or guidelines – then delete this text); and attached copies of the polices and/or guidelines herewith; and
- c.) we comply with the Commissioner's rules and guidelines on anticompetitive behavior (NY EDL, art. 21, sect. 440); and
- d.) we are aware of the non-governmental use limitations associated with state issued tax exempt bonds and if our proposed Tax-Free NY Area was financed with tax exempt bonds, we will: 1.) make potential businesses aware of these limitations when marketing property; and 2.) take appropriate steps to ensure that non-governmental use of property funded with tax-exempt bonds will not jeopardize the tax exempt status of state issued bonds; and
- e.) we consulted with the municipality or municipalities in which such land or space is located prior to including such space or land in the proposed Tax-Free NY Area and we have given preference to underutilized properties; and
- f.) we have not relocated or eliminated any academic programs, any administrative programs, offices, housing facilities, dining facilities, athletic facilities, parking, or any other facility, space or program that actively serves students, faculty or staff in order to created vacant land or space to be designated as a Tax-Free NY Area; and
- g.) the information contained in the enclosed application is accurate and complete.

President's Signature

TABLE OF CONTENTS

I.	Overview to START-UP NY Plan.....	4
II.	Campus Contact Information.....	5
III.	Designated Space and/or Land Under START-UP NY	6
	A. Space Available in Campus Buildings.....	6
	B. Land Available on Existing Campus Properties.....	7
	C. Combination of On-Campus Building Space and Land.....	7
	D. 200,000 SF of Building Space and Land Beyond the Campus Boundaries.....	7
IV.	Description of the Type of Business or Businesses.....	8
V.	Campus Mission and How Businesses Aligns with Mission.....	8
VI.	How START-UP NY Businesses will Generate Positive Community and Economic Benefits.....	9
VII.	Description of How Morrisville State College will Select Businesses.....	9
VIII.	Tax-Free Area Plan Presented to Interested Parties.....	11

Attachments

START-UP NY Program Property Location Maps
Buildings Containing Designated Space Map
Building Floor Plans
One Mile Waiver
1727 State Route 12 B South Project Architectural Plans
Rippleton Road, Cazenovia plans

I. OVERVIEW

The goals of Morrisville State College are centered on two words: *Innovation and Tradition*. These words reflect the overall Morrisville culture - *that the possibilities for growth are limited only by the imaginations of the College's students, faculty and staff, administration and supporters*. The College's vision for the future is grounded on its strengths in agriculture, sustainability, business, technology and entrepreneurship. Morrisville is well on its way to becoming a nationally recognized college of agriculture and technology.

The START-UP NY Program is an innovative-based economic development program designed to create tax-free business sites at SUNY campuses. It aligns perfectly with Morrisville State College's mission of innovation, student research and enhanced local and regional development.

The goals of the START-UP NY Program are:

- to create jobs,
- generate new partnerships and new investment on or near campuses,
- increase industry-sponsored research funding,
- enable more selective student recruitment, and
- increase co-op opportunities and provide a richer student and faculty experience.

These goals served as the basis for preparing the Morrisville State College START-UP NY Campus Plan and identifying tax-free areas. The plan's aim is to support the future of Morrisville State College as well as economic development in the village of Morrisville, Madison County and the Central New York area. Morrisville State College is located in the geographic center of New York and is at the intersection of three (3) Regional Economic Development Centers. The START-UP NY Program continues the College's efforts to investigate and create projects dovetailing with its academic pursuits while providing the region and its inhabitants with feasible opportunities for growth.

II. CAMPUS CONTACTS

The Campus Contacts for the Morrisville State College's START-UP NY Program are:

Ms. Mary Ellen Burdick
Vice President for Administration
Morrisville State College
PO Box 901
Morrisville, NY 13408
(315) 684-6461
burdicme@morrisville.edu

Ms. Christina Deyo
Secretary 2, Office of the Vice President
Morrisville State College
PO Box 901
Morrisville, NY 13408
(315) 684-6445
deyocm@morrisville.edu

III. DESIGNATED BUILDING SPACE AND/OR LAND UNDER START-UP NY

Morrisville State College has identified the following building spaces and lands available within its campus boundaries to be designated as part of the START-UP NY Program.

A. Space Available in Campus Buildings

Crawford Hall – 460 SF Available

Crawford Hall is located in the center of the Morrisville State College central campus with direct access to Chenango Road and connecting to Route 20, Eaton Street and South Street. There are currently three vacant offices located on the third floor which will accommodate START-UP NY business. Room 307 has 110 SF, Room 305 has 230 SF, and Room 303 has 120 SF.

Nelson Farms – 1220 SF Available

Nelson Farms is located in the town of Nelson on Route 20, approximately four miles east of Cazenovia and seven miles west of the Morrisville State College campus. This building is considered on-campus and is owned by Morrisville Auxiliary Corporation. Currently, there are two vacant spaces available to accommodate a future START-UP NY business opportunity.

Equine Rehabilitation Center – 816 SF Available

The Morrisville State College Equine Rehabilitation Center is located three miles west of the Morrisville State College campus on Route 20 and is considered on-campus. There is currently empty space that could be renovated to accommodate a future START-UP NY business opportunity.

B. Land Available on Existing Campus Properties

Site A – 230.5 Acres Available Adjacent to the Dairy Complex Site

This College-owned, vacant land is located approximately 0.5 miles south of the Morrisville State College central campus area with access from Eaton Street. It is also located adjacent to the Dairy Complex Site.

Site B – 84.6 Acres Available Adjacent to the Equine Rehabilitation Center

This College-owned, vacant land is located approximately two (2) miles north of the Morrisville State College central campus area along Route 20 next to the College's Equine Rehabilitation Center.

Site C – 28.4 Acres Available Adjacent to the Owen's Heifer Barn

This College-owned, vacant land is located approximately 0.3 miles south of the Morrisville State College central campus area along Eaton Street. The land is adjacent to

the Owen's Barn also referred to as Heifer Barn which is currently used as a paddocks area for the Equine Program. This use can easily be converted without displacement.

C. Combination of On-Campus Building Space and Land

Dairy Lab Building and Land – 6000 SF available and 0.6 Acres

The Dairy Lab, also referred to as the Agri-Business Center, is located on-campus at the corner of Madison Road and Eaton Street. There is a combination of building space and land available for designation under the START-UP NY Program. The 6000 SF building originally held a dairy processing center for pasteurization and bottling of milk and is currently vacant. The College has identified 0.6 acres available for development adjacent to the DairyLab building.

D. 200,000 Square Feet of Building Space and Land Beyond Campus Boundaries

Rippleton Road Cazenovia, New York 13035 – Tax Map # 094.4-1-28

This vacant land is located 3.36 miles from the nearest campus property in the Village of Cazenovia and is privately owned. The Madison County Industrial Development Agency recommended this site to Morrisville State College for a prospective START-UP NY business that furthers the campus mission and qualifies for the selection process. This plot of land will house a 25,720 SF building for this business. Morrisville State College would like to designate the 25,720 SF building as a Tax-Free Area. The waiver of the one-mile distance requirement is included with this amended plan.

Development Stage of the Rippleton Road Project: Attached are the architectural plans which will be used by the contractor to create actual contract documents or blueprints. Once completed and approved by the Code Enforcement Officer, construction can begin. Once constructed, the entire 25,720 SF will be utilized for START-UP NY.

1727 State Route 12B South Hamilton, New York 13346 – Tax Map #168.-1-22

This land is located 7.22 miles from the nearest campus property in the Town of Hamilton and is privately owned. The Madison County Industrial Development Agency recommended this site to Morrisville State College for a prospective START-UP NY business that furthers the campus mission and qualifies for the selection process. This plot of land will add an additional building and attachment to join the existing vacant building. Morrisville State College would like to designate the 3500 SF existing building and 6,657 SF of the new building as a Tax-Free Area. A waiver of the one-mile distance requirement is included with this amended plan.

Development Stage of the State Route 12B South Project: Attached are drawings which will be used by the contractor to create contract documents or blueprints. Once completed and approved by the Town of Hamilton, construction can begin. The new building will be constructed and connected to the existing building, 10,157 SF will be utilized as the Tax Free Area for START-UP NY.

IV. DESCRIPTION OF THE TYPE OF BUSINESS OR BUSINESSES

Businesses will be considered eligible for the START-UP NY Program if they are aligned with or further Morrisville State College's academic mission of innovation, student research and enhanced local and regional development. These businesses will focus on expanding the College's academic base of agriculture, sustainability, business, technology and entrepreneurship. (For more information, see *Aligning With or Furthering the Academic Mission*). Businesses must show that they are creating new employment opportunities in the region and will be either an expanding business within New York or a new start-up company aiming to locate within the region. Specifically, START-UP NY businesses will be those that support the College's academic pursuits in agriculture, business and technology, food processing technology, bio-energy, and equine studies.

V. ALIGNING WITH OR FURTHERING THE ACADEMIC MISSION

Morrisville State College will seek to leverage the START-UP NY Program to further its mission and specialized academic programs to support an expanding ecosystem of ventures with agricultural and technical connections. Since Morrisville is located in the geographic center of New York State and is at the juncture of three Regional Economic Development Centers, such partnerships could offer new business ventures distinct locational advantages.

For over a century, Morrisville State College has offered degree programs, applied research and service support for the State's diverse agricultural and technical sectors. The College continues to expand its academic base with increasing and intersecting the fields of agriculture, sustainability, business, technology and entrepreneurship. With this expansion, the College is committed to selecting future businesses to locate on tax-free designated lands or within buildings to continue offering hands-on, experiential learning as the foundation for career preparation such as what is available within the Morrisville State College Entrepreneurship Institute and Morrisville Fresh, LLC.

The desired businesses will enhance campus programs and student/ facility relations including internships, scholarship opportunities and collaboration with faculty. All of which, will enrich the academic mission of Morrisville State College.

VI. HOW START-UP NY BUSINESSES WILL GENERATE POSITIVE COMMUNITY AND ECONOMIC BENEFITS

Morrisville State College anticipates several new college-related businesses will be attracted to the region over the next 10 years through the START-UP NY Program. These eligible businesses will be those that support the College's existing academic programs and complement the number of agriculture-related businesses already in operation on campus. These businesses will create new employment opportunities as well as attract new investment locally spurring additional economic growth in the region.

The potential businesses will generate positive community and economic benefits including diversification of the local economy, environmental sustainability, entrepreneurship, positive linkages to existing companies, boost to the local economy and the ability to service as a magnet for social and economic growth.

VII. DESCRIPTION OF HOW MORRISVILLE STATE COLLEGE WILL SELECT BUSINESSES

Morrisville State College administration, faculty and staff have worked closely to identify buildings and land designated for the START-UP NY Program. The process of selecting businesses will begin after the College's START-UP NY Plan is approved by State University of New York and the New York State Empire State Development Corporation. The College will review business applications to see if they meet the minimum eligibility requirements of the START-UP NY Program and the College's Plan. A Steering Committee already chosen by the President will be the body used to select businesses from the applications received. The Steering Committee consists of College stakeholders, College Administrators, a United University Professions Union representative, and local community representatives including, Madison County Industrial Development Agency, Village of Morrisville, Towns of Eaton and Nelson.

Below is a list of the Steering Committee Members' Titles:

- Co- Chair & Vice President of Administration
- Co- Chair & General Manager of Morrisville Auxiliary Corporation
- Supervisor, Town of Nelson
- Executive Director, Madison County IDA
- Morrisville Chapter UUP President
- Assistant Professor, Entrepreneurship & Small Business Management
- General Manager, Johnson Brothers Lumber
- Supervisor, Town of Eaton
- Dean, School of Agriculture, Sustainability, Business & Entrepreneurship
- Provost
- Mayor, Village of Morrisville

Below is a list of the College Stakeholders' Titles:

- College Council Members
- SUNY University Faculty Senator, Morrisville Campus
- President of the Student Government Organization (also a member of the College Council)
- CSEA President, Morrisville Campus
- Associate Professor, Liberal Arts & Sciences & Morrisville Chapter UUP President
- University Police Officer 2, Police Benevolent Association, Morrisville Campus Representative
- President of the College Senate, Morrisville Campus
- Mayor, Village of Morrisville
- Supervisor, Town of Eaton
- Supervisor, Town of Nelson
- Executive Director, Madison County IDA

Future businesses will be selected after the following review:

Academic and Research Alignment:

- a. Is the business in an industry aligned with current and/or developing College research, scholarly, and creative activity?
- b. Does the business provide experiential learning and workforce opportunities (e.g., internships, fellowships, full-time jobs) for students and graduates?
- c. Does the business provide areas for partnership and advancement for faculty and students?
- d. Will the business provide access to research instrumentation, tools, and/or equipment necessary to advance the academic and research mission?
- e. Will the business fund scholarships, campus facilities or other academic services or amenities?
- f. Will the business and/or its employees contribute to instruction or provide student mentoring?
- g. Does the business offer the use of company resources, intellectual property or expertise to support the academic mission?

Economic Benefit:

- a. How many net new jobs will be created?
- b. Is the business viable in both the short- and long-term?
- c. Will the business attract private financial investment?
- d. Does the business plan to make capital investments (e.g., renovation, new construction)?
- e. Are the new jobs in critical areas of the economy?
- f. How will the College financially benefit from the terms of the lease?

Community Benefits:

- a. Does the business have the support of one or more municipal or community entities?
- b. Is the business recruiting employees from the local workforce?
- c. Does the business invest in underserved, economically distressed regions?
- d. Will the business rely on suppliers within the local and regional economy?

Because of the very diverse nature of the envisioned START-UP NY businesses that may apply, it is difficult to devise a scoring system that will fit all categories. From the process used to create the plan thus far, the College intends to use this committee to discuss the project(s) in an open format and form a consensus recommendation to the President, who will have the final approval. In the consensus process, if there are minority opinions that wish to be expressed to the President, those opinions will be accepted in writing and forwarded to the President for his final decision.

VIII. TAX-FREE AREA PLAN PRESENTED TO INTERESTED PARTIES

Morrisville State College President will sent letters and a copy of the College's Plan once SUNY and ESD complete their review to the following:

- The College Council members
- START-UP NY Campus Steering Committee
- United University Professions President

- Madison County Industrial Development Agency
- Empire State Regional Development Agency
- Village of Morrisville
- Town of Nelson
- Town of Eaton
- SUNY University Faculty Senator
- Student Government Organization
- CSEA President
- Police Benevolent Association Campus Representative
- College Senate

PUBLIC OFFICERS LAW

§ 74. Code of ethics.

1. Definition. As used in this section: The term "*state agency*" shall mean any state department, or division, board, commission, or bureau of any state department or any public benefit corporation or public authority at least one of whose members is appointed by the governor or corporations closely affiliated with specific state agencies as defined by paragraph (d) of subdivision five of section fifty-three-a of the finance law or their successors.

The term "*legislative employee*" shall mean any officer or employee of the legislature but it shall not include members of the legislature.

2. Rule with respect to conflicts of interest. No officer or employee of a state agency, member of the legislature or legislative employee should have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity or incur any obligation of any nature, which is in substantial conflict with the proper discharge of his duties in the public interest.

3. Standards.

- a. No officer or employee of a state agency, member of the legislature or legislative employee should accept other employment which will impair his independence of judgment in the exercise of his official duties.
- b. No officer or employee of a state agency, member of the legislature or legislative employee should accept employment or engage in any business or professional activity which will require him to disclose confidential information which he by reason of his official position or authority.
- c. No officer or employee of a state agency, member of the legislature or legislative employee should disclose confidential information acquired by him in the course of his official duties nor use such information to further his personal interests.
- d. No officer or employee of a state agency, member of the legislature or legislative employee should use or attempt to use his or her official position to secure unwarranted privileges or exemptions for himself or herself or others, including but not limited to, the misappropriation to himself, herself or to others of the property, services or other resources of the state for private business or other compensated non-governmental purposes.

- e. No officer or employee of a state agency, member of the legislature or legislative employee should engage in any transaction as representative or agent of the state with any business entity in which he has a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of his official duties.
 - f. An officer or employee of a state agency, member of the legislature or legislative employee should not by his conduct give reasonable basis for the impression that any person can improperly influence him or unduly enjoy his favor in the performance of his official duties, or that he is affected by the kinship, rank, position or influence of any party or person.
 - g. An officer or employee of a state agency should abstain from making personal investments in enterprises which he has reason to believe may be directly involved in decisions to be made by him or which will otherwise create substantial conflict between his duty in the public interest and his private interest.
 - h. An officer or employee of a state agency, member of the legislature or legislative employee should endeavor to pursue a course of conduct which will not raise suspicion among the public that he is likely to be engaged in acts that are in violation of his trust.
 - i. No officer or employee of a state agency employed on a full-time basis nor any firm or association of which such an officer or employee is a member nor corporation a substantial portion of the stock of which is owned or controlled directly or indirectly by such officer or employee, should sell goods or services to any person, firm, corporation or association which is licensed or whose rates are fixed by the state agency in which such officer or employee serves or is employed.
- 4. Violations.** In addition to any penalty contained in any other provision of law any such officer, member or employee who shall knowingly and intentionally violate any of the provisions of this section may be fined, suspended or removed from office or employment in the manner provided by law. Any such individual who knowingly and intentionally violates the provisions of paragraph b, c, d or i of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed ten thousand dollars and the value of any gift, compensation or benefit received as a result of such violation. Any such individual who knowingly and intentionally violates the provisions of paragraph a, e or g of subdivision three of this section shall be subject to a civil penalty in an amount not to exceed the value of any gift, compensation or benefit received as a result of such violation.

Conflict of Interest Policy

Faculty and staff of the State University of New York (Morrisville State College) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests. In keeping with this obligation, they are also required to avoid conflicts of interest.

In instances where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by this University policy. It is the responsibility of campus officials charged with implementing this policy to identify potential or actual conflicts of interest and take appropriate steps to manage, reduce, or eliminate them.

This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

1. University faculty and staff may not engage in other employment which interferes with the performance of their professional obligation.
2. University faculty and staff are expected to comply with the New York State Public Officers Law provisions on conflict of interest and ethical conduct.
3. University faculty and staff, to the extent required by law or regulation, shall disclose at minimum whether they (and their spouses and dependent children) have employment or financial interests or hold significant offices, in external organizations that may affect, or appear to affect, the discharge of professional obligations to the University.
4. University campuses shall ensure that all faculty and staff subject to pertinent laws and regulations disclose financial interests in accordance with procedures to be established by the Chancellor or designee. Campuses shall retain the reported information as required, identify actual or apparent conflicts of interest and seek resolution of such conflicts.
5. Each campus president shall submit to the chancellor's designee the name and title of the person or persons designated as financial disclosure designee(s) and shall further notify the chancellor's designee when a change in that assignment occurs. The chancellor's designee shall also be notified of any reports regarding conflict of interest that are forwarded to state or federal agencies.

Definitions

Conflict of interest — any interest, financial or otherwise, direct or indirect; participation in any business, transaction or professional activity; or incurring of any obligation of any nature, which is or appears to be in substantial conflict with the proper discharge of an employee's duties in the 'public interest. A conflict of interest is also any financial interest that will, or may be reasonably expected to, bias the design, conduct or reporting of sponsored research.

START-UP NY Program Participation Policy Summary

START-UP NY is a state economic development program that positions SUNY campuses as magnets for entrepreneurs and businesses from around the globe. START-UP NY aligns with SUNY's mission of teaching, research and public service; enabling engagement with industry, knowledge acceleration, translation of research into practical applications, and delivering the 21st century workforce businesses need to grow and thrive. START-UP NY will transform university communities to deliver unprecedented economic benefits to New York. To participate in the program, all campuses must comply with this policy and any applicable rules and regulations issued by the NYS Commissioner of Economic Development.

This policy governs the review process that all participating campuses must follow to secure SUNY's approval of the plans, applications, and other documents required by the NYS Commissioner of Economic Development to participate in the START-UP NY program. It also prescribes special requirements for the disclosure and management of actual or potential conflicts of interest in matters pertaining to the campus' START-UP NY program. Any conflict between this policy and any other applicable Conflict of Interest policy shall be resolved in favor of disclosure of any potential, actual, or perceived conflict of interest relating to the campus' START-UP NY program to the President or Chief Executive Officer of the sponsoring campus.

Policy

- A. Campus Plans for Designation of Tax-Free Area(s):** Any campus intending to submit a Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan") to the NYS Commissioner of Economic Development must first have it reviewed and approved by the Chancellor or designee. The Chancellor or designee shall approve or reject all Campus Plans within fifteen (15) business days of receipt. Any rejected Campus Plan shall be accompanied by an explanation of the basis for rejection. Once approved by the Chancellor or designee a campus may submit its Campus Plan to the NYS Commissioner of Economic Development in accordance with the Commissioner's rules and regulations. Any Campus Plan that is rejected can be resubmitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures. Any amendments to approved Campus Plans must be submitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures.
- B. Sponsoring University or College Applications for Business Participation:** Any campus intending to submit a Sponsoring University or College Application for Business Participation ("Sponsor Application") to the NYS Commissioner of Economic Development must first have it reviewed and approved by the Chancellor or designee. The Chancellor or designee shall approve or reject all Sponsor Applications within thirty (30) business days of receipt. Any rejected Sponsor Application shall be accompanied by an explanation of the basis for rejection. Once approved the campus may submit the Sponsor Application to the NYS Commissioner of Economic Development in accordance with the Commissioner's rules and regulations. Any Sponsor Application that is rejected can be resubmitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures. Any amendments to approved Sponsor Applications must be submitted for Chancellor or designee approval and will be reviewed in accordance with this policy and related procedures.

- C. **Delegations:** The Chancellor or designee may charge a group of individuals, collectively called the SUNY START-UP NY Proposal Review Team, to evaluate all submitted Campus Plans and Sponsor Applications prior to accepting or rejecting them.
- D. **Conflicts of Interest:** Service as an Official shall not be used as a means for private benefit or inurement for any Official, a Relative thereof, or any entity in which the Official or Relative thereof has a Business Interest. A conflict of interest exists whenever an Official has a Business Interest or other interest or activity outside of the university that has the possibility, whether potential, actual, or perceived, of (a) compromising the Official's judgment, (b) influencing the Official's decision or behavior with respect to the START-UP NY Program, or (c) resulting in personal or a Relative's gain or advancement. Any Official who is an owner or employee of an entity that is the subject of any matter pertaining to the university's START-UP NY Program, or who has a Business Interest in any entity that is the subject of any matter pertaining to the university's START-UP NY Program, or whose Relative has such a Business Interest, shall not vote on or otherwise participate in the administration by the university of any START-UP NY matter involving such entity. Any Official or other campus representative who becomes aware of a potential, actual or apparent conflict of interest, either their own or that of another Official, related to a sponsoring university or college's START-UP NY program must disclose that interest to the President or Chief Executive Officer of the sponsoring college or university. Each such President or Chief Executive Officer 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 31st of each year, to the University Auditor or to the Chancellor's designee, in which case the University Auditor shall be copied on the correspondence to such designee. SUNY shall then forward such reports to the Commissioner of Economic Development for the State of New York, who shall make public such reports.
- E. **Exceptions:** There are no exceptions to this policy.
-

Definitions

Business Interest means that an individual (1) owns or controls 10% or more of the stock of an entity (or 1% in the case of an entity the stock of which is regularly traded on an established securities exchange); or (2) serves as an officer, director or partner of an entity.

Official means an employee at the level of dean and above as well as any other person with decision-making authority over a campus' START-UP NY Program, including any member of any panel or committee that recommends businesses for acceptance into the START-UP NY program.

Relative means any person living in the same household as another individual and any person who is a direct descendant of that individual's grandparents or the spouse of such descendant.

Sponsoring College or University means any entity defined or described in NYS Education Law Sec. 352 and Article 126.

START-UP NY Program means the SUNY Tax-free Areas to Revitalize and Transform

Upstate New York Program established by Article 21 of the Economic Development Law.

Tax-Free NY Area means vacant land or space designated by the Commissioner of Economic Development Article 21 of the Economic Development Law that is eligible to receive benefits under the START-UP NY program.

Other Related Information

Start-Up NY Regulations; available at the Start-Up NY Website.

At least thirty days before submitting the Campus Plan to the Commissioner of Economic Development the campus must provide a copy of the Plan to the chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable university or college faculty senate, union representatives and the campus student government. The campus shall include in their submission to the Commissioner of Economic Development certification of such notification, as well as a copy of any written response from chief executive officer of the municipality or municipalities in which the proposed Tax-free NY Area is located, local economic development entities, the applicable campus or college faculty senate, union representatives and the campus student government.

Visit the www.StartUp-NY.gov website for more program information.

Forms

SUNY START-UP NY Campus Plan for Designation of Tax-Free Area(s) Memorandum
SUNY START-UP NY Campus Plan for Designation of Tax-Free Area(s) Template
START-UP NY Sponsoring University or College Application for Business Participation Memorandum
ESD START-UP NY Sponsoring University or College Application for Business Participation
ESD START-UP NY Business Application Instructions
ESD START-UP Business Application

Authority

State University of New York Board of Trustees Resolution 14-(), START-UP New York Program Administration, adopted January 14, 2014
Law, New York Economic Development Law Article 21 (Start-Up NY Program)
Start-Up NY Regulations

History

Enacted into law in June 2013, START-UP NY is a groundbreaking new initiative from Governor Andrew M. Cuomo that provides major incentives for businesses to relocate, start up or significantly expand in New York State through affiliations with public and private universities, colleges and community colleges. Businesses will have the opportunity to operate state and local tax-free on or near academic campuses, and their employees will pay no state or local personal income taxes.

Appendices

There are no appendices relevant to this policy.

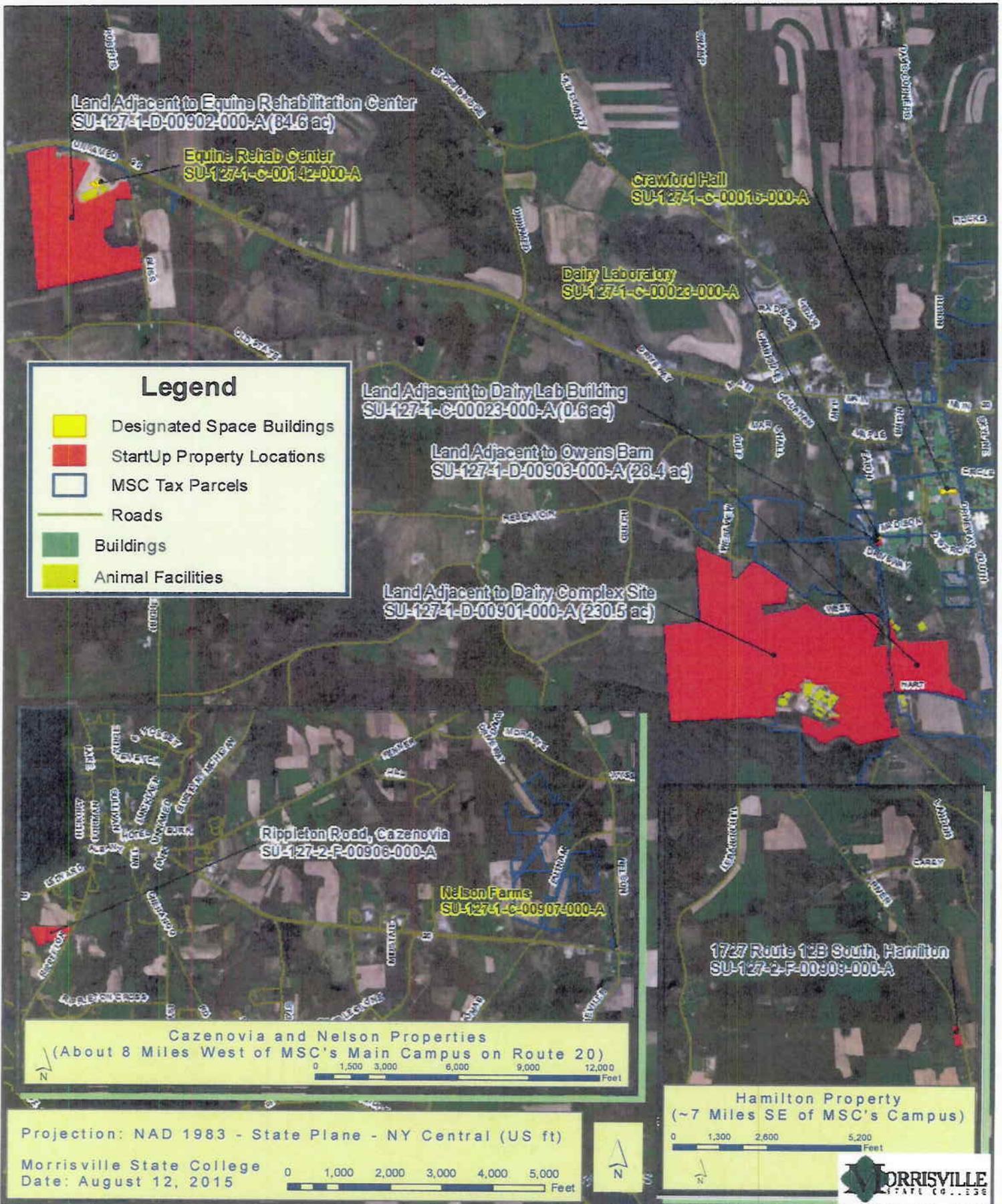
Location	Unique ID	Owner	Property Type	Street Address	City	Zip Code	Parcel ID	Building	Space Type	SqFT	Acres	Description	on Campus	Within 1 mile Of Campus	Latitude	Longitude	Notes
Town of Eaton	SU-127-1-D-00901-000-A	Morrisville College Foundation	1	80 Eaton Street	Morrisville	13408	123-1-27.1	N/A	D	N/A	230.5	Vacant land adjacent to Dairy Complex.	X		42.8843000	-75.6503700	
Town of Nelson	SU-127-1-D-00902-000-A	Morrisville College Foundation	1	4414 NYE Route 20	Morrisville	13408	110-2-34	N/A	D	N/A	84.6	Vacant land on site of the Equine Rehabilitation Center	X		42.9104800	-75.7055000	
Village of Morrisville	SU-127-1-C-00013-000-A	State of New York	1	80 Eaton Street	Morrisville	13408	133.7-1.8	Dairy Laboratory P5 1003	A	6,000	0.6	Dairy Laboratory building with 0.6 classroom and food laboratory space; land directly adjacent to building.	X		42.8913100	-75.6446300	
Town of Eaton	SU-127-1-D-00903-000-A	State of New York	1	80 Eaton Street	Morrisville	13408	123-1-27.1	N/A	D	N/A	28.4	Undeveloped lands adjacent to Owens Barn.	X		42.8851500	-75.6416000	
Village of Cazenovia	SU-127-2-F-00906-000-A	Private	2	Rippleton Road	Cazenovia	13035	094-1-1-28	N/A	F	25,720	N/A	Undeveloped land with 25,720 SF building to be constructed	N/A	no	42.9270460	-75.8393250	waiver of the one mile radius has been requested
Village of Morrisville	SU-127-1-C-00016-000-A	State of New York	1	80 Eaton Street	Morrisville	13408	123.7-1.8	Crawford Hall	C	460	N/A	Office space being used on 3rd Floor of Crawford Hall	X		42.8913360	-75.6411900	
Town of Nelson	SU-127-1-C-00907-000-A	Morrisville Auxiliary Corporation	1	3261 Route 20	Cazenovia	13035	96.19-1-12	Nelson Farms	C	1,220	N/A	Office space and lab room	X		42.9175830	-75.7769890	
Town of Hamilton	SU-127-2-F-00908-000-A	Private	2	1777 State Route 128	Hamilton	13346	166-1-22	N/A	F	10,157	N/A	3,000 SF existing building and 5812 SF building to be constructed	N/A	no	42.8119270	-75.5427910	waiver of the one mile radius has been requested
Town of Nelson	SU-127-1-C-00142-000-A	Morrisville College Foundation	1	4414 Route 20	Morrisville	13408	110-2-34.2	Equine Rehab	C	816	N/A	Empty space available on the 1st floor of the Equine Rehab Center	X		42.8895950	-75.5931490	

Dedicated Land or Building Unique ID Standards
See Sheet 2: SUW Unique ID Codes

- 1 = on campus
- 2 = 1 mile off campus
- 3 = state asset
- 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

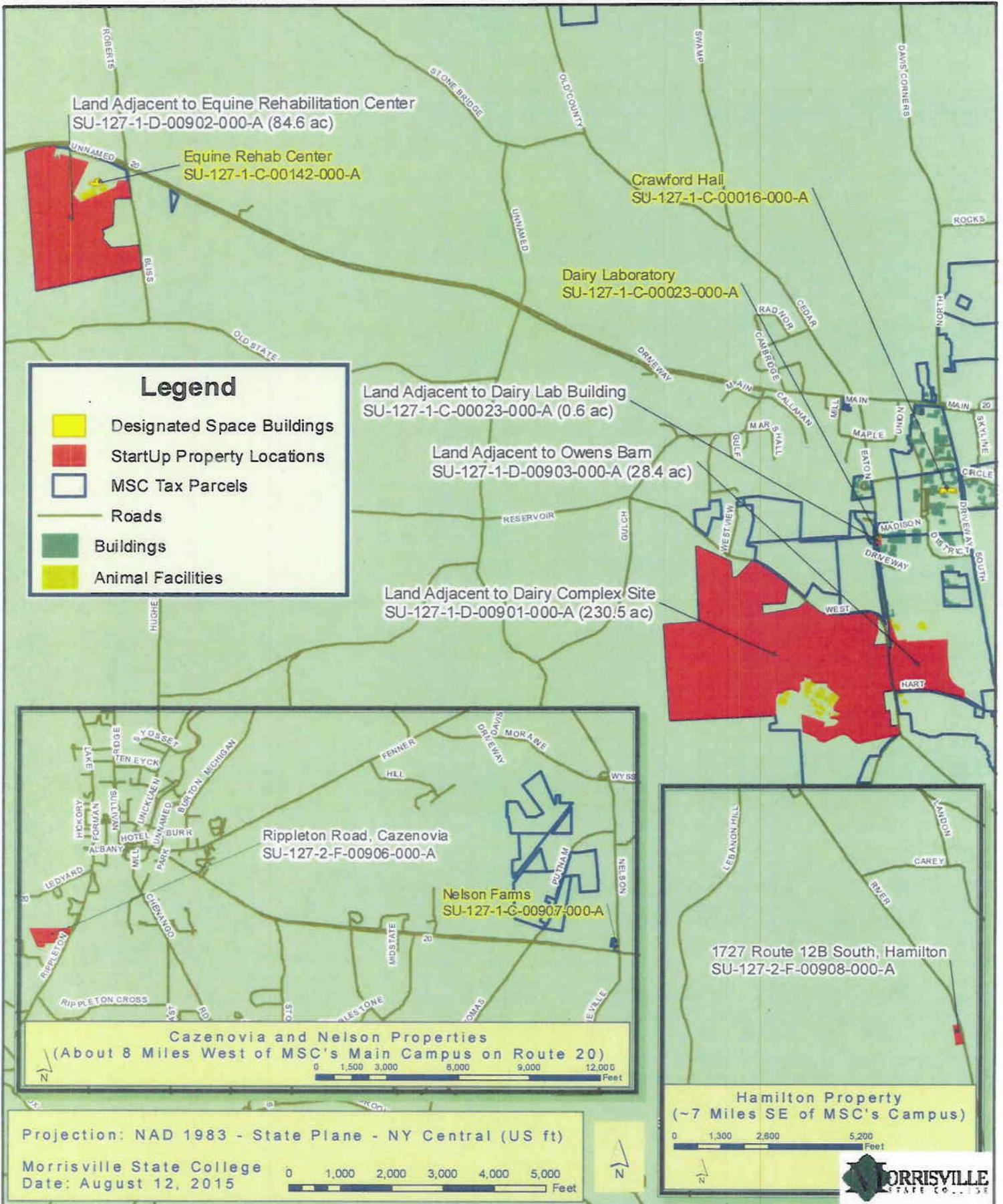
Morrisville State College

StartUp New York Property Locations and Buildings Containing Designated Space



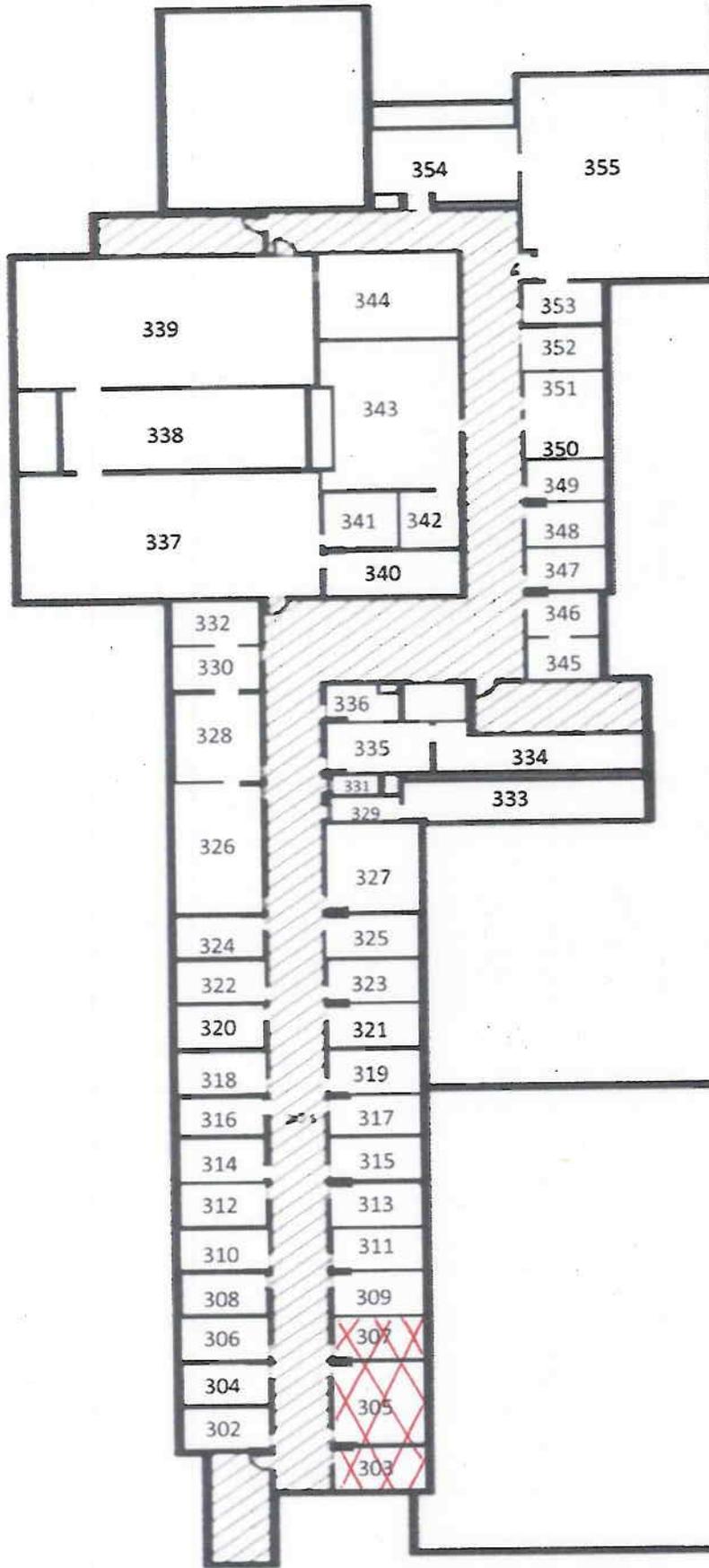
Morrisville State College

StartUp New York Property Locations and Buildings Containing Designated Space



Crawford Hall

Building No. 16



Crawford Hall - SU-127-1-C-00016-000-A

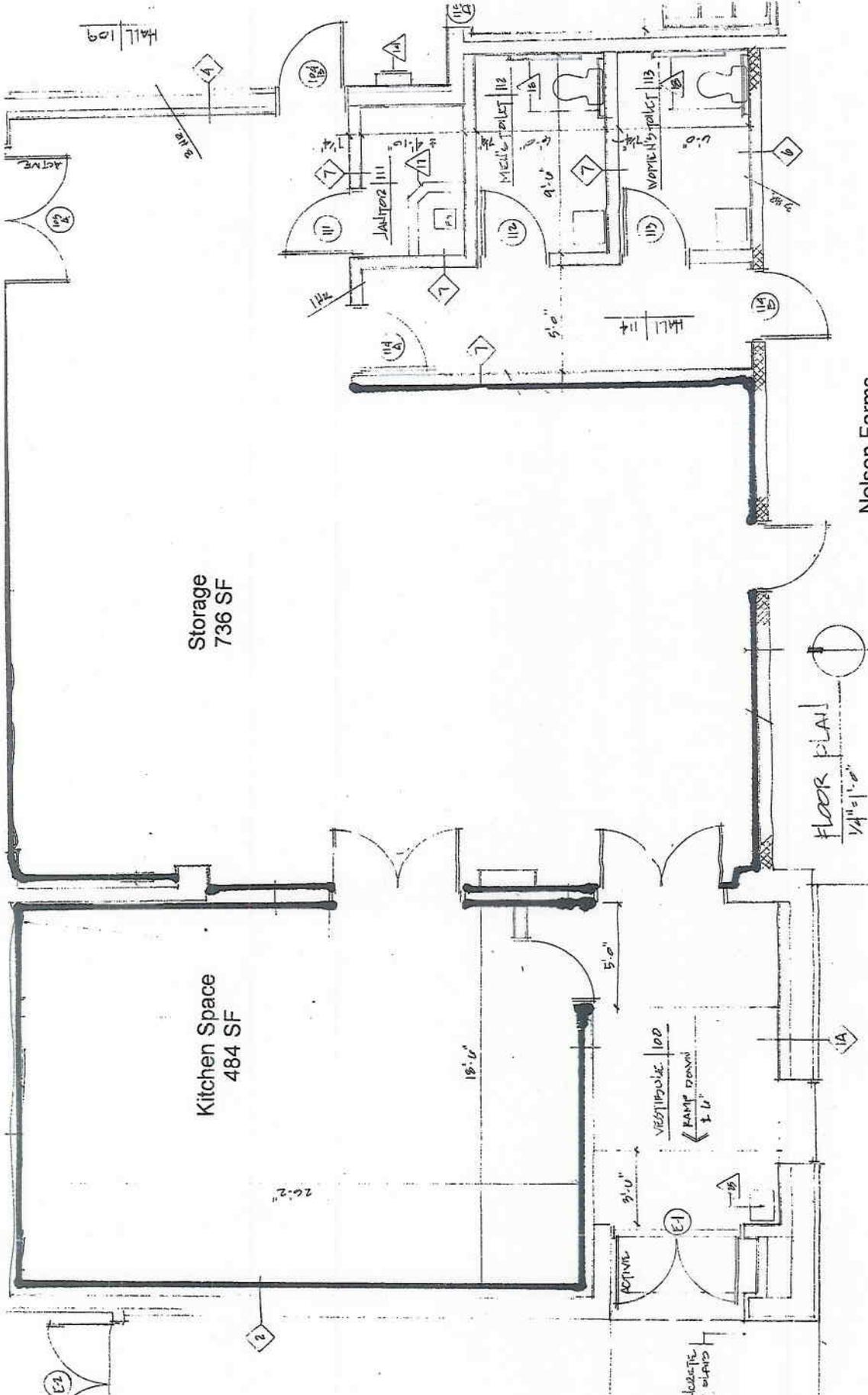
Vacant Space in

Room 303 = 120 SF

Room 305 = 230 SF

Room 307 = 110 SF

will be utilized by Start UP NY business



Storage
736 SF

Kitchen Space
484 SF

Nelson Farms
SU-127-1-C-00907-000-A



Vice President
for Administration

Phone: (315) 684-6461
Fax: (315) 684-6261

November 12, 2015

Commissioner Zemsky:

We are requesting a waiver of the 1 mile from campus radius for a START-UP NY business, located at 1727 State Route 12B South in the Town of Hamilton, New York (7.22 miles from the nearest campus property). There is currently an existing building with 3500 square feet that will be used be utilized. There will also be new construction of 8,677. 10,157 square feet that will be utilized for START-UP NY. The total square footage of 12,177 includes new and existing buildings. However 2020 square feet of the proposed new construction does not qualify for Tax Free Area as it includes retail space.

The proposed START-UP NY business aligns with and furthers the academic mission of the Morrisville State College campus by helping with the development, implementation and management of the new Brewing Studies program for the campus. The proposed business is estimated to net twenty (20) new jobs in the next five (5) years and will generate economic activity for the entire Madison County community.

In August of 2014 we requested a waiver of the 1 mile radius for the Rippleton Road location in the Village of Cazenovia, New York (3.36 miles from the nearest campus property). The building will be 25,720 square feet and all the square footage will be utilized for START-UP NY business. This waiver request is still valid and necessary.

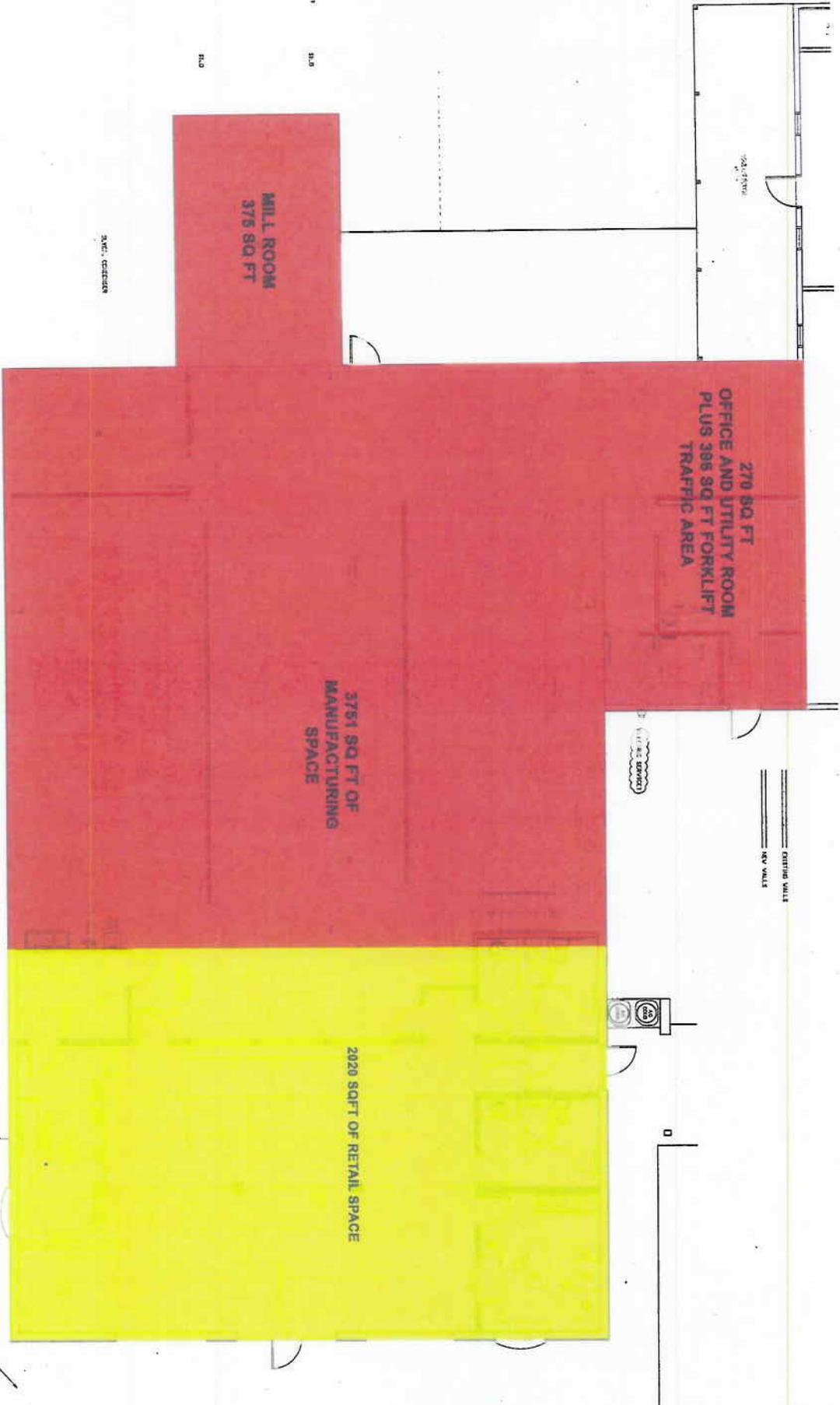
Sincerely,

A handwritten signature in cursive script that reads "Mary Ellen Burdick".

Mary Ellen Burdick
Vice President for Administration

MEB/cd

ALL NEW CONSTRUCTION NOT TO BE INCLUDED START UP NY
 2020 SQ. FT. TOTAL
 ALL NEW CONSTRUCTION TO BE INCLUDED IN STARTUP NY
 4792 SQ. FT. TOTAL



S.W. CECILIA

R.0

R.0

NEW BREWERY BUILDING 000 PLAN
 1
 12/15

SU-127-2-F-00908-000-A
 NEW BREWERY FACILITY
 1727 NY 12B
 HAMILTON, NEW YORK 13346

JOB NO.	1844
DRAWN BY	CAC
CHECKED	
DATE	09/25/15
REVISIONS	

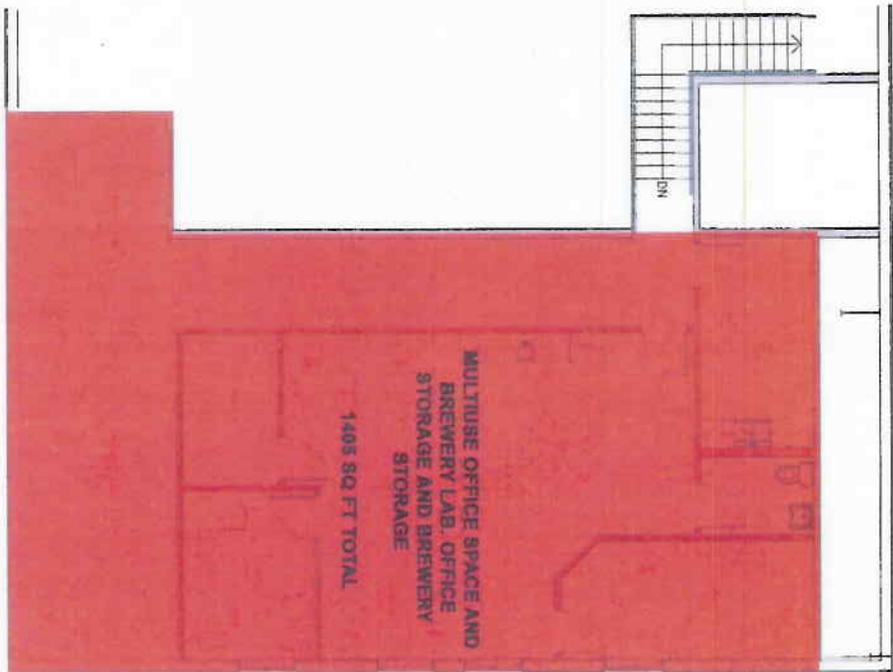
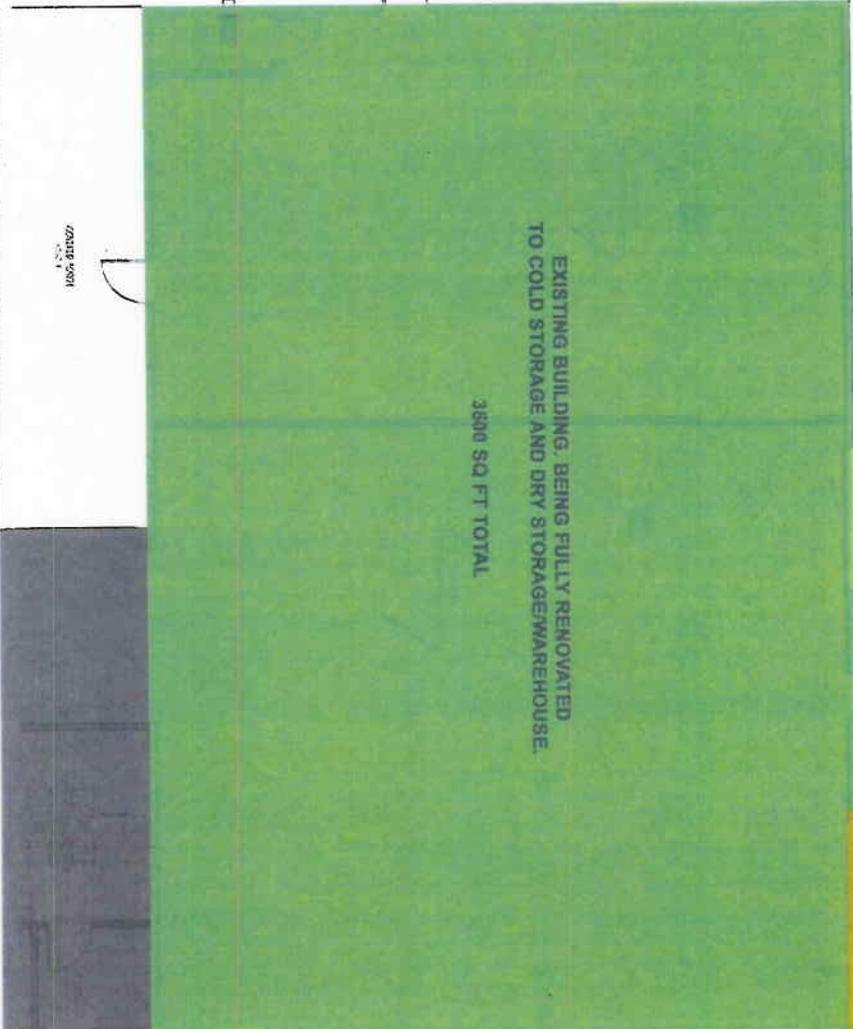
COWING INC.
 GOOD NATURE BREWING
 SHEET NUMBER
 A-2
 A-2 ENHANCED PLOTTING

FOR INFORMATION ONLY
 THIS DOCUMENT IS NOT
 TO BE USED FOR
 CONSTRUCTION
 WITHOUT THE
 APPROVAL OF
 THE ARCHITECT
 AND ENGINEER
 OF RECORD
 FOR THIS PROJECT
 AND WITHOUT THE
 APPROVAL OF
 THE CITY OF
 HAMILTON
 PLANNING DEPARTMENT

RENOVATED BUILDING
TO BE INCLUDED IN
STARTUP NY
3500 SQ. FT. TOTAL

NEW CONSTRUCTION TO
BE INCLUDED IN STARTUP
1885 SQ. FT. TOTAL

CONSTRUCTION FOR OTHER
BUILDING ALREADY
APPROVED FOR



EXISTING WALLS
NEW WALLS

MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"
1 A3

WAREHOUSE BUILDING FLOOR PLAN
SCALE: 1/8" = 1'-0"
1 A3

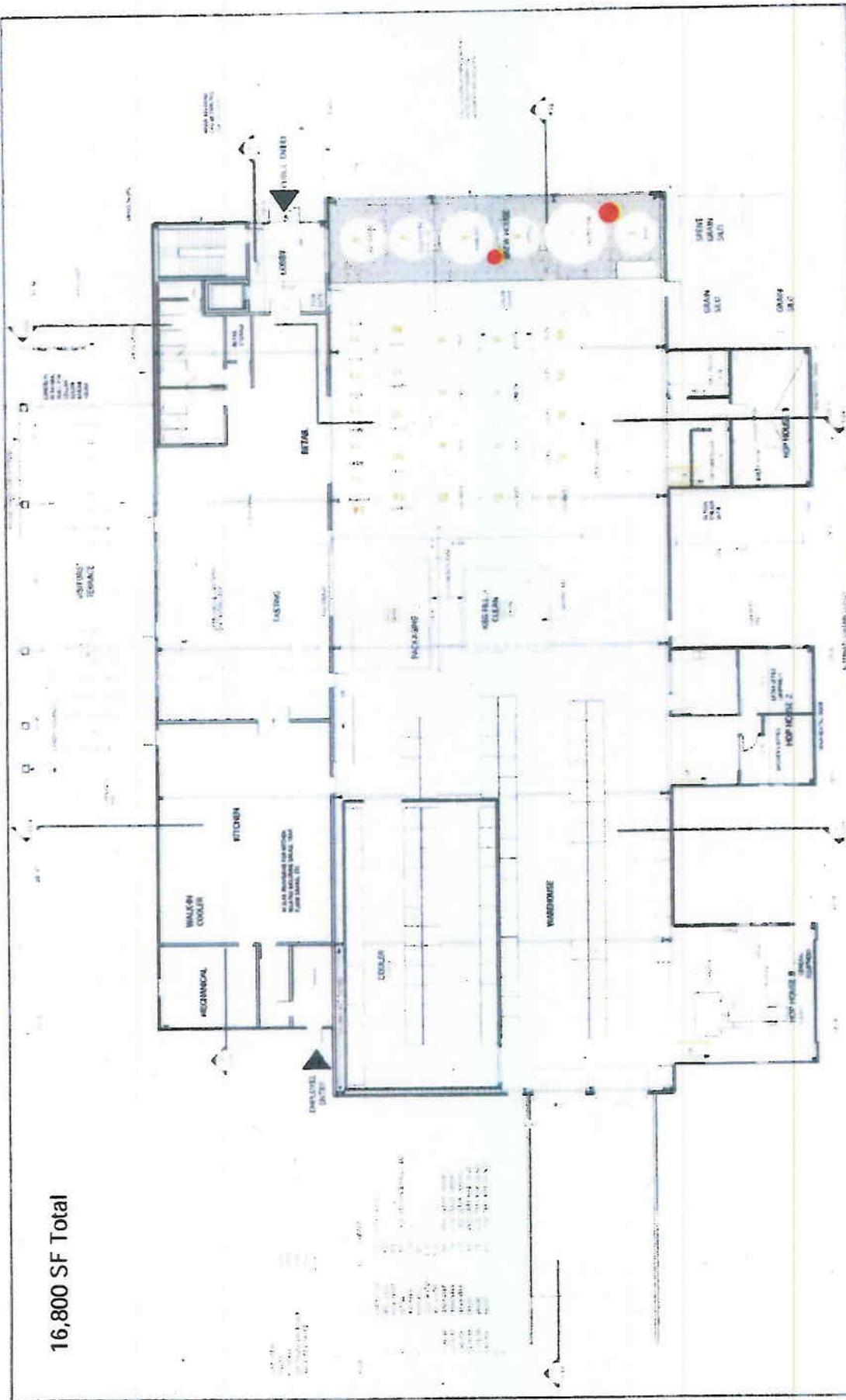


SU-127-2-F-00908-000-A
NEW BREWERY FACILITY
1727 NY 12B
HAMILTON, NEW YORK 13346

JOB NO.	12111
DRAWN BY	ENG
CHECKED	ENG
DATE	07/21/15
REVISIONS	

DRAWING TITLE
NEW BREWERY FACILITY
SHEET 11 OF 18
A-3
A3B3A3B3A3B3A3B3A3

16,800 SF Total



SU-127-2-F-00906-000-A

DRAFT FOR EFB REVIEW

FIRST FLOOR PLAN

3.04 SK-55.2

DATE: 08-11-11

SCALE: 1/8" = 1'-0"

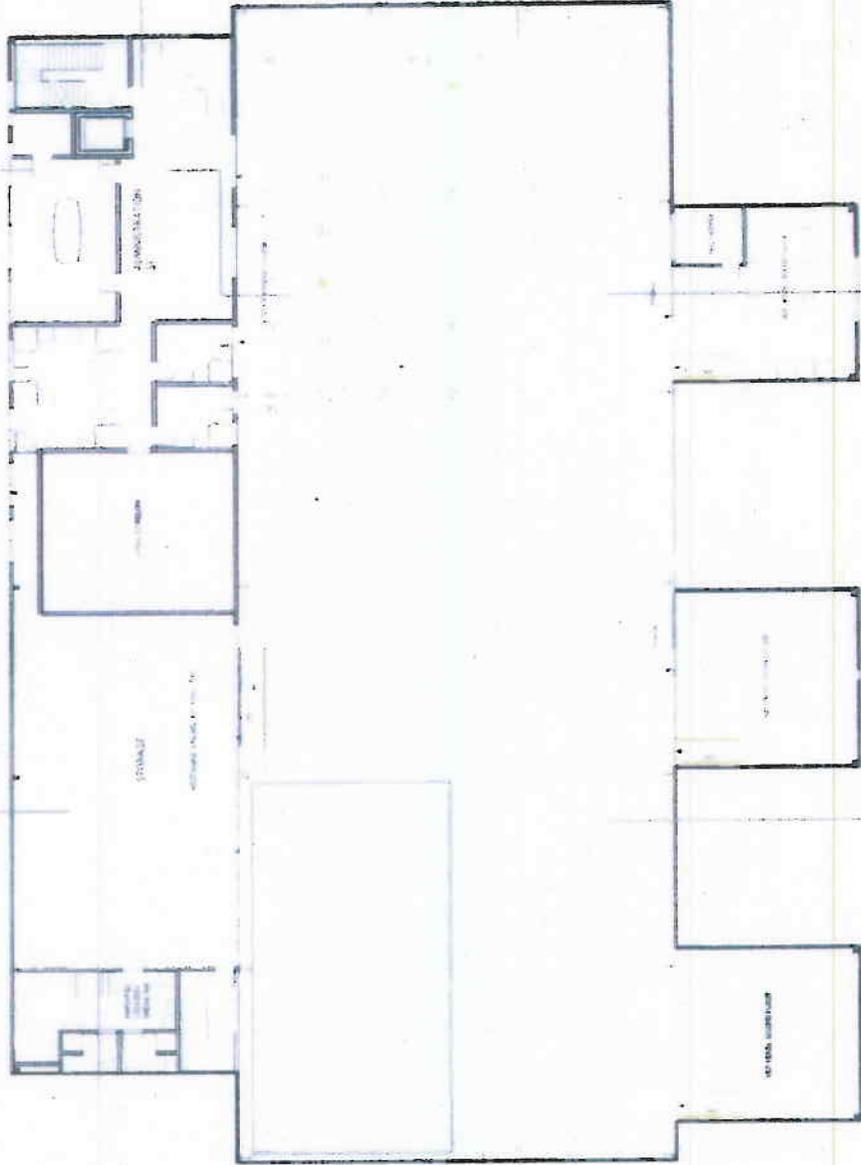
PROJECT: [Illegible]

CLIENT: [Illegible]

ARCHITECT: [Illegible]

3.04 SK-55.2

Hop House = 770 each x 2 = 1540 SF
 2nd Floor Office = 5030 SF
 6570 SF Total



DRAFT FOR EFB REVIEW



SU-127-2-F-00906-000-A

SECOND FLOOR PLAN
 (SCALE: 1/8" = 1'-0")

ARCHITECTURE INC.
 11111 123rd Ave, STE 100
 NORTH BAY, WASHINGTON
 98003-3000

ARCHITECTURE INC.
 11111 123rd Ave, STE 100
 NORTH BAY, WASHINGTON
 98003-3000



3.05
 SK-55.3