



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: Marion Terenzio, Ph.D.
Re: SUNY Cobleskill Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan")
Date: June 20, 2018

For campus Office of the President:
The arrangement documented in the attached Campus Plan is aligned to the academic mission of SUNY Cobleskill and in accordance with all SUNY policies, procedures, and guidelines.

[Handwritten signature of Marion Terenzio]

Signature of Campus President

Marion Terenzio
Print Name

-----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 [approved] the attached Campus Plan:

[Handwritten signature of Jeffrey A. Boyce]
Proposal Review Team Co-Chair

7-20-18
Date

Jeffrey A. Boyce
Print Name

For SUNY Office of the Chancellor:
The attached Campus Plan is hereby [approved] for campus submission to the NYS Commissioner of Economic Development.

[Handwritten signature of Eileen McLaughlin]
Signature of the Chancellor or designee

7/20/18
Date

Eileen McLaughlin
Print Name

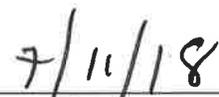
To: Mr. Howard Zemsky, NYS Commissioner of Economic Development
From: Dr. Marion Terenzio, President, SUNY Cobleskill
Re: SUNY Cobleskill's Amended Campus Plan for Designation of Tax-Free Area(s)
Date: June 20, 2018

I, President Terenzio of SUNY Cobleskill hereby certify the following:

- a.) We have provided a copy of the enclosed Amended Campus Plan for Designation of Tax-Free NY Areas to the municipality or municipalities in which the proposed Tax-Free NY Area is located, local economic development entites, the applicable faculty governance, 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 the Research Foundation's Conflict of Interest Policy and Guidelines for the Management of Conflicts of Interest and have 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 create 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



Date

Attachments/Enclosures:

**ATTACHMENT I. PROPERTY DESIGNATION SPREADSHEET
ENCLOSURE I. SUNY RF CONFLICT OF INTEREST DOCUMENT
ENCLOSURE II. SUNY RF MANAGEMENT OF CONFLICT OF INTEREST DOCUMENT
ENCLOSURE III. PROPERTY ID # SU-124-1-B-0120-000-A AND ID # SU-124-1-L-SKILD-000-A
ENCLOSURE IV. PROPERTY ID # SU-124-2-B-GMILL-000-A
ENCLOSURE V. PROPERTY ID # SU-124-2-B-WARV-000-A
ENCLOSURE VI. PROPERTY ID # SU-124-2-B-MARA-000-A
ENCLOSURE VII. PROPERTY ID # SU-124-2-B-HOWE-000-A
ENCLOSURE VIII. PROPERTY ID # SU-124-1-B-40-000-A
ENCLOSURE IX. PROPERTY ID # SU-124-1-B-B12-000-A
ENCLOSURE X. PROPERTY ID # SU-124-1-L-SKILD2-000-A
ENCLOSURE XI. PROPERTY ID # SU-124-1-L-COBY-000-A
ENCLOSURE XII. EVIDENCE of PUBLIC COMMENT PERIOD_CORRESPONDENCE TO BE SENT
ENCLOSURE XIII. EVIDENCE of PUBLIC COMMENT PERIOD_CORRESPONDENCE RECEIVED**



START-UP NY CAMPUS PLAN FOR DESIGNATION OF TAX-FREE AREA(S)

Campus Name: SUNY Cobleskill
Campus Contact Name: Jason R. Evans, Ph.D.
Campus Contact Title: Associate Professor, Agricultural Business Management
Campus Contact E-mail: Evansjr@cobleskill.edu
Campus Contact Phone: 518-255-5643

THE TAX-FREE NY AREA PLAN SHALL BE DEVELOPED BY THE CAMPUS TEAM AND PROVIDE THE FOLLOWING REQUIRED INFORMATION:

- 1) Specification or identification of space or land proposed for designation as a Tax-Free NY Area identifying the following:
 - i. Provide the name and address of the SUNY, CUNY or community college seeking approval as a Sponsor, the address of the space or land proposed for designation as a Tax-Free NY Area, and a written description of the physical characteristics of the area for designation.

Name: SUNY Cobleskill
Campus Address: 106 Suffolk Circle, Cobleskill, NY 12043
Address(es) of Proposed Tax-Free NY Area(s) :
<u>PROPERTY No. 1: Frederic R. Bennett Recreation Area Ski Lodge--Building</u> Physical Address: Frederic R. Bennett Recreation Area Ski Lodge 5044 NY State Highway 10 Cobleskill, NY 12043 Mailing Address: CAS, Prentice Hall 106 Suffolk Circle Cobleskill, NY 12043
<u>PROPERTY No. 2: Frederic R. Bennett Recreation Area Ski Lodge--Land</u> Physical Address: Frederic R. Bennett Recreation Area Ski Lodge 5044 NY State Highway 10 Cobleskill, NY 12043 Mailing Address: CAS, Prentice Hall 106 Suffolk Circle Cobleskill, NY 12043
<u>PROPERTY No. 3: Guilford Mills Manufacturing/Warehouse Facility</u> Physical Address: 118 Aker Drive Cobleskill, NY 12043

PROPERTY No. 4: Wood Frame Unoccupied Manufacturing/Warehousing Building
Property Address: 1532 State Route 7
Richmondville, NY 12149

PROPERTY No. 5: Warehouse Facility FKA "Maranatha Family Center"
Property Address: 1461 State Route 7
Richmondville, NY 12149

PROPERTY No. 6: Former Howes Cave Screen Printing Facility
Property Address: 116 Caverns Road
Howes Cave, NY 12092

PROPERTY No. 7: Kniskern House (On Campus) Conference Room
Property Address: 147 West Main Street
Cobleskill, NY 12043

PROPERTY No. 8: Alumni Hall Room B12 (On-Campus)
Physical Address: 144 Schenectady Avenue
Cobleskill, NY 12043

PROPERTY No. 9: Frederic R. Bennett Recreation Area Property II
Physical Address: 5044 NY State Highway 10
Cobleskill, NY 12043

PROPERTY No. 10: SUNY Cobleskill Auxiliary Service Coby Farm Property
Physical Address: 221 Mineral Springs Road
Cobleskill, NY 12043

Description of Physical Characteristics of Proposed Tax-Free NY Area(s):

PROPERTY No. 1: Frederic R. Bennett Recreation Area Ski Lodge--Building
SUNY Cobleskill proposes to designate the entirety of the above referenced building as a Start-Up NY Tax-Free area. This building (known as the "Ski Lodge") is owned by the College's Auxiliary Service (CAS) and is comprised of 9,585 square feet of building space. The building was formerly used as a ski lodge for student and community use and has most recently been used as a general student activity space. Currently, the building is unoccupied and unutilized. Water, heat and electric supply are available to the building. According to a 2011 appraisal of the aforementioned property, the building's steel truss structure is in good condition. The appraiser's estimate of latest major building improvements is 1972.

PROPERTY No. 2: Frederic R. Bennett Recreation Area Ski Lodge--Land
SUNY Cobleskill proposes to designate 6.25 acres of the land immediately surrounding the Ski Lodge building as a Start-Up NY Tax-Free area.

The outdoor space of the proposed tax-free area is approximately 50% wooded with a small seasonal stream on the east boundary. Approximately 2.05 acres of the property were deemed by the appraiser as "topographically challenged" because of the stream bed and generally "roughed" land. Business access to the property would likely require entryway/road improvements, though the access road is currently paved and is directly accessible from NY State Route 10.

PROPERTY No. 3: Guilford Mills Manufacturing/Warehouse Facility

SUNY Cobleskill proposes to designate 125,000 square feet of the above referenced property as a Start-Up NY Tax-Free area. This property, located approximately 0.9 miles from SUNY Cobleskill's campus in the Village of Cobleskill, includes two buildings (Building One at 340,000 square feet and Building Two at 120,000 square feet) and approximately 40 acres of land (including parking for approximately 300 cars or 200 trailers). The buildings were originally constructed in 1985. Formerly a textile manufacturing mill, the property has been unoccupied for approximately 12 years and is currently owned by Schoharie County. The property is zoned "Commercial Industrial" and includes ample paved parking space.

The Guilford Mills site is located just off of Mineral Springs Road in the Village of Cobleskill with convenient access to Interstate 88. State Routes 7, 10, 20, 30 and 145 are within minutes of the property. The building can easily be partitioned for manufacturing/warehousing use by multiple enterprises.

Building One features a long configuration of approximately 1,730' X 200' and Building Two is an "L"-shaped configuration. Both are steel truss shells with municipal water/sewer access, sprinkler system, significant dock door access and 19'+ ceilings. Building one includes approximately 20,625 square feet of office and employee support space, split across two sections of the building. Building two includes approximately 1,300 square feet of office and employee support space, situated along the north wall. Building floors are comprised of 6" and 10" reinforced concrete. Building roofs are mostly insulated standing seam metal; a rubber membrane system is in place over the west end of Building One and the east end of Building Two.

Heating capacity in the west section of Building One is provided by two gas-fired Well-McLain hot water boilers rated at 1.0 million and 1.2 million BTUs respectively and one gas-fired Peerless boiler rated at 1.0 million BTUs. That in the east section is provided by three gas-fired Rapid Air rotation units, and gas-fired ceiling suspended Reznor unit heaters (installed in 2001). Heating capacity in the west section of Building Two is provided by one gas-fired Rapid Air rotation unit while that in the east section is provided by one gas-fired Well-McLain hot water boiler rated at 1 million BTUs. For natural gas, a medium-pressure main is in place, rated at approximately 120 psi. Both buildings benefit from 100% wet system coverage for fire protection (rated at approximately 100 psi static pressure).

PROPERTY No. 4: Wood Frame Unoccupied Manufacturing/Warehousing Building

SUNY Cobleskill proposes to designate the entirety (3,600 square feet) of the above referenced property as a Start-Up NY Tax-Free area. This property, located across State Route 7 from cropland owned by the SUNY Cobleskill Auxiliary Service, includes one

building of approximately 3,600 square feet sited on 3.83 acres. The property is located conveniently just off of I-88's Exit #21. The wood frame and masonry construction building is approximately 30 years old with concrete flooring and new wood siding. The one-floor building has 240V electrical service, access to municipal water supply and its own septic system. Building dimensions are approximately 60' W X 60' L.

PROPERTY No. 5: Warehouse Facility FKA "Maranatha Family Center"

SUNY Cobleskill proposes to designate the entirety (62,000 square feet) of the above referenced property as a Start-Up NY Tax-Free area. This property, located approximately one mile from SUNY Cobleskill's campus, includes one building of 62,000 square feet situated on 23 acres of green space. Formerly known as Maranatha Family Center (a gym/physical therapy facility), construction of the facility was completed in 2012. Building dimensions are 35' H X 190' W X 300' L. Much of the building's two-story internal space is open and well suited for a variety of manufacturing/distribution operations, as it was originally designed as expansive gymnasium space.

PROPERTY No. 6: Former Howes Cave Screen Printing Facility

SUNY Cobleskill proposes to designate the entirety (5,750 square feet) of the above referenced property as a Start-UP NY Tax-Free area. Note: THIS PROPERTY IS LOCATED 5.6 MILES FROM SUNY COBLESKILL'S CAMPUS; THEREFORE, THE COLLEGE REQUESTS THAT THE COMMISSIONER GRANT A WAIVER OF THE "ONE-MILE RADIUS" STIPULATION FOR OFF-CAMPUS TFAs. This building is a 116' X 50' steel framed structure originally built to house a small screen printing company in Howes Cave, a hamlet adjacent to Cobleskill's east town line. The building sits on a 0.8-acre lot and has been vacant for nearly a decade. Its 12' X 50' wooden addition is well-suited as storage space for commercial operations that might locate at the property. Constructed in the mid-1970s, the building is wood and metal-sided, has a metal roof and is conveniently located near Howe Caverns, one of Schoharie County's premier tourism destinations.

PROPERTY No. 7: Kniskern House (On Campus) Conference Room

SUNY Cobleskill proposes to designate an office/conference room space within the Kniskern House building (SUNY Cobleskill PSI #40) (180 square feet)

Kniskern House is an office and meeting space on the north (farm) side of SUNY Cobleskill's campus. Temporarily used as the President's house in the 1970s, the building now houses offices for three Agricultural Business Management faculty and two Animal Science adjunct professors/instructors. The space proposed for designation is a 180-square foot conference room/office that is currently not used by any program on campus—it is currently vacant. The space is internet ready and could be used flexibly for back office processes or programming work.

PROPERTY No.8: Alumni Hall Room B12 (On Campus)

SUNY Cobleskill proposes to designate a vacant office space within the Alumni Hall building (200 square feet)

Alumni Hall on SUNY Cobleskill's campus houses several classroom and office spaces and the College's print shop. It is part of the "Old Quad" as one of the original four campus buildings constructed prior to 1920. The space proposed for designation is a 200-square

foot vacant office space that is not currently used by any program or department area on campus. The space is internet-ready, has several electrical outlets and ample space for desks/workstations; it can be used flexibly for back-offices or programming work.

PROPERTY No. 9: Frederic R. Bennett Recreation Area Property II

SUNY Cobleskill proposes to designate 6.02 acres of NY State/SUNY Cobleskill-owned land that together with the Cobleskill Auxiliary Service (CAS)-owned property (already designated as a TFA) comprises the Frederic R. Bennett Recreation Area and Ski Lodge.

In 2014, SUNY Cobleskill designated a former Ski Lodge building and 6.25 acres of surrounding land (all owned by Cobleskill Auxiliary Service) as a START-UP NY Tax-Free Area. The College now proposes to designate an adjacent 6.02 acres that is owned by NY State/SUNY Cobleskill. This property is a partially wooded, rolling landscape that includes the Recreation Area's parking lot and an 800,000-gallon pond. The Recreation Area was formerly used by SUNY Cobleskill students, faculty and alumni as an event space and ski slope. All utilities have been shut off at the building since 2011 and no formal programming has occurred on the already-designated CAS-owned parcel nor the parcel proposed for designation here since 2009.

PROPERTY No. 10: SUNY Cobleskill Auxiliary Service Coby Farm Property

SUNY Cobleskill proposes to designate 72.5 acres of land owned by the SUNY Cobleskill Auxiliary Service (CAS) that is contiguous with the south side of SUNY Cobleskill's campus.

The property proposed for designation was purchased by CAS in September, 2014 as a largely undeveloped former livestock and hay farm. The entire property comprises 120 acres and includes a 19th-century home, a large barn constructed in the early 20th-century, several outbuildings and two ponds. SUNY Cobleskill proposes to designate 72.5 acres of the property (parcels 68.9-1-1.1 and 68.9-1-1.2), all flat-to-rolling tillable pasture/hay/crop land with no existing buildings/structures. Currently, these parcels are used for growing supplemental grain silage for the College's dairy and livestock operations. Parcels proposed for designation are within the Village of Cobleskill and are zoned "Rural-Residential" (RR), which permits agricultural production, processing and marketing activities and other commercial uses.

- ii. Complete the Excel spreadsheet template provided with this document, noting the instructions on page 2. Include the official SUNY Physical Space Inventory (PSI) building number and a clear description of the spaces in the building or floor (when the entire floor is under consideration), or floor/wing (with outer rooms defining the space specifically listed). Include only properties sought to be designated now and exclude potential sites that may be considered in the future (see 2a below). Attach the completed spreadsheet to this plan.

- iii. Provide also a representation of each proposed site drawn in AutoCAD on a scaled campus map with boundaries drawn clearly. Two versions should be created; one including an imbedded layer from Google Earth or other aerial photograph of the property. The second version should exclude the photographic imagery. Each parcel under consideration must have a unique alpha numeric identifier, clearly labeled on each plan which ties to identifiers in the Excel spreadsheet. If digital files containing Polygon shapefile that delineates area for designation are available, provide these as well. Attach these materials to this plan.
 - iv. Provide a campus map with each proposed building shaded. Label each building with the official building number as listed in the SUNY Physical Space Inventory (PSI) along with the building name. For each building shaded and labeled, include floor plans of all areas under consideration with the specific spaces clearly shaded and labeled with official PSI room numbers. If digital files containing Point shapefiles that provide locations of area for designation are available, provide these as well. Attach these materials to this plan.
- 2) The total square footage of the space and/or acreage of land proposed for designation as a Tax-Free NY Area is:

Total square footage designated as tax-free area to date is:

9,965 square feet on-campus

196,350 square feet off-campus

Total acreage designated as tax-free area to date is:

12.27 acres on-campus

Tax-Free Area designations by property are delineated below.

PROPERTY No. 1: Frederic R. Bennett Recreation Area Ski Lodge--Building (PROPERTY ID# SU-124-1-B-0120-000-A): 9,585 square feet of building space

PROPERTY No. 2: Frederic R. Bennett Recreation Area Ski Lodge—Land PROPERTY ID # SU-124-1-L-SKILD-000-A): 6.25 acres of land

PROPERTY No. 3: Guilford Mills Manufacturing/Warehouse Facility (PROPERTY ID# SU-124-2-B-GMILL-000-A): 125,000 square feet of building space

PROPERTY No. 4: Wood Frame Unoccupied Manufacturing/Warehousing Building (PROPERTY ID# SU-124-2-B-WARV-000-A); 3,600 square feet of building space

PROPERTY No. 5: Warehouse Facility FKA "Maranatha Family Center" (PROPERTY ID# SU-124-2-B-MARA-000-A): 62,000 square feet of building space

PROPERTY No. 6: Former Howes Cave Screen Printing Facility (PROPERTY ID# SU-124-2-B-HOWE-000-A); 5,750 square feet of building space

PROPERTY No. 7: Kniskern House (On-Campus) Conference Room (PROPERTY ID# SU-124-1-B-40-000-A): 180 square feet of building space

PROPERTY No. 8: Alumni Hall Room B12 (On-Campus) (PROPERTY ID # SU-124-1-B-B12-000-A): 200 square feet of building space

PROPERTY No. 9: Frederic R. Bennett Recreation Area Property II (On-Campus) (PROPERTY ID # SU-124-1-L-SKILD2-A): 6.02 acres of land

PROPERTY No. 10: SUNY Cobleskill Auxiliary Service Coby Farm Property (On-Campus) (PROPERTY ID # SU-124-1-L-COBY-000-A): 72.5 acres of land

2a) *If applicable:* You may include here a description of any potential space or acreage of land that you may seek to designate as a Tax-Free NY Area under the START-UP NY Program in the future. This may include campus property that may become vacant, or other properties in your community that are not currently part of your campus but may be desirable for a company partner and with which you may consider an affiliation if an appropriate partner is identified. Do not include these properties in the Excel spreadsheet.

2b) *If applicable:* The total square footage of the space or acreage of land that you may propose to designate as a Tax-Free Area as identified in 2a, if known.

3) Provide a description of the type of business or businesses that may locate in the area identified in #1.

Businesses eligible for utilization of the "Ski Lodge" property designated above under the auspices of START-UP NY shall be limited to those conducting environmental/ecological research or educational services, offering fee-based outdoor recreation opportunities or offering fee-based conference and event services.

For all other properties designated above, SUNY Cobleskill is committed to partnering with start-up or expanding enterprises that are in alignment with the agricultural and technical identity of the college, Schoharie County and the Mohawk Valley Region. These business types/functions and SUNY Cobleskill academic programs relevant for START-UP NY partnerships are enumerated below. NOTE: In what follows, a degree "type" specification is included with each academic program title; BS indicates Bachelor of Science, BT indicates Bachelor of Technology, BBA indicates Bachelor of Business Administration, AS indicates Associate of Science and AAS

indicates Associate of Applied Science. The four-digit SUNY system application code for each degree type is also included.

- **Value-added food processing and distribution**, relevant to Agricultural Business Management (BS & BT, 0895); Agricultural Equipment Technology (BT, 0898); Business Administration (BBA, 0280); Culinary Arts (BBA, 1622); Food Systems & Technology (BT, 2541); Agricultural Business Management (AAS, 0511); Agricultural Power Machinery (AAS, 0506)
- **Dairy product and beverage manufacturing that utilizes fermentation processes**, relevant to Agricultural Business Management (BS & BT, 0895); Agricultural Equipment Technology (BT, 0898); Business Administration (BBA, 0280); Culinary Arts (BBA, 1622); Food Systems & Technology (BT, 2541); Agricultural Business Management (AAS, 0511); Agricultural Power Machinery (AAS, 0506); Dairy Production and Management (AAS, 0507)
- **Fruit and vegetable cultivation and processing**, relevant to Agricultural Business Management (BS & BT, 0895); Agricultural Equipment Technology (BT, 0898); Business Administration (BBA, 0280); Culinary Arts (BBA, 1622); Food Systems & Technology (BT, 2541); Plant Science (BT, 0897); Agricultural Business Management (AAS, 0511); Agricultural Power Machinery (AAS, 0506); Agricultural Science (AAS, 0514)
- **On-farm and agricultural energy research, development and manufacturing**, relevant to Food Systems & Technology (BT, 2541); Environmental & Energy Tech (BT, 2242); Diesel Technology (AAS, 0672); Environmental Studies (AAS, 1016)
- **Other manufacturing processes with sophisticated technological operating systems**, relevant to Agricultural Business Management (BS & BT, 0895); Agricultural Equipment Technology (BT, 0898); Business Administration (BBA, 0280); Culinary Arts (BBA, 1622); Food Systems & Technology (BT, 2541); Information Technology (BT, 2045); Agricultural Business Management (AAS, 0511); Agricultural Power Machinery (AAS, 0506); Computer Information Systems (AAS, 0581)
- **Scientific research facilities that serve pharmaceutical, food and other industries**, relevant to Plant Science (BT, 0897); Biotechnology (BS, 0794); Agricultural Science (AAS, 0514); Biological Technology (AAS, 0614); Health Science Studies (AAS, 1821); Histotechnician (AAS, 2083); Science (AS, 0220)

- **Entities engaged in product development research, website development and software programming for business applications**, relevant to Graphic Design Technology (BS, 2253); Information Technology (BT, 2045); Business Administration (BBA, 0280); Business Administration (AAS, 0632); Computer Information Systems (AAS, 0581)
- **Businesses capable of utilizing on-campus alternative energy infrastructure in research and production (Note: Businesses providing utilities and/or engaged in the generation or distribution of electricity, natural gas, etc., as prohibited by §220.6 (b)(1)(xii) and (xiii) of the program regulations, will not be sought.);** relevant to Environmental and Energy Technologies (BT, 2242); Food Systems & Technology (BT, 2541); Science (AS, 0220); Environmental Studies (AAS, 1016); Agricultural Power Machinery (AAS, 0506)
- **Other businesses whose nature and processes will facilitate enhanced experiential education opportunities for students in agricultural and technical fields**

- 4) Provide a description of the campus academic mission, and explain how the businesses identified in #3 will align or further the academic mission of the university or college.

With an emphasis on experiential education, SUNY Cobleskill prepares students for successful careers, advanced studies and engaged citizenship. The College has provided applied technological and agricultural education as a fully accredited, comprehensive, public undergraduate residential college for 100 years. The College's mission emphasizes the importance of experiential education that manifests in all academic programs as hands-on and project-based learning, field experiences and internships with industry partners. Problem-solving, critical thinking, teamwork and communication skills are universal learning objectives at SUNY Cobleskill and programs continually evolve to reflect current and emerging knowledge and infuse new technologies into students' academic experiences. Student success is reflected in the consistently high work force placement rate of our graduates.

Located on a 750 acre campus in Upstate New York, SUNY Cobleskill offers associate and bachelor degrees in a wide range of disciplines including environmental and energy sciences, agriculture, natural resources, animal and plant sciences, business and agricultural business, technology, early childhood, culinary arts, health sciences, biotechnology, landscape and communications. SUNY Cobleskill was founded in 1916 as the Schoharie School of Agriculture and today offers one of the most diverse agricultural programs in the United States. The ultra-modern agricultural complex serves as a laboratory for hands-on skill building and includes a working farm, a 10-acre arboretum, a 200-cow contemporary free-stall dairy, a USDA-inspected meat processing facility, an equine complex with an indoor arena and a fully equipped agricultural engineering technology facility. In Fall, 2014, the College will open the Center for Agriculture and Natural Resources, a \$40 million project that will house Animal Science, Plant Science and Fisheries & Wildlife academic programs and includes state-of-the-art greenhouse infrastructure and the Northeast's largest fish hatchery.

It is expected that businesses eligible for START-UP NY tax-free treatment that establish operations within a SUNY Cobleskill-designated tax-free zone will provide all or a selection of the following services in partnership with College academic programs:

- Internship and post-graduate employment opportunities for students
- Collaboration with College faculty on design of novel courses and programs that leverage the educational opportunities created by proximity to START-UP NY-eligible businesses
 - For example, development of "fermentation science" or "beverage management" courses to align with beverage manufacturing companies; enhancement of food systems, plant science and agricultural business programming to align with food processing or cultivation operations
- Access to business facilities for out-of-classroom laboratory experiences for students
 - For example, intermittent use of manufacturing or processing facilities as external laboratories for operations management, processing or engineering courses
- Collaboration with College faculty on design and implementation of student research and/or class projects

- Access to professionals for guest lecture opportunities
- Initiation of professional certificate programs aligned with individual business worker-training needs
- Collaboration with College faculty and administrators to provide growth opportunities for established businesses in Schoharie County
 - For example, START-UP NY businesses working with College professionals to identify local suppliers of raw inputs or downstream marketing/distribution services

As listed above, businesses most likely to forge successful partnerships with SUNY Cobleskill under the auspices of START-UP NY are those whose operations dovetail with existing academic programs and the economic and physical infrastructure of Schoharie County, which is largely rural. Specifically, businesses that apply sophisticated management and technology in a manufacturing context and/or employ contemporary scientific principles in the development of pharmaceutical, food or energy products are desired.

Applications submitted for occupation and use of ON-CAMPUS properties should clearly address any potential adverse effects of business presence on College academic programs. Impacts of this nature will be given significant consideration during the application review process.

- 5) Provide a description of how participation by these types of businesses in the START-UP NY Program will generate positive community and economic benefits, including but not limited to:
- Increased employment opportunities;
 - Increased opportunities for internships, vocational training and experiential learning for undergraduate and graduate study;
 - Diversification of the local economy;
 - Environmental sustainability;
 - Increased entrepreneurship opportunities;
 - Positive, non-competitive and/or synergistic links to existing businesses;
 - Effect on the local economy; and
 - Opportunities as a magnet for economic and social growth.

As part of the Albany—Schenectady—Troy Metropolitan Statistical Area, Schoharie County is situated in close proximity to the population center of New York's Capital Region and is poised to

serve as a hub of production for consumers therein and in New York City, which is located approximately 160 miles to the east. Schoharie County's economy is highly diversified, with significant employment in retail, education and healthcare services, construction, manufacturing and agriculture. Despite significant natural and built-infrastructure resources, the U.S. Census Bureau reports an unemployment rate of 11.6% for the county (higher than New York State). Given this, the START-UP NY initiative has considerable potential to positively affect the lives of county residents and to enhance resource utilization in the region.

Anticipated benefits of business development within the county include increased employment opportunities, enhanced economic diversification, broadening of local tax bases and productive use of currently vacant facilities both on and off campus. Further, development of processing/manufacturing infrastructure under the auspices of START-UP NY will provide the region's agricultural and natural resource producers opportunities for high-volume product sales and enhanced ties to the state's large urban consumer populations. Of course, development of these types of economic activities and the income generated as a result will also undoubtedly spur revitalization of "Main Street" service-oriented businesses including retailers and restaurants throughout the county.

- 6) Provide a description of the process the Sponsor (campus) will follow to select participating businesses. The description should identify the membership of any group or committee that may make recommendations, the final decision-maker, and the criteria that will be used to make decisions. This group or committee must include representation from faculty governance.

The criteria may include some or all of the following:

A. Academic and Research Alignment

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

B. Economic Benefit

1. How many net new jobs will be created?

2. Is the business viable in both the short- and long-term?
3. Will the business attract private financial investment?
4. Does the business plan to make capital investments (e.g., renovation, new construction)?
5. Are the new jobs in critical areas of the economy?
6. How will the University financially benefit from the terms of the lease?

C. Community Benefits

1. Does the business have the support of one or more municipal or community entities?
2. Is the business recruiting employees from the local workforce?
3. Does the business invest in underserved, economically distressed regions?
4. Will the business rely on suppliers within the local and regional economy?

Through a formal application process, businesses interested in securing START-UP NY-designated properties and partnering with SUNY Cobleskill in the furtherance of its academic mission will be assessed according to:

- Eligibility to participate in the START-UP NY initiative, as determined by parameters established by law
- Type and amount of space required
- Number of employees/new jobs to be created
- Alignment with local economic infrastructure (potential synergies and/or competition with existing businesses; feedback from municipal representatives)
- Alignment with the college's mission which emphasizes "experiential" education and preparation of students for "successful careers, advanced studies and engaged citizenship"
- Willingness and capacity to forge partnerships with academic program areas that are beneficial to students and enhance the quality of the educational experience at SUNY Cobleskill

Upon SUNY Cobleskill's receipt of a business application for occupation and use of ON-CAMPUS or OFF-CAMPUS designated properties, all application materials will be immediately forwarded to the following campus and community stakeholder groups for review:

- **The Presiding Officer of the Faculty**
In his or her role as Chair of the Faculty Governance Executive Committee, which is comprised of the Chairs of all Elected Standing Governance Committees at SUNY Cobleskill, the Presiding Officer shall distribute business application materials to all Elected Standing Governance Committee Chairs. Committee Chairs will then have a period of fourteen days (two weeks) to share application materials with their respective committee membership and to submit electronically (StartUpNY@cobleskill.edu) or in hardcopy, in summary form, their committee's feedback on the business application to the President's Economic Development

Advisory Council. Though feedback from all Elected Standing Governance Committees is expected to address all facets of each proposed START-UP NY business partnership, it is especially critical that feedback emanating from the College's Curriculum Committee specifically address the academic benefits of proposed business partnerships

- **The Chair of the College Council of SUNY Cobleskill**

The College Council Chair shall disseminate business application materials to the full membership of the College Council and shall, within fourteen days (two weeks) of receipt of application materials, submit electronically (StartUpNY@cobleskill.edu) or in hardcopy a summary of the Council's feedback on the business application to the President's Economic Development Advisory Council.

- **The Chairs of the College's eight Academic Departments**

Because of the academic implications of any and all potential business applications submitted under the auspices of START-UP NY, application materials will be forwarded to Academic Department Chairs for dissemination to their full-time faculty members. Within fourteen days (two weeks) of receipt of application materials, Department Chairs shall submit electronically (StartUpNy@cobleskill.edu) or in hardcopy a summary of their Academic Department's feedback to the President's Economic Development Advisory Council.

- **The SUNY Cobleskill Administrative Cabinet**

Comprised of all College Vice Presidents and Directors, the Administrative Cabinet shall be forwarded all application materials and will have fourteen days (two weeks) to submit electronically (StartUpNy@Cobleskill.edu) or in hardcopy a summary of their feedback on application materials to the President's Economic Development Advisory Council.

- **The SUNY Cobleskill Student Government Association**

The President of SUNY Cobleskill's Student Government Association (SGA) shall disseminate business application materials to all SGA Officers and shall, within fourteen days (two weeks) of receipt of application materials, submit electronically (StartUpNY@cobleskill.edu) or in hardcopy a summary of SGA Officers' feedback on the business application to the President's Economic Development Advisory Council.

- **The Chair of the Schoharie County Board of Supervisors, the Director of Planning & Development for Schoharie County, the Schoharie County Chamber of Commerce and the Chief Executive Officer of the Schoharie County Industrial Development Agency (IDA)**

Business application materials shall be forwarded to the above named community stakeholders who, upon receipt, shall each have fourteen days (two weeks) to submit electronically (StartUpNy@Cobleskil.edu) or in hardcopy a summary of their agency's/organization's feedback on application materials to the President's Economic Development Advisory Council

In addition to the above stakeholder groups, review of business applications for occupation and use of ON-CAMPUS properties will also be conducted by the following entities:

- **The Director of Facilities at SUNY Cobleskill**

Upon receipt of business application materials, the Director of Facilities shall have fourteen days (two weeks) to submit, electronically (StartUpNy@cobleskill.edu) or in hardcopy, feedback on the business application materials to the President's Economic Development Advisory Council. Such feedback shall include assessment of the START-UP NY partnership's potential impact on the College's physical resources.

- **The Chief of the University Police Department at SUNY Cobleskill**

Upon receipt of business application materials, the Chief of University Police shall have fourteen days (two weeks) to submit, electronically (StartUpNy@cobleskill.edu) or in hardcopy, feedback on the business application materials to the President's Economic Development Advisory Council. Such feedback shall include assessment of the START-UP NY partnership's potential impact on traffic patterns, student safety and security on campus.

The fourteen day (two week) period of business application review by campus and community stakeholder groups shall be relevant for applications submitted both during and outside of the academic year.

After the fourteen day (two week) period of review by the aforementioned stakeholder groups, the President's Economic Development Advisory Council shall have up to five business days to compile and synthesize all submitted feedback into a summary document for submission to the College President. This document shall reflect the input of all stakeholder groups and will include a final recommendation to the President. Upon submission to the President, this document will be published electronically to all aforementioned stakeholder groups to ensure process transparency.

The composition of the Economic Development Advisory Council is determined by the College President. The Council serves at the pleasure of the President. Currently, the Council is comprised of the Campus Liaison for START-UP NY, the College Provost, the Dean of the School of Agriculture and Natural Resources, the Director of Sponsored Programs, the Director of Facilities, the Capital Projects Manager, the Campus Construction Manager, faculty representatives from the Department of Business Administration and a student representative from the Student Government Association. Other campus parties interested in serving on the President's Economic Development Advisory Council may petition the President to join.

In an advisory, ex-officio capacity, the Chief Executive Officer of Schoharie County IDA, the Director of Planning & Development for Schoharie County and district representatives from the NY State Assembly and NY State Senate participate in Economic Development Advisory Council meetings.

Upon receipt of the Economic Development Advisory Council's summary document and recommendation regarding all START-UP NY business applications, the President shall

have up to five business days to make a final decision regarding the application. The President's acceptance or rejection shall constitute the campus's final decision on each business application. The President's decision must be published to all aforementioned campus and community stakeholder groups and must be accompanied by a written rationale that explicitly addresses justification for any divergence from stakeholder group recommendations.

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.

 <p>Category: HR / Labor Relations Legal and Compliance</p> <p>Responsible Office: <u>University Counsel</u></p>	<p>Policy Title: Conflict of Interest Document Number: 6001</p> <p>Effective Date: October 01, 1995</p> <p>This policy item applies to: State-Operated Campuses</p>
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Summary

Faculty and staff of the State University of New York (University) are encouraged to foster an atmosphere of academic freedom by promoting the open and timely exchange of scholarly knowledge independent of personal interests and are required to avoid conflicts of interest. Where potential or actual conflicts exist, faculty and staff are expected to consult with appropriate University officers and abide by University policy. This policy represents a restatement of existing University policy and pertinent state and federal law and regulations.

Policy

Faculty and staff of the State University of New York (University) 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.

Other Related Information

[Outside Activities of University Policy Makers](#)

[Ethics in State Government - A Guide for New York State Employees](#)

[National Science Foundation, Grant Policy Manual](#)

Procedures

There are no procedures relevant to this policy.

Forms

There are no forms relevant to this policy.

Authority

[42 CFR 50, Subpart F](#)

The following link to FindLaw's [New York State Laws](#) is provided for users' convenience; it is not the official site for the State of New York laws.

[NYS Public Officers Law, Section 73-a, and 73 and 74](#)

In case of questions, readers are advised to refer to the New York State Legislature site for the menu of [New York State Consolidated](#).

[Board of Trustees Policies - Appointment of Employees \(8 NYCRR Part 335\)](#)

State University of New York Board of Trustees Resolution adopted June 27, 1995

History

Memorandum to presidents from the office of the University provost, dated June 30, 1995 regarding revision to University conflict of interest policy to bring it in conformity with federal guidelines issued by the National Science Foundation and the Public Health Service.

Appendices

There are no appendices relevant to this policy.

 <p>Category: Academic Affairs Community Colleges Legal and Compliance Research</p> <p>Responsible Office: Academic Affairs</p>	<p>Policy Title: START-UP NY Program Participation Policy</p> <p>Document Number: 6800</p> <p>Effective Date: February 10, 2014</p> <p>This policy item applies to: Community Colleges State-Operated Campuses</p>
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Table of Contents

- [Summary](#)
- [Policy](#)
- [Definitions](#)
- [Other Related Information](#)
- [Procedures](#)
- [Forms](#)
- [Authority](#)
- [History](#)
- [Appendices](#)

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 31 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.

StartUp-NY.gov website and program information.

Procedures

START-UP NY Program Participation, Procedures for

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.

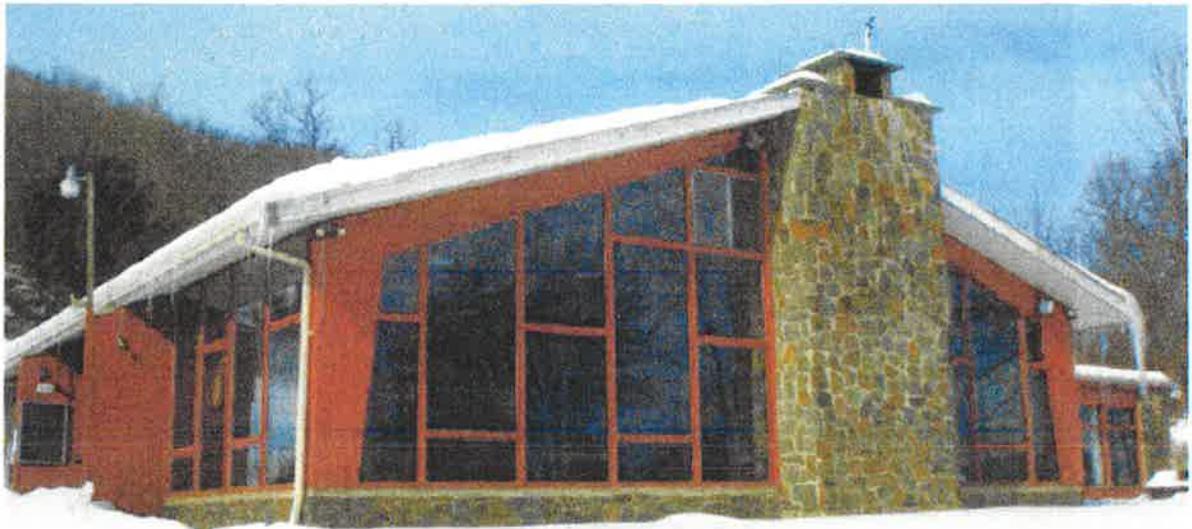
ENCLOSURE III

PROPERTY ID # SU-124-1-B-0120-000-A

PROPERTY ID # SU-124-1-L-SKILD-000-A

Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres

I. Building Photos

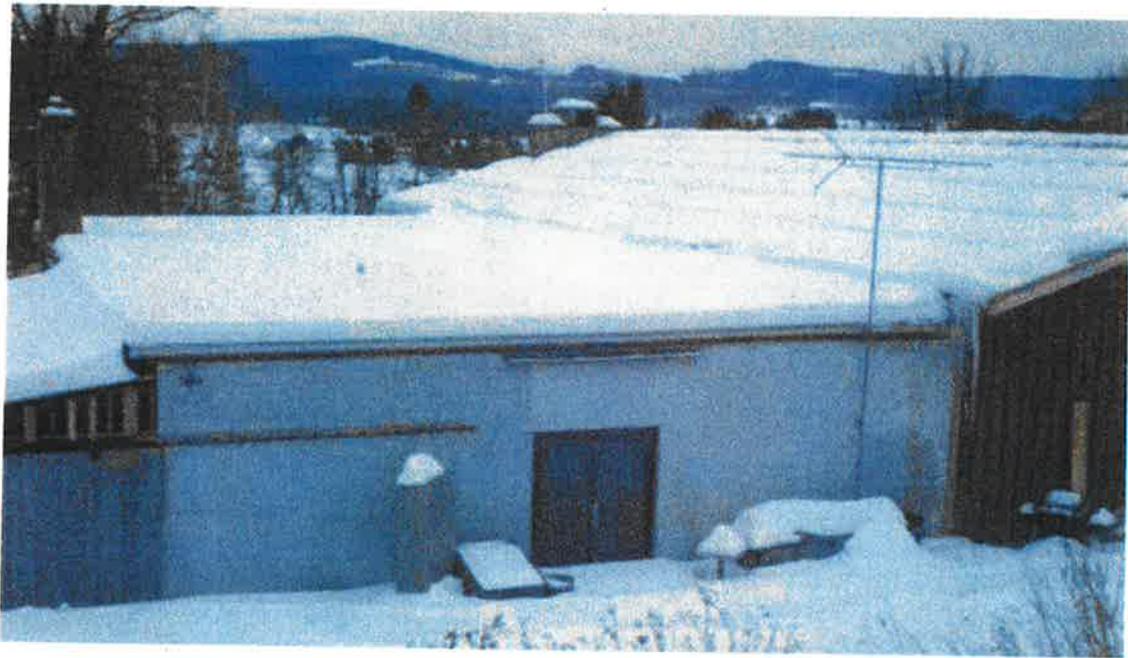


View looking north at the front glass dominated façade of the Ski Lodge facility



West side wall of main ski lodge building that is approximately 50' wide X 100' long.

Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres



To the east of and adjoining the main lodge is a concrete block addition with double doors to the garage room at the rear.



The main lodge building has a center peaked metal roof with gutter system. The driveway extends around the rear where a gasoline storage shed is built into the hillside bank.

Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres

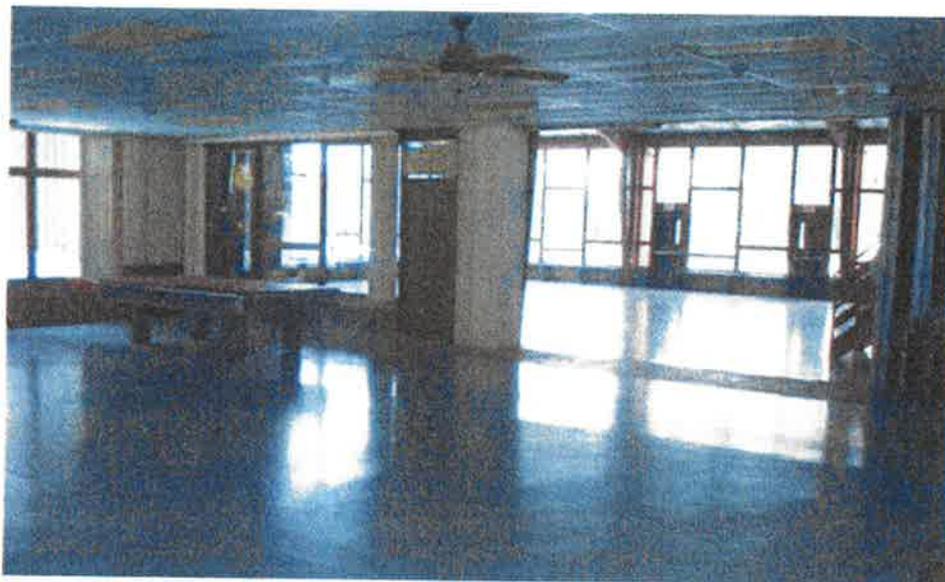


Front glass wall of main lodge banquet room with very large stone fireplace



Main banquet room with kitchen at left and pantry behind steel staircase

Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres



Smaller banquet room to the east of the main banquet room

II. Property Photos



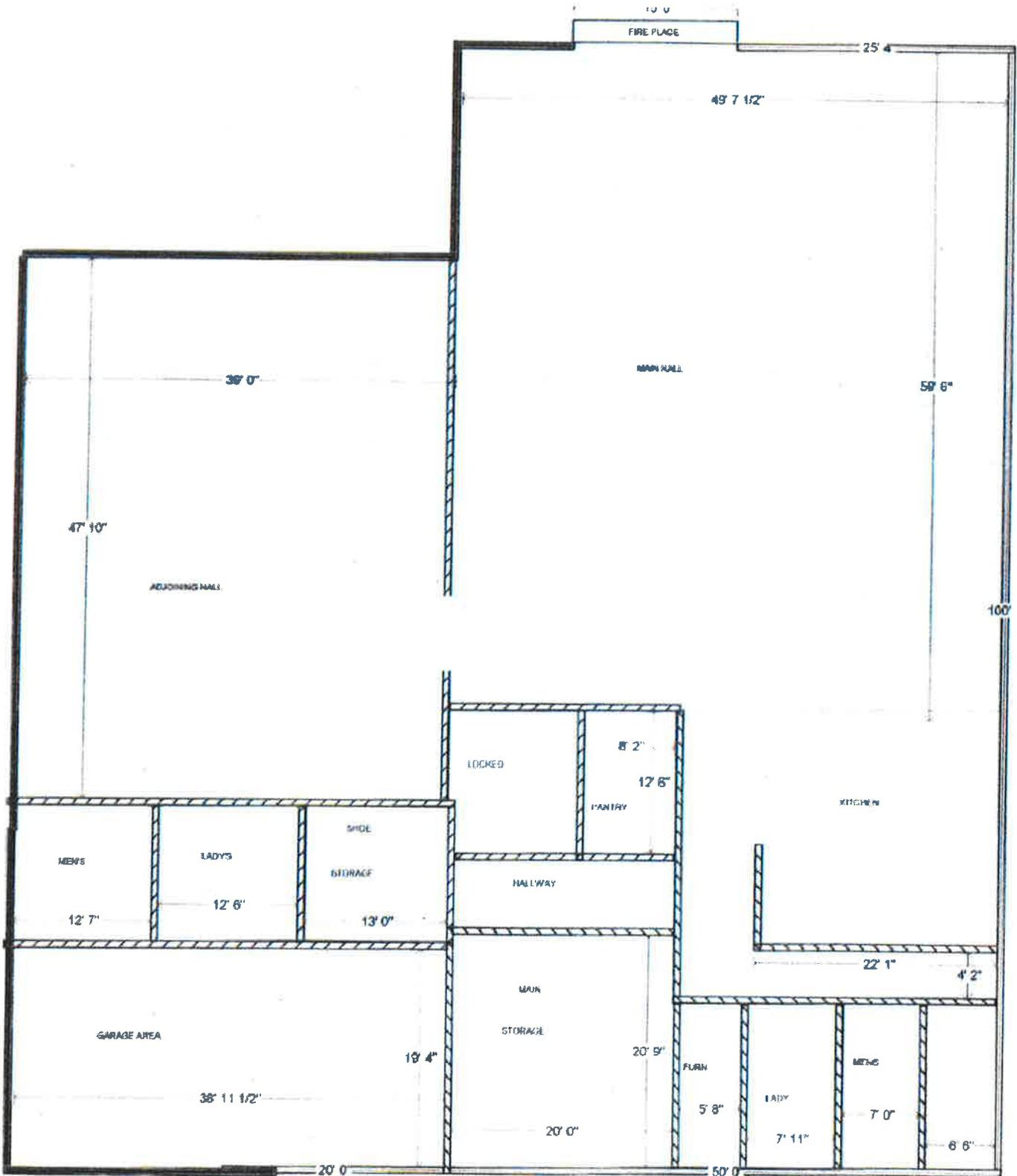
Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres



View of northwestern boundary line at base of steeper wooded hillside

Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
 NY State Highway 10
 Cobleskill, NY 12043
 9,585 Square Feet & 6.25 Acres

III. Building Floor Plan



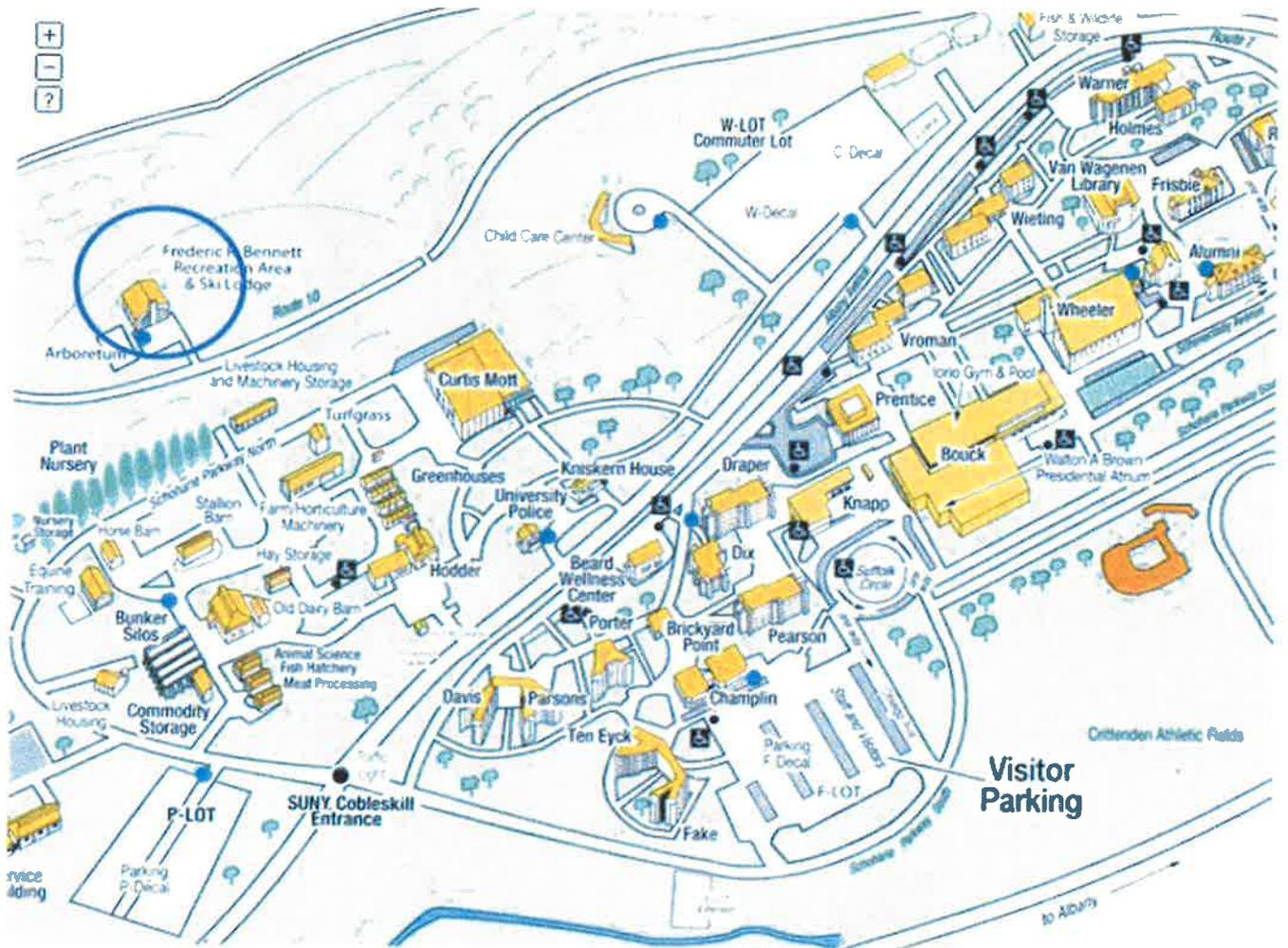
Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres

IV. Parcel/Campus Maps



The property is located on the eastern slope of an unnamed hill at approximately 1,100 ft. elevation. The property is approximately 50% wooded with a small seasonal stream on the east boundary.

Frederic R. Bennett Recreation Area Ski Lodge
Start-Up NY Property ID # SU-124-1-B-0120-000-A (Building)
and Property ID # SU-124-1-L-SKILD-000-A (Land)
NY State Highway 10
Cobleskill, NY 12043
9,585 Square Feet & 6.25 Acres



The Ski Lodge property is identified on the above SUNY Cobleskill campus map with a blue circle.

ENCLOSURE IV

PROPERTY ID# SU-124-2-B-GMILL-000-A

Guilford Mills Manufacturing/Warehouse Facility
Start-Up NY Property ID # SU-124-2-B-GMILL-000-A
118 Aker Drive
Cobleskill, NY 12043
125,000 Square Feet

I. Building Photos

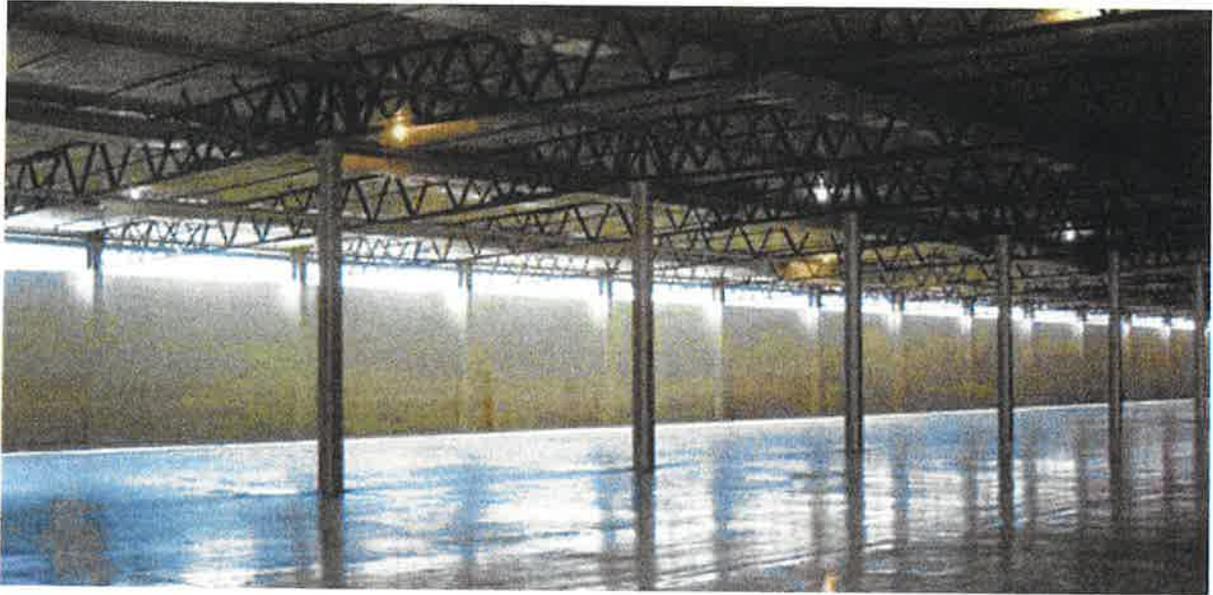


Aerial view of property



Second aerial view of property showing proximity to Interstate 88

Guilford Mills Manufacturing/Warehouse Facility
Start-Up NY Property ID # SU-124-2-B-GMILL-000-A
118 Aker Drive
Cobleskill, NY 12043
125,000 Square Feet



View inside Building One



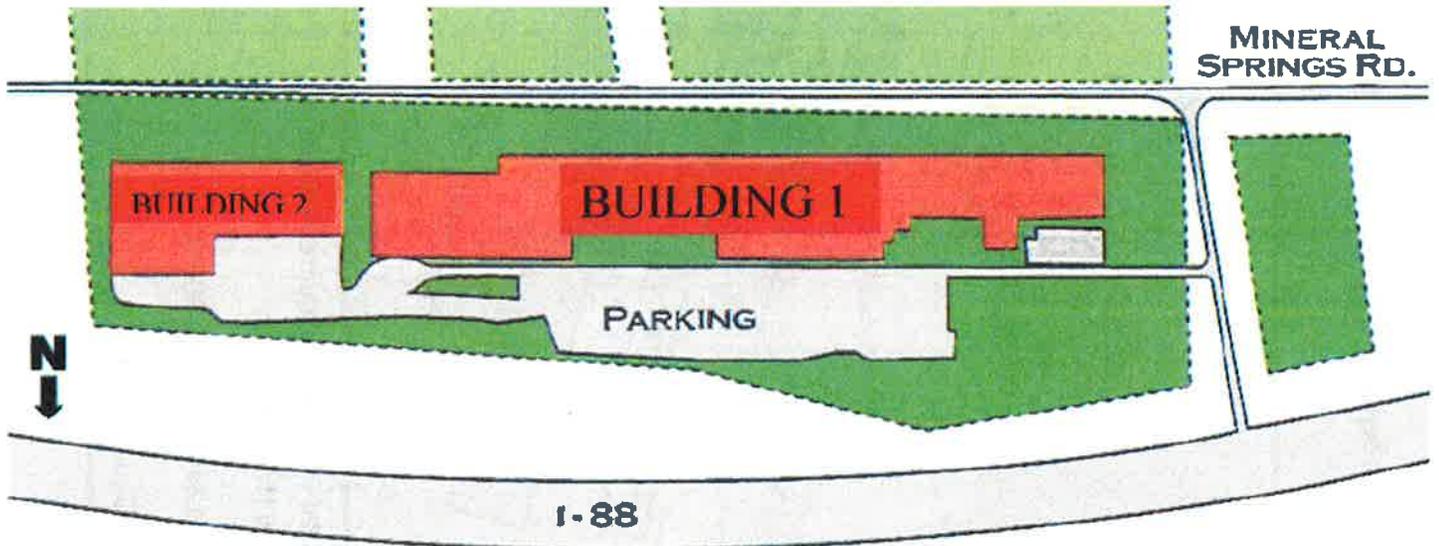
View from second floor office core, Building One

Guilford Mills Manufacturing/Warehouse Facility
Start-Up NY Property ID # SU-124-2-B-GMILL-000-A
118 Aker Drive
Cobleskill, NY 12043
125,000 Square Feet



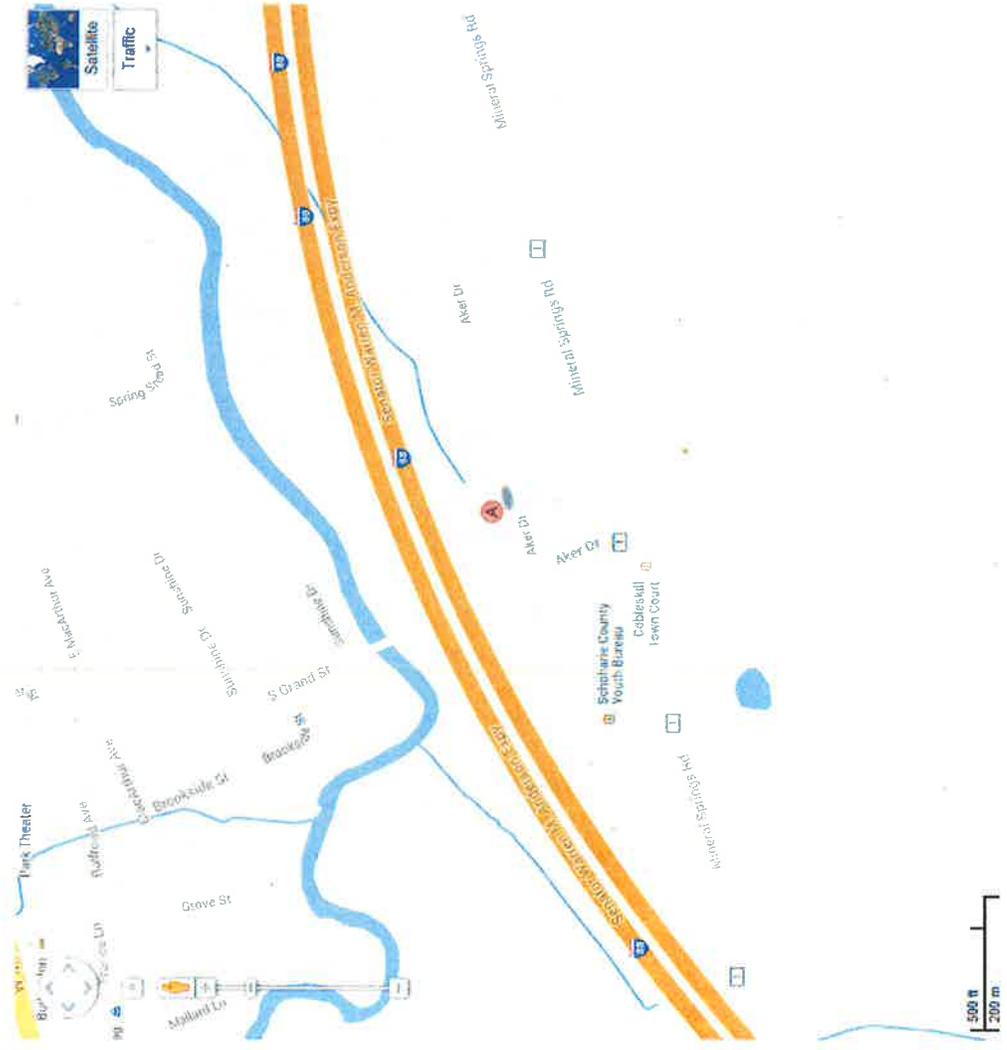
Office space area, Building Two

II. Property Sketch



Guilford Mills Manufacturing/Warehouse Facility
Start-Up NY Property ID # SU-124-2-B-GMILL-000-A
118 Aker Drive
Cobleskill, NY 12043
125,000 Square Feet

IV. Property Location (Google Maps)
Property ID #SU-124-2-B-GMILL-000-A (identified as "A" in the map below)



Guilford Mills Manufacturing/Warehouse Facility
Start-Up NY Property ID # SU-124-2-B-GMILL-000-A
118 Aker Drive
Cobleskill, NY 12043
125,000 Square Feet

V. Aerial View and Geographical Relationship to SUNY Cobleskill-owned Property
Property ID# SU-124-2-B-GMILL-000-A



Note: The red border above denotes the boundary of property owned by SUNY Cobleskill; Marker "A" and the yellow border above denote the location of off-campus property proposed for Start-Up NY designation (ID # SU-124-B-0002-000-A)

ENCLOSURE V

PROPERTY ID# SU-124-2-B-WARV-000-A

Wood Frame Unoccupied Manufacturing/Warehousing Building

Start-Up NY Property ID # SU-124-2-B-WARV-000-A

1532 State Route 7

Richmondville, NY 12149

3,600 Square Feet

I. Building Photos

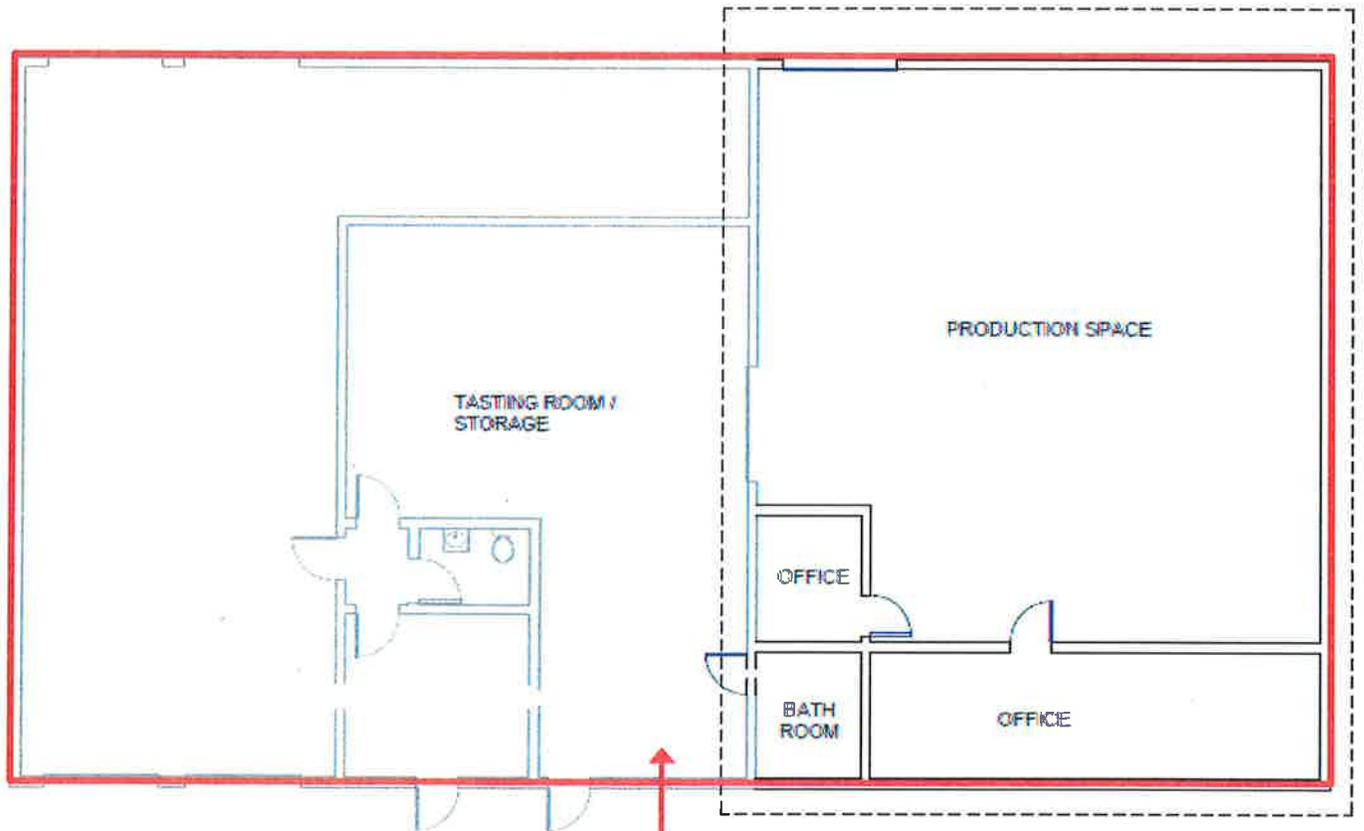


Wood Frame Unoccupied Manufacturing/Warehousing Building
Start-Up NY Property ID # SU-124-2-B-WARV-000-A
1532 State Route 7
Richmondville, NY 12149
3,600 Square Feet



Wood Frame Unoccupied Manufacturing/Warehousing Building
Start-Up NY Property ID # SU-124-2-B-WARV-000-A
1532 State Route 7
Richmondville, NY 12149
3,600 Square Feet

II. Building Floor Plan



Proposed Off-Campus Square Footage for
Start-Up NY Designation

ID # SU-124-2-B-WARV-000-A

3,600 Square Feet

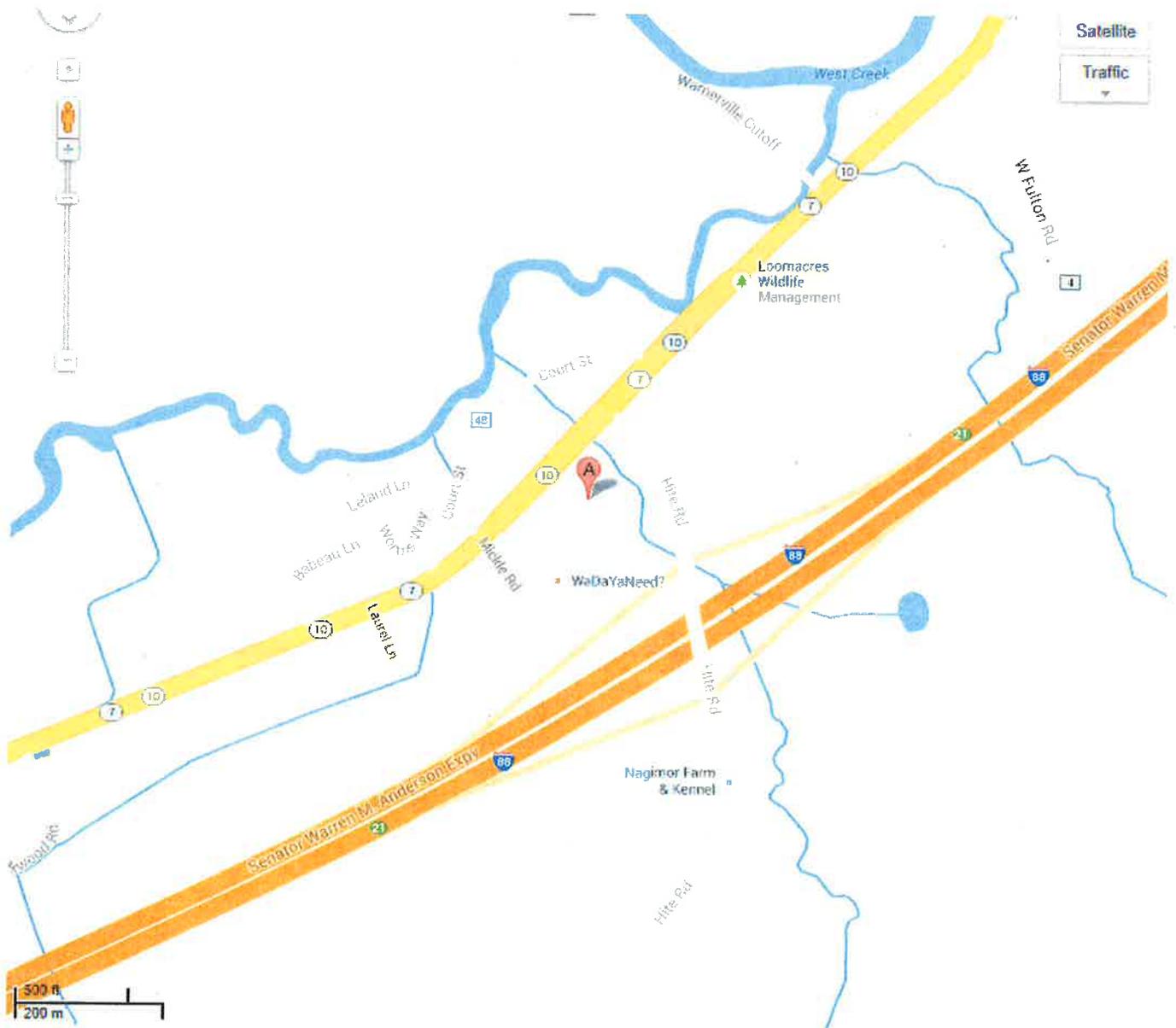
Wood Frame Unoccupied Manufacturing/Warehousing Building Start-Up NY Property ID # SU-124-2-B-WARV-000-A

1532 State Route 7

Richmondville, NY 12149

3,600 Square Feet

III. Property Location (Google Maps)



Wood Frame Unoccupied Manufacturing/Warehousing Building
Start-Up NY Property ID # SU-124-2-B-WARV-000-A
1532 State Route 7
Richmondville, NY 12149
3,600 Square Feet

IV. Aerial View and Geographical Relationship to SUNY Cobleskill-owned Property
Property ID# SU-124-2-B-WARV-000-A



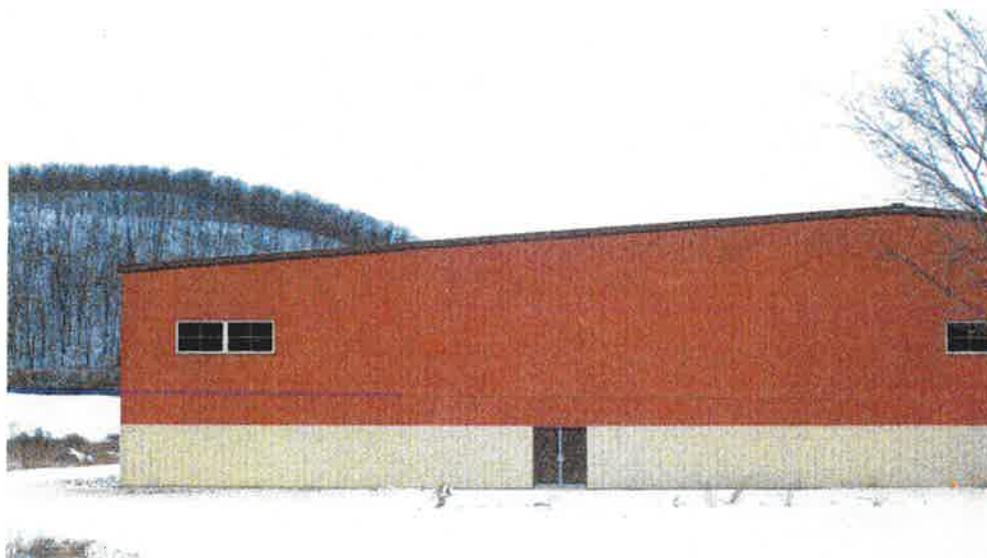
Note: The red border above denotes the boundary of property owned by SUNY Cobleskill Auxiliary Service (SUNY Cobleskill CAS); Marker "A" denotes the location of off-campus property proposed for Start-Up NY designation (ID # SU-124-B-0004-000-A)

ENCLOSURE VI

PROPERTY ID# SU-124-2-B-MARA-000-A

Warehouse Facility FKA “Maranatha Family Center”
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet

I. Building Photos

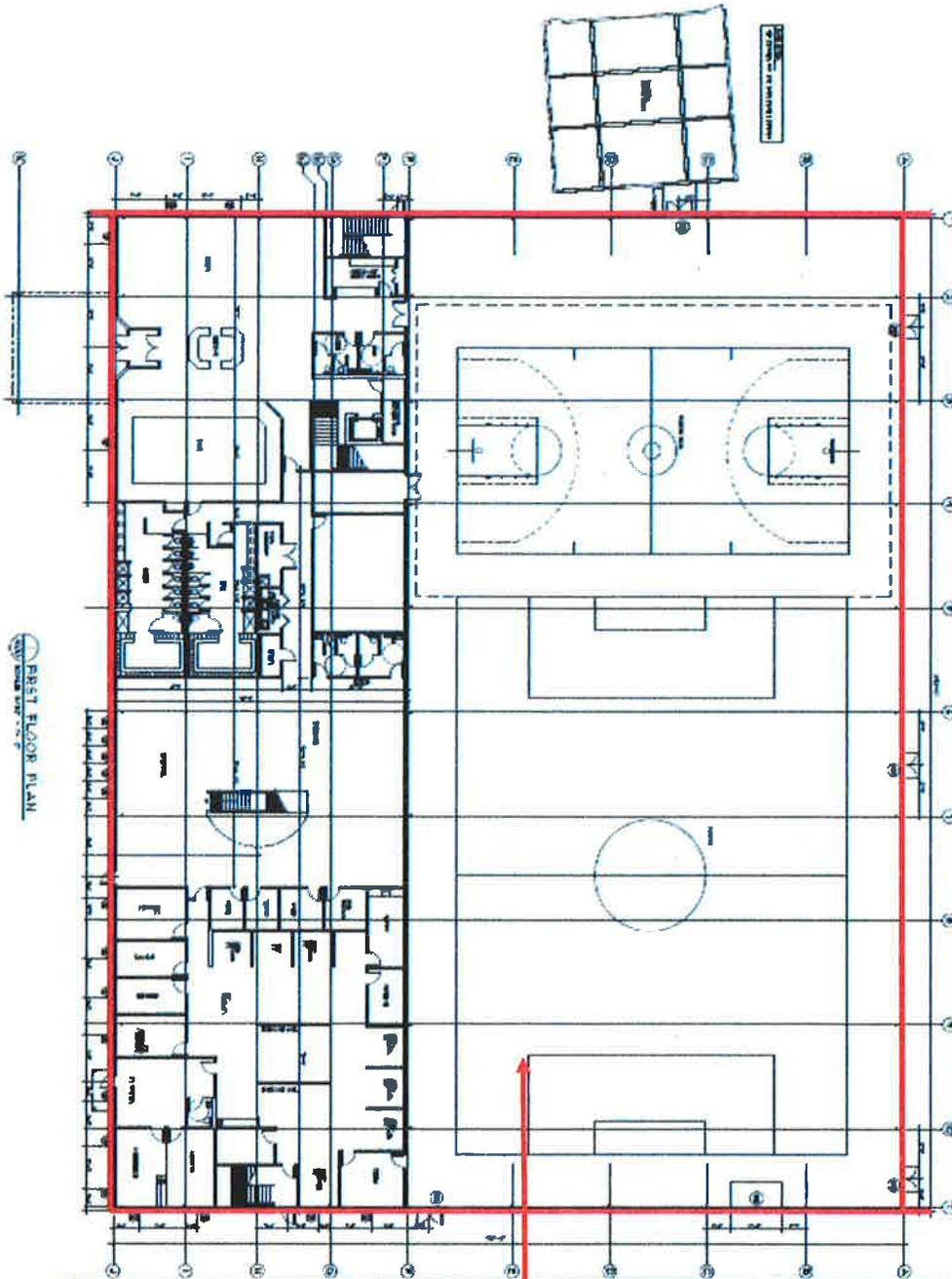


Warehouse Facility FKA “Maranatha Family Center”
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet



Warehouse Facility FKA "Maranatha Family Center"
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet

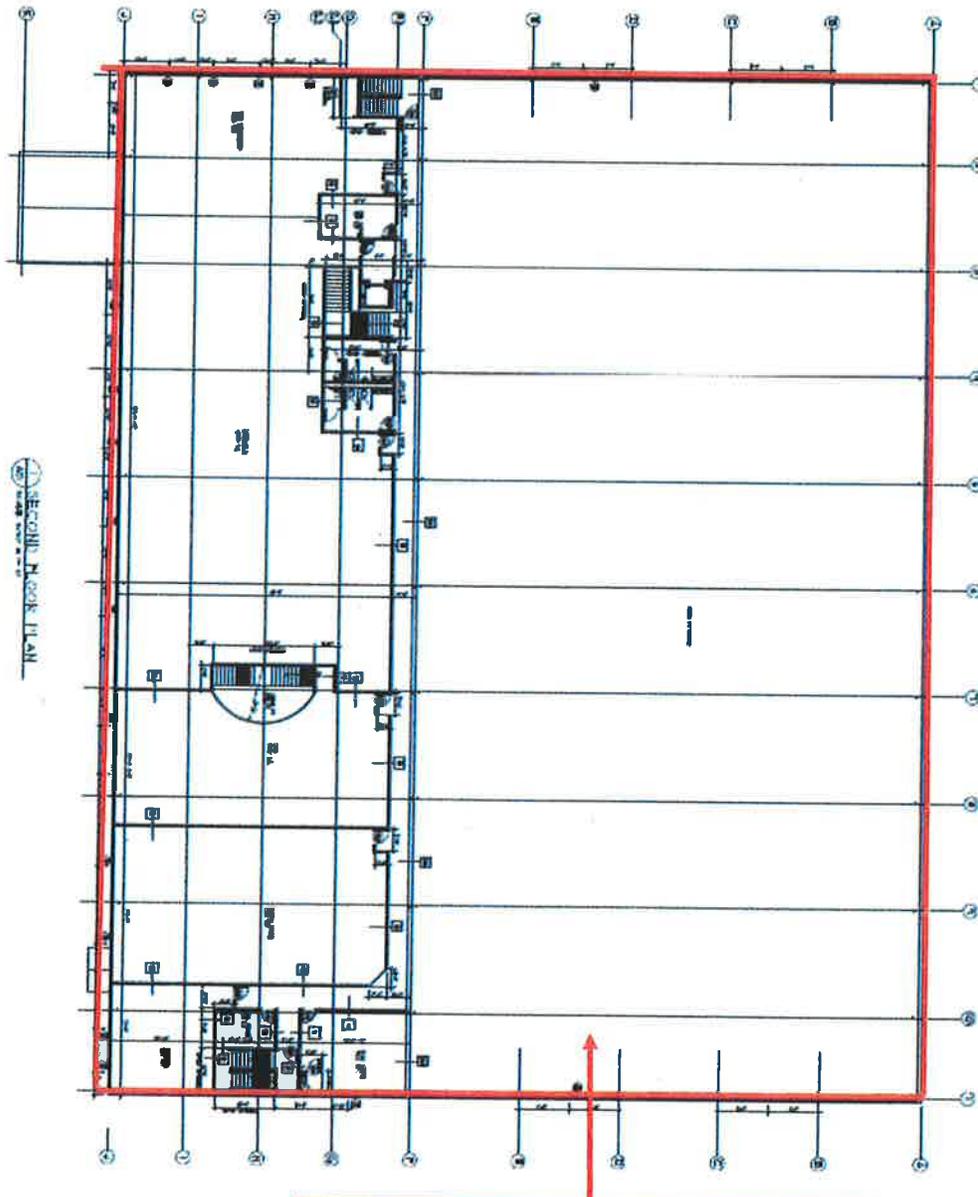
II. Building Floor Plan with Square Footage of Proposed Start-Up NY Designation Identified (PROPERTY ID# SU-124-2-B-MARA-000-A)



Proposed Off-Campus Square Footage for Start-up NY Designation
(ENTIRE FIRST FLOOR, 31,000 Sq. Ft.)

ID # SU-124-2-B-MARA-000-A

Warehouse Facility FKA “Maranatha Family Center”
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet



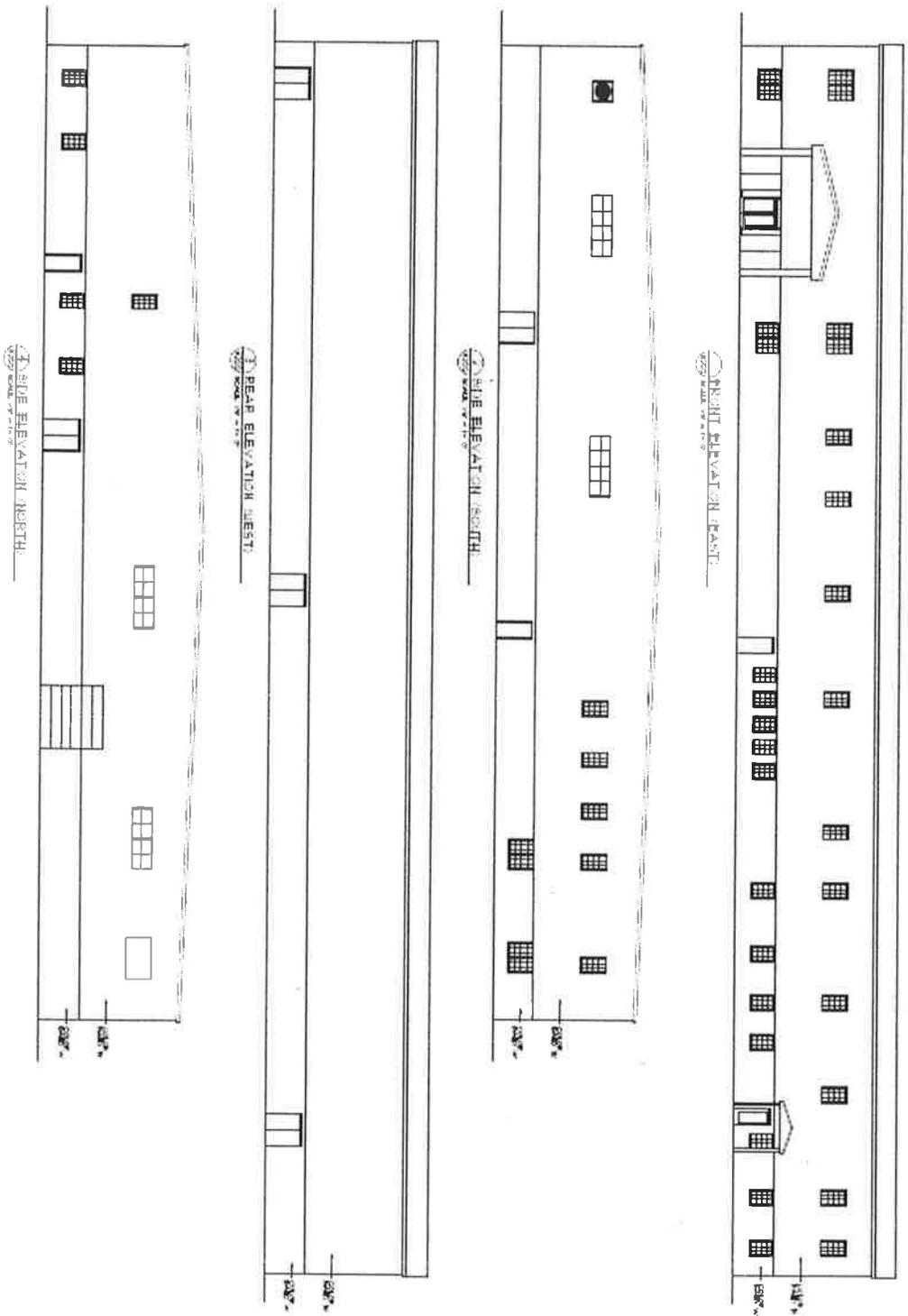
Proposed Off-Campus Square
Footage for Start-up NY
Designation

(ENTIRE **SECOND FLOOR**, 31,000
Sq. Ft.)

ID # SU-124-2-B-MARA-000-A

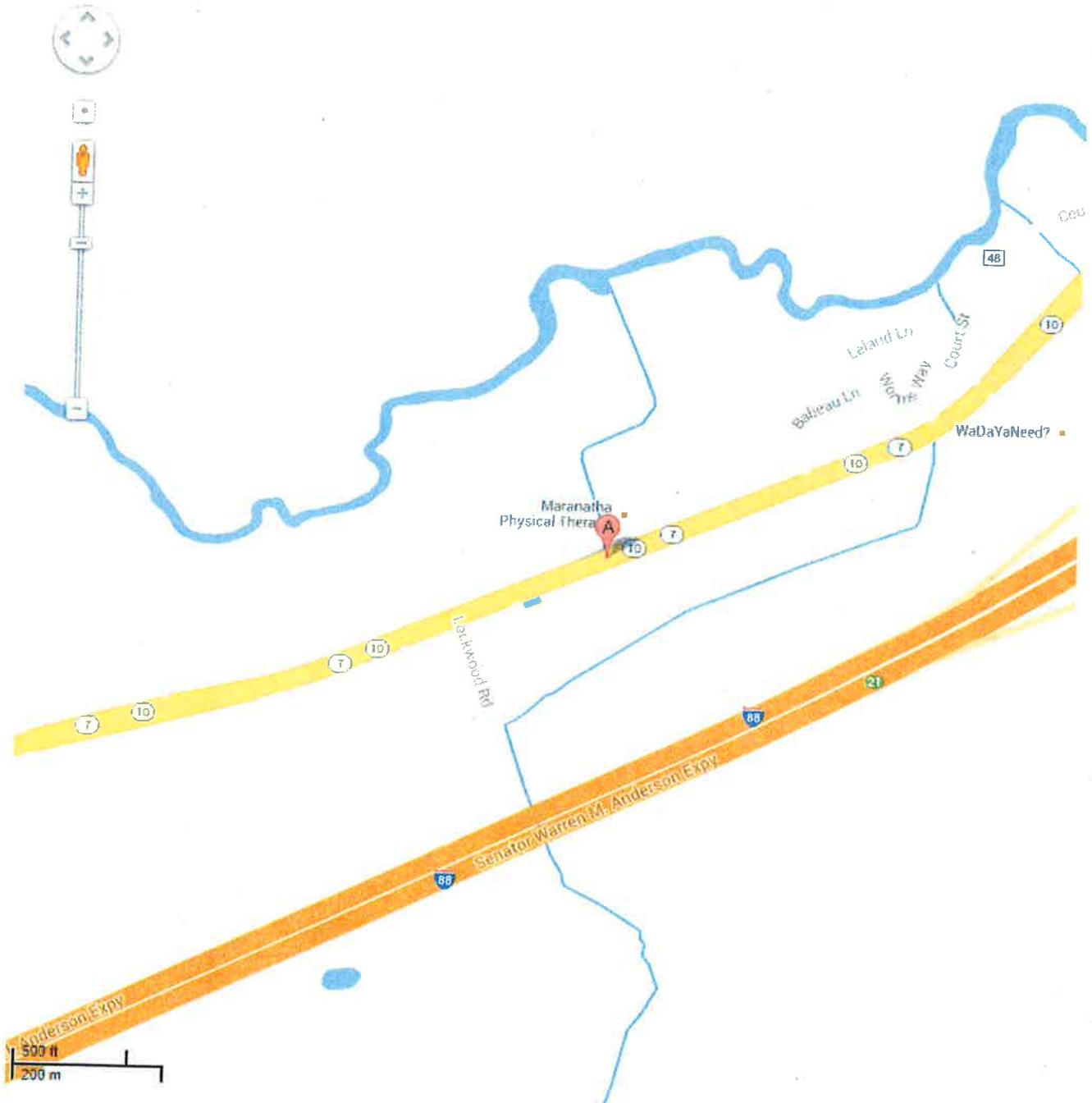
Warehouse Facility FKA "Maranatha Family Center"
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet

III. Exterior Elevation (PROPERTY ID# SU-124-2-B-MARA-000-A)



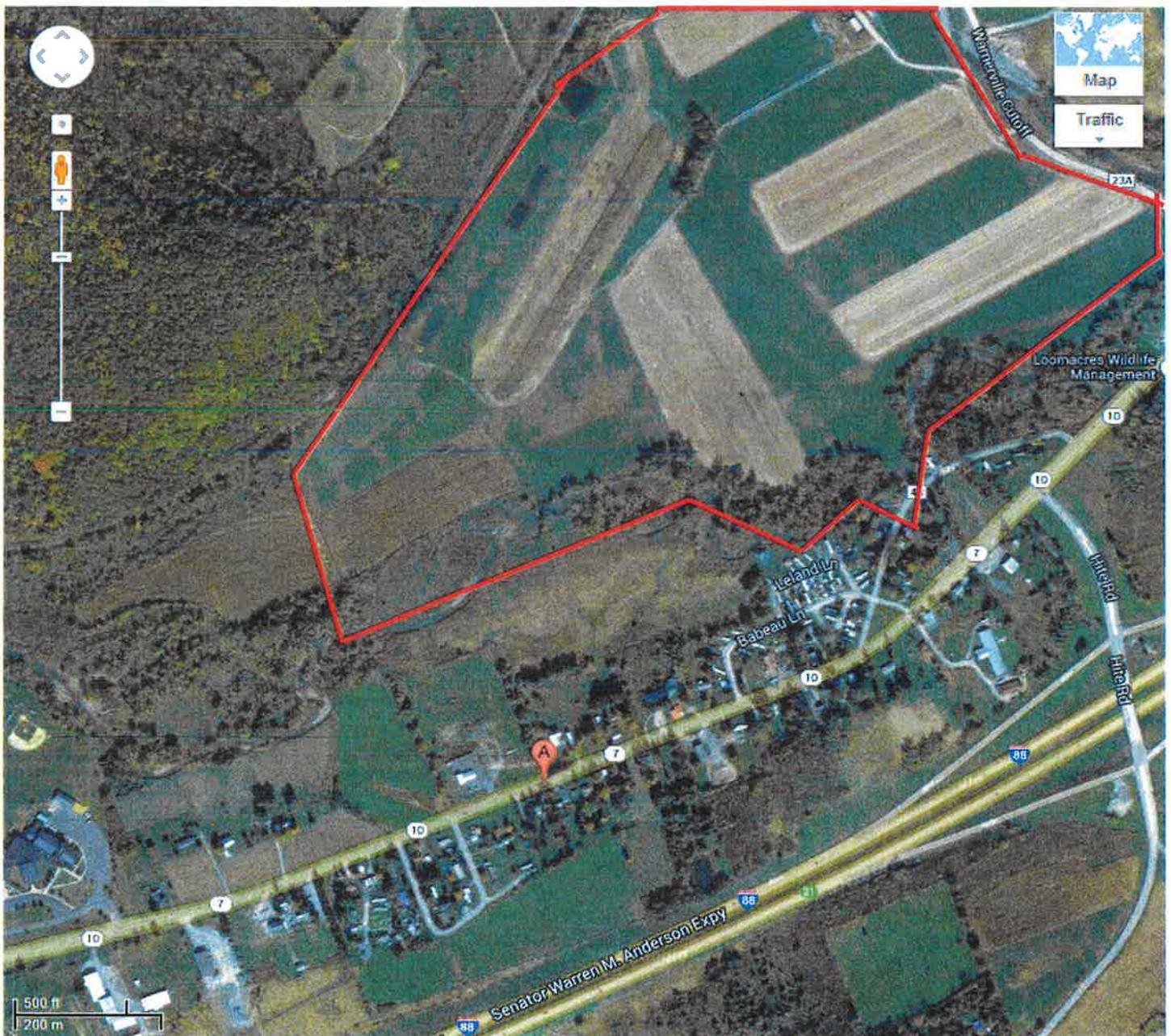
Warehouse Facility FKA "Maranatha Family Center"
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet

IV. Property Location (Google Maps)
Property ID # SU-124-2-B-MARA-000-A (identified as "A" in the map below)



Warehouse Facility FKA “Maranatha Family Center”
Start-Up NY Property ID# SU-124-2-B-MARA-000-A
1461 State Route 7
Richmondville, NY 12149
62,000 Square Feet

V. Aerial View and Geographical Relationship to SUNY Cobleskill-controlled Property
Property ID # SU-124-2-B-MARA-000-A



Note: The red border above denotes the boundary of property controlled by SUNY Cobleskill; Marker “A” denotes the location of off-campus property proposed for Start-Up NY designation (ID#SU-124-B-MARA-000-A)

ENCLOSURE VII

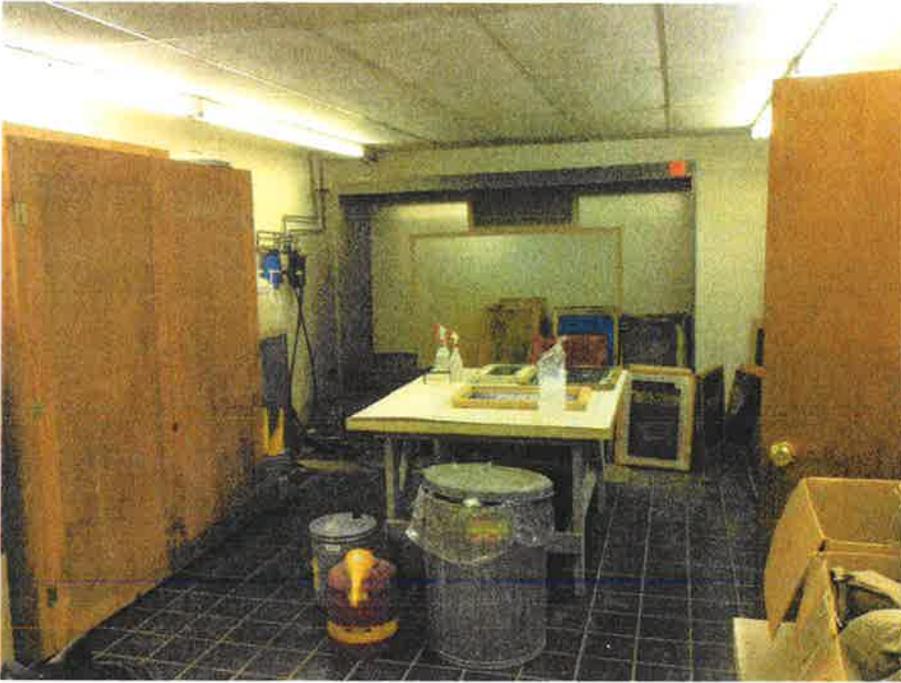
PROPERTY ID# SU-124-2-B-HOWE-000-A

Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet

I. Building Photos



Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet

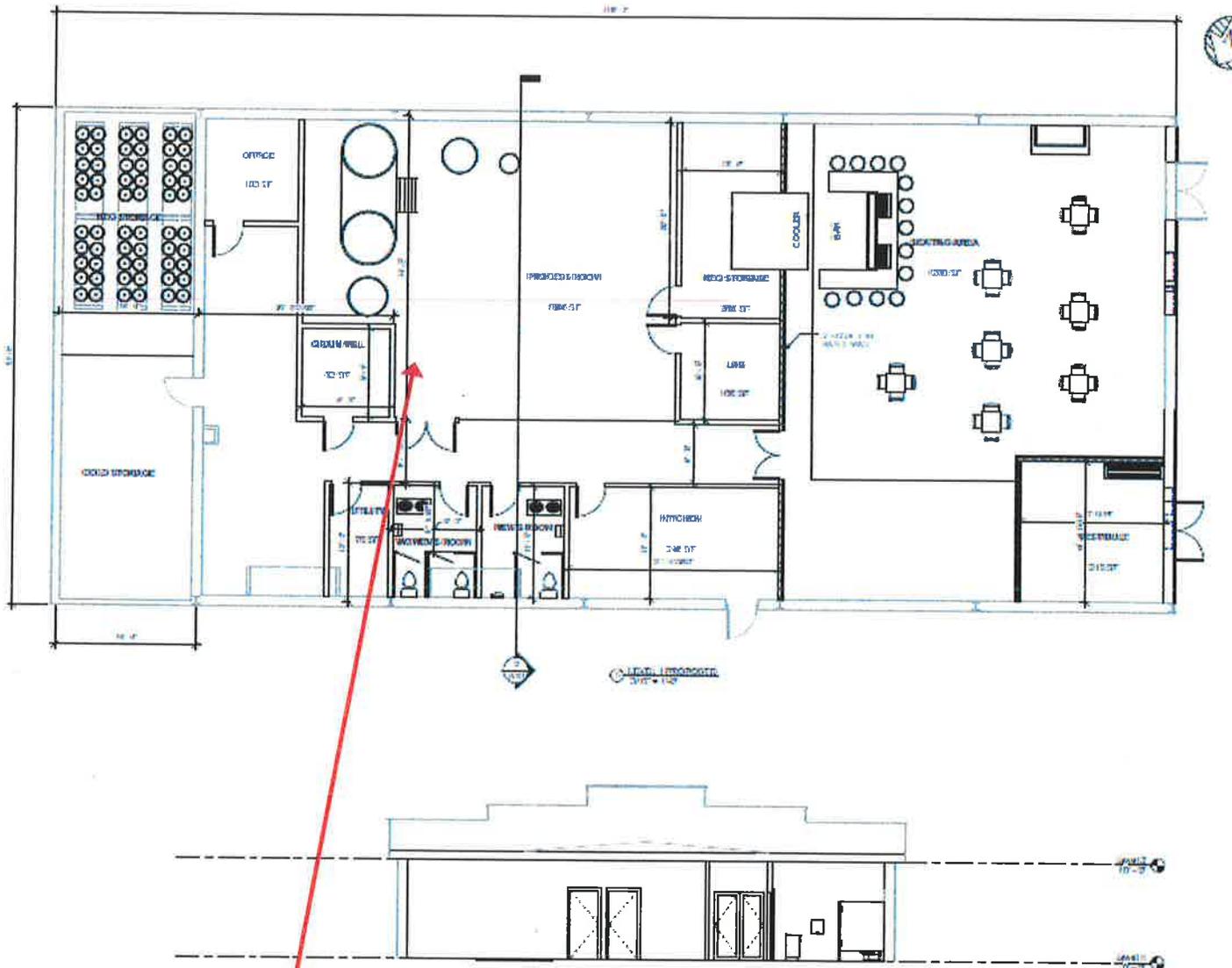


Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet



Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet

II. Floor Plan



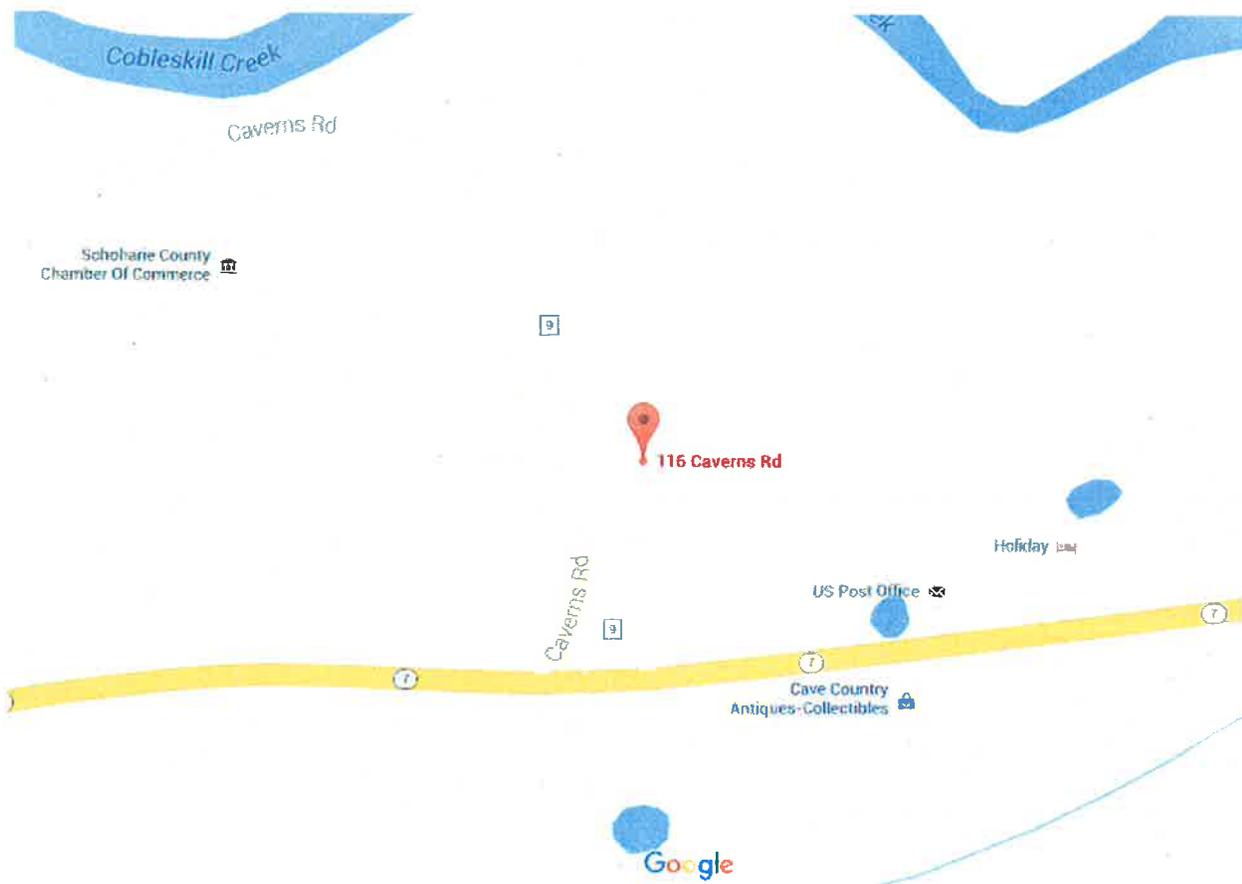
Proposed Off-Campus Square Footage for
Start-Up NY Designation

ID # SU-124-2-B-HOWE-000-A

5,750 Square Feet (Entire Building)

Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet

IV. Property Location (Google Maps)
Property ID #SU-124-2-B-HOWE-000-A (identified with red marker in the map below)



Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet

V. Aerial View & Distance to SUNY Cobleskill's Campus (Google Earth)
Property ID# SU-124-2-B-HOWE-000-A



Former Howes Cave Screen Printing Facility
Start-Up NY Property ID # SU-124-2-B-HOWE-000-A
116 Caverns Road
Howes Cave, NY 12092
5,750 Square Feet

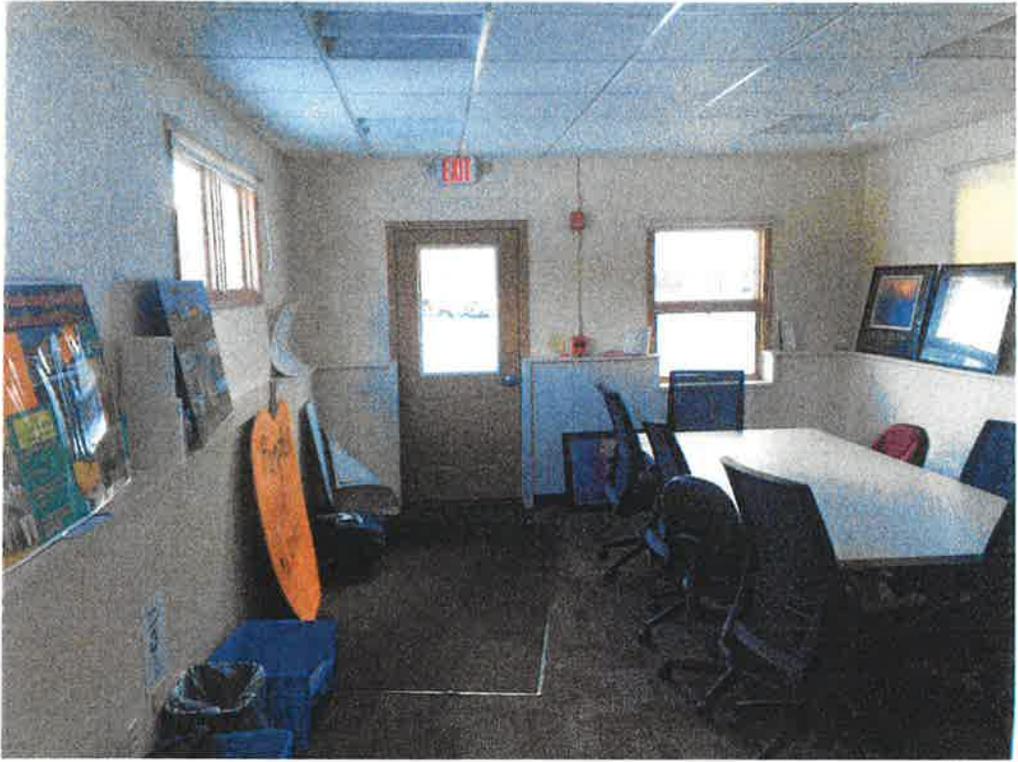


ENCLOSURE VIII

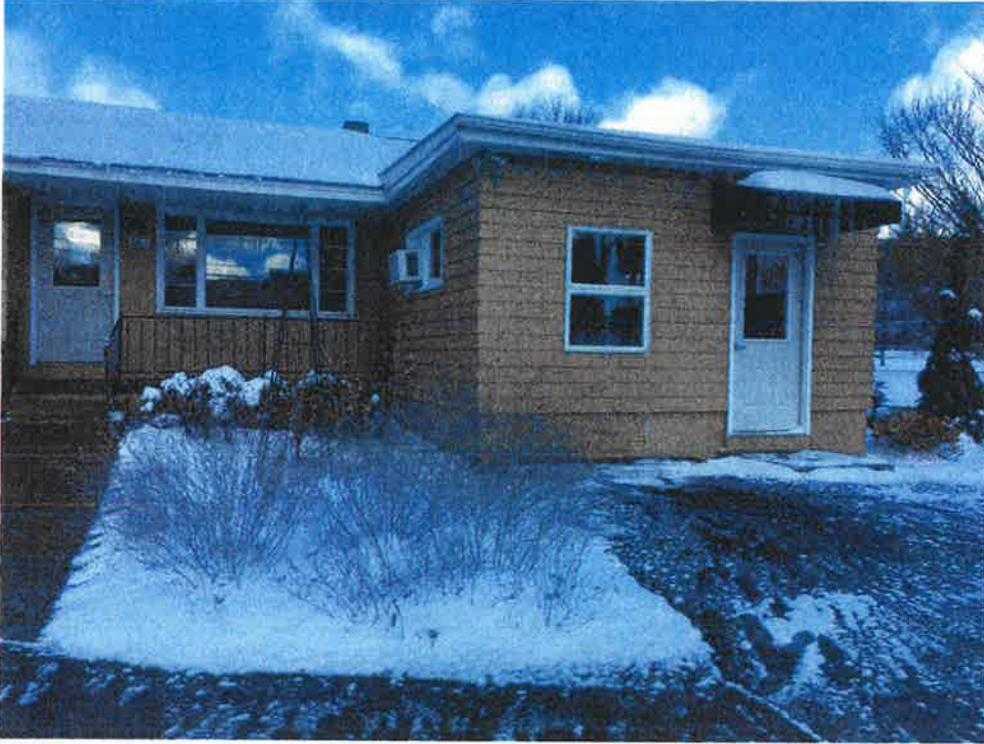
PROPERTY ID# SU-124-1-B-40-000-A

Kniskern House (On Campus) Conference Room
Start-Up NY Property ID # SU-124-1-B-40-000-A
147 West Main Street
Cobleskill, NY 12043
180 Square Feet

I. Building Photos

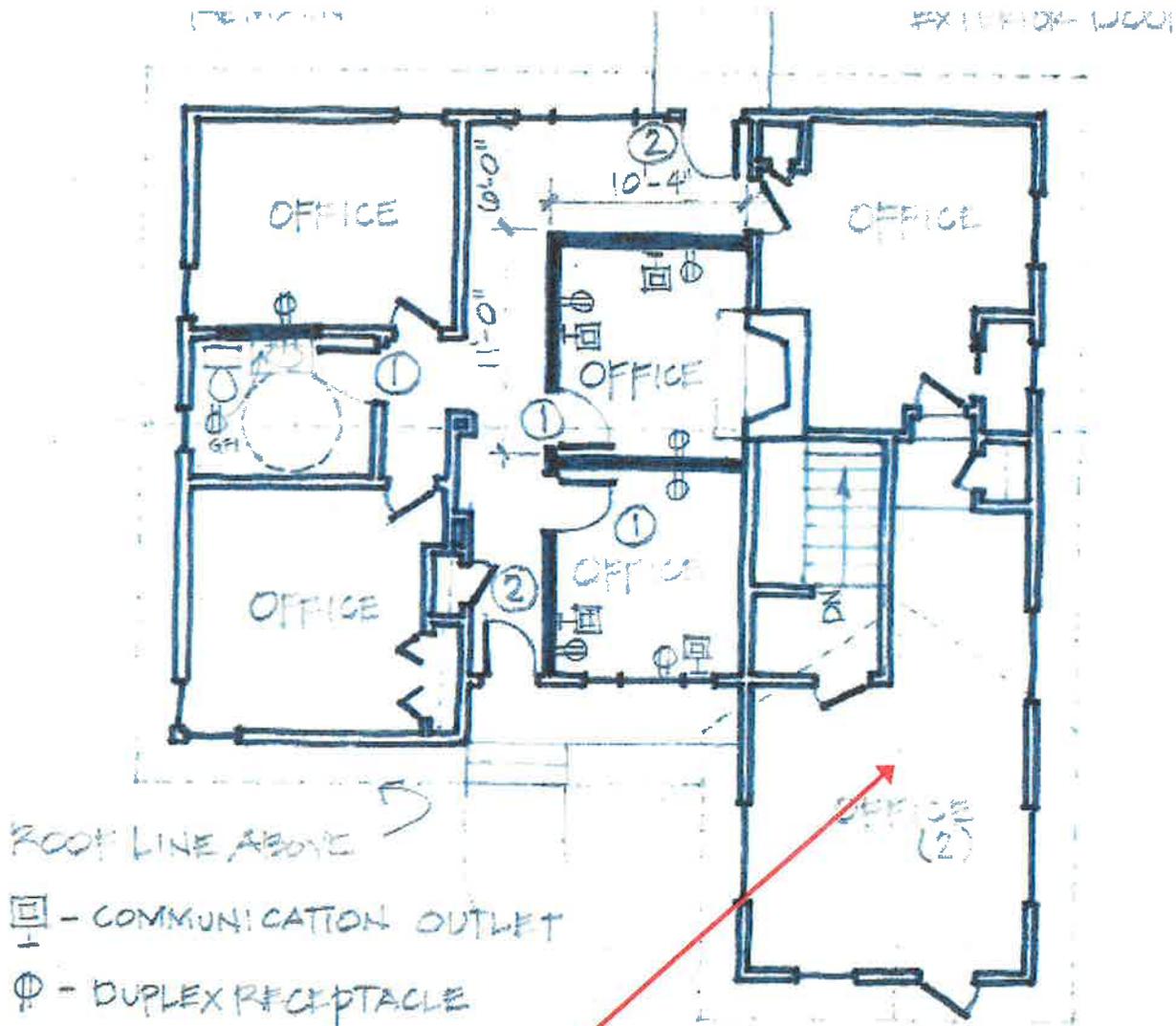


Kniskern House (On Campus) Conference Room
Start-Up NY Property ID # SU-124-1-B-40-000-A
147 West Main Street
Cobleskill, NY 12043
180 Square Feet



Kniskern House (On Campus) Conference Room
Start-Up NY Property ID # SU-124-1-B-40-000-A
147 West Main Street
Cobleskill, NY 12043
180 Square Feet

II. Floor Plan



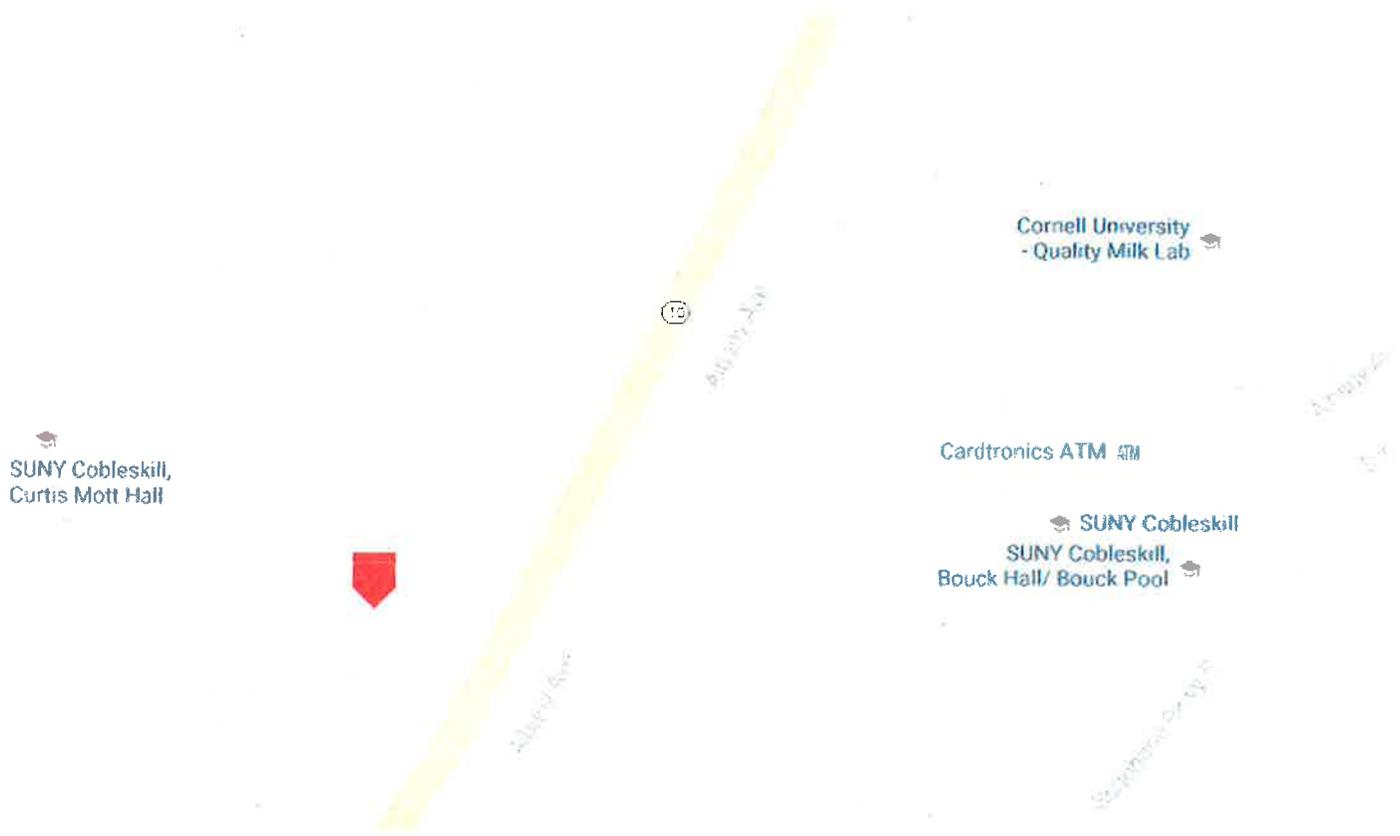
Proposed On-Campus Square Footage for
Start-Up NY Designation

ID # SU-124-1-B-40-000-A

180 Square Feet (Office/Conference Room)

Kniskern House (On Campus) Conference Room
Start-Up NY Property ID # SU-124-1-B-40-000-A
147 West Main Street
Cobleskill, NY 12043
180 Square Feet

IV. Property Location (Google Maps)
Property ID #SU-124-1-B-40-000-A (identified with red marker in the map below)



Kniskern House (On Campus) Conference Room
Start-Up NY Property ID # SU-124-1-B-40-000-A
147 West Main Street
Cobleskill, NY 12043
180 Square Feet

V. Aerial View (Google Earth)
Property ID# SU-124-1-B-40-000-A



ENCLOSURE IX

PROPERTY ID# SU-124-1-B-B12-000-A

Alumni Hall Room B12 (On-Campus)
Start-Up NY Property ID# SU-124-1-B-B12-000-A
144 Schenectady Avenue
Cobleskill, NY 12043
200 Square Feet

I. Building Photos

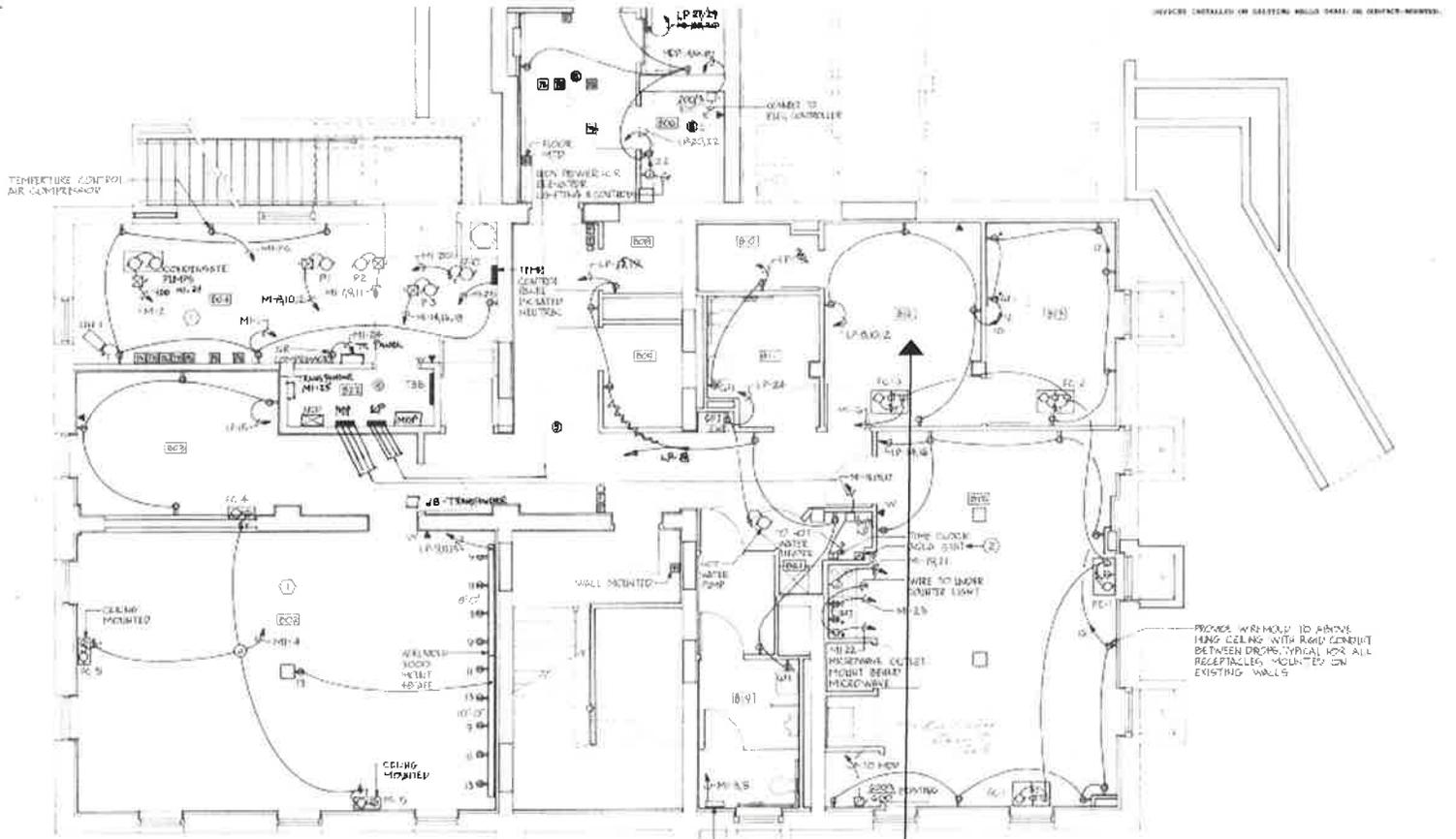


Alumni Hall Room B12 (On-Campus)
Start-Up NY Property ID# SU-124-1-B-B12-000-A
144 Schenectady Avenue
Cobleskill, NY 12043
200 Square Feet



Alumni Hall Room B12 (On-Campus)
Start-Up NY Property ID# SU-124-1-B-B12-000-A
144 Schenectady Avenue
Cobleskill, NY 12043
200 Square Feet

II. Floor Plan



Proposed On-Campus Square Footage
for Start-Up NY Designation
ID # SU-124-1-B-B12-000-A
200 Square Feet (Vacant Office Space)

Alumni Hall Room B12 (On-Campus)
Start-Up NY Property ID# SU-124-1-B-B12-000-A
144 Schenectady Avenue
Cobleskill, NY 12043
200 Square Feet

III. Aerial View



Alumni Hall Room B12 (On-Campus)
Start-Up NY Property ID# SU-124-1-B-B12-000-A
144 Schenectady Avenue
Cobleskill, NY 12043
200 Square Feet

IV. Property Location



ENCLOSURE X

PROPERTY ID# SU-124-1-L-SKILD2-000-A

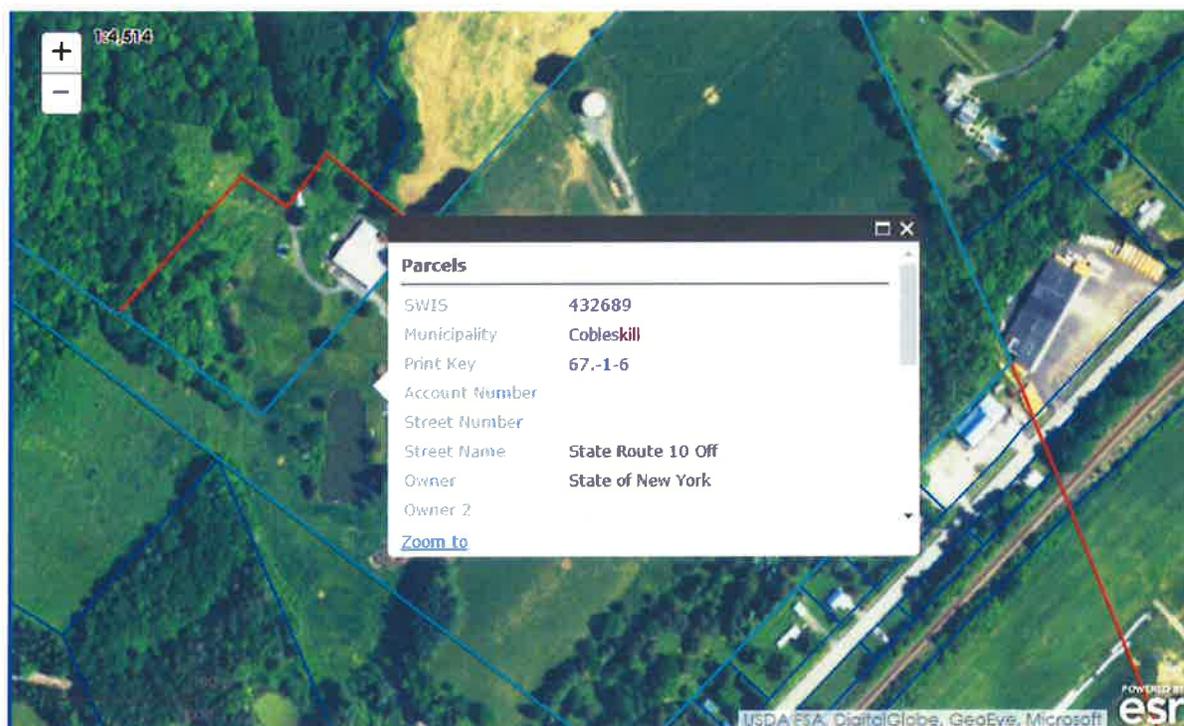
Frederic R. Bennett Recreation Area Property II (On-Campus)
Start-Up NY Property ID# SU-124-1-L-SKILD2-000-A
5044 State Route 10
Cobleskill, NY 12043
6.02 acres

I. Property Aerial Views/Parcel Maps



The property proposed for designation is denoted by the yellow boundary and consists of 6.02 acres of partially forested rolling land that includes an 800,000-gallon pond and parking lot. This property is owned by NY State/SUNY Cobleskill and is adjacent to already-designated Cobleskill Auxiliary-owned property, denoted by a red star in the image above (6.25 acres, designated as a TFA in 2014 by ESD).

Frederic R. Bennett Recreation Area Property II (On-Campus)
Start-Up NY Property ID# SU-124-1-L-SKILD2-000-A
5044 State Route 10
Cobleskill, NY 12043
6.02 acres



The image above, accessed via the Schoharie County Tax Parcel Map “Viewer”, shows that the property proposed for designation is owned by NY State/SUNY Cobleskill.

Frederic R. Bennett Recreation Area Property II (On-Campus)
Start-Up NY Property ID# SU-124-1-L-SKILD2-000-A
5044 State Route 10
Cobleskill, NY 12043
6.02 acres



Above, a magnified image of the property proposed for designation as a TFA (yellow border)

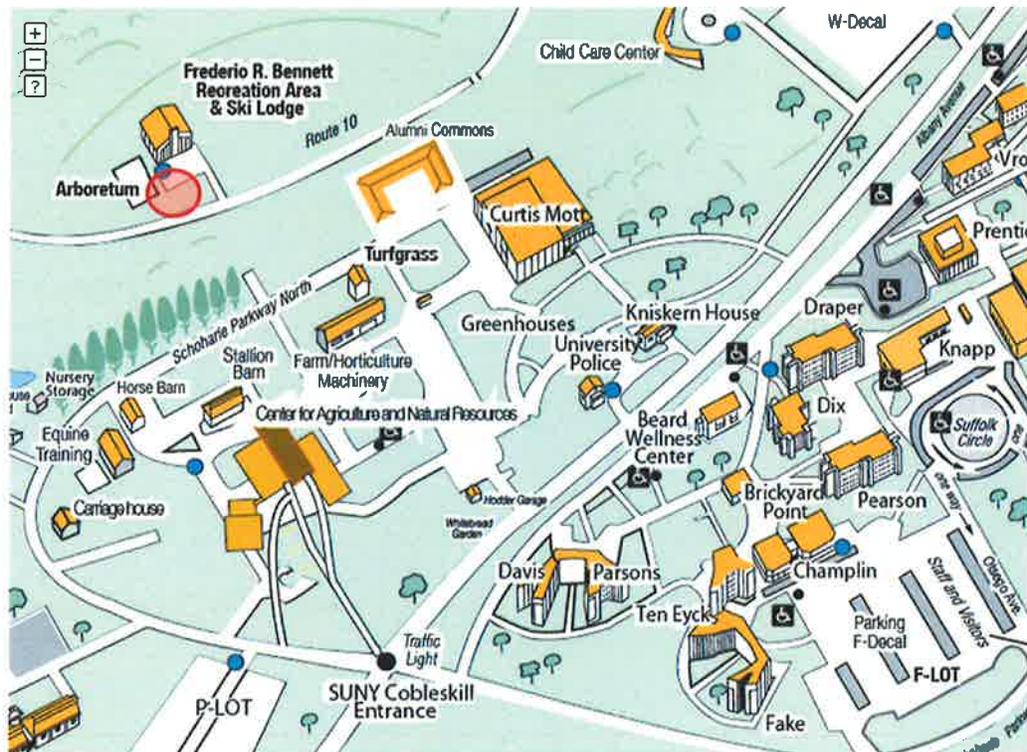
Frederic R. Bennett Recreation Area Property II (On-Campus)

Start-Up NY Property ID# SU-124-1-L-SKILD2-000-A

5044 State Route 10

Cobleskill, NY 12043

6.02 acres



The property proposed for designation (denoted with red circle) is part of the Frederic R. Bennett Recreation Area; this campus map shows the property's proximity to the rest of SUNY Cobleskill's campus.

ENCLOSURE XI

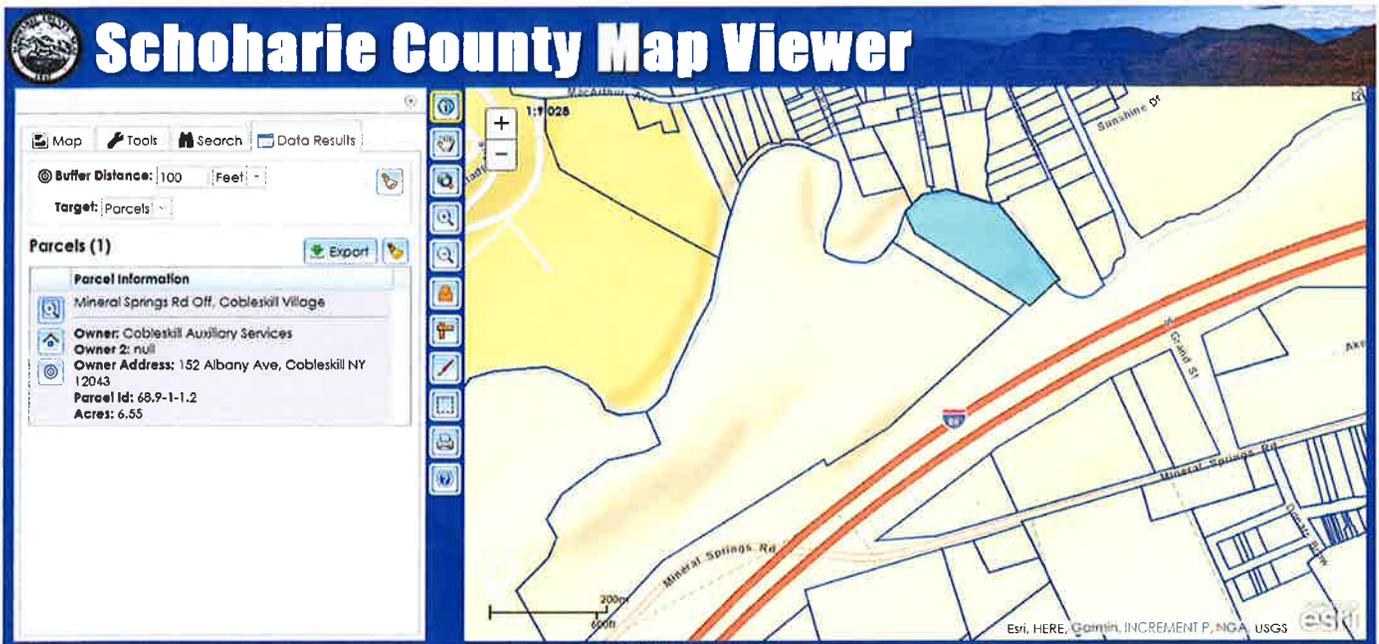
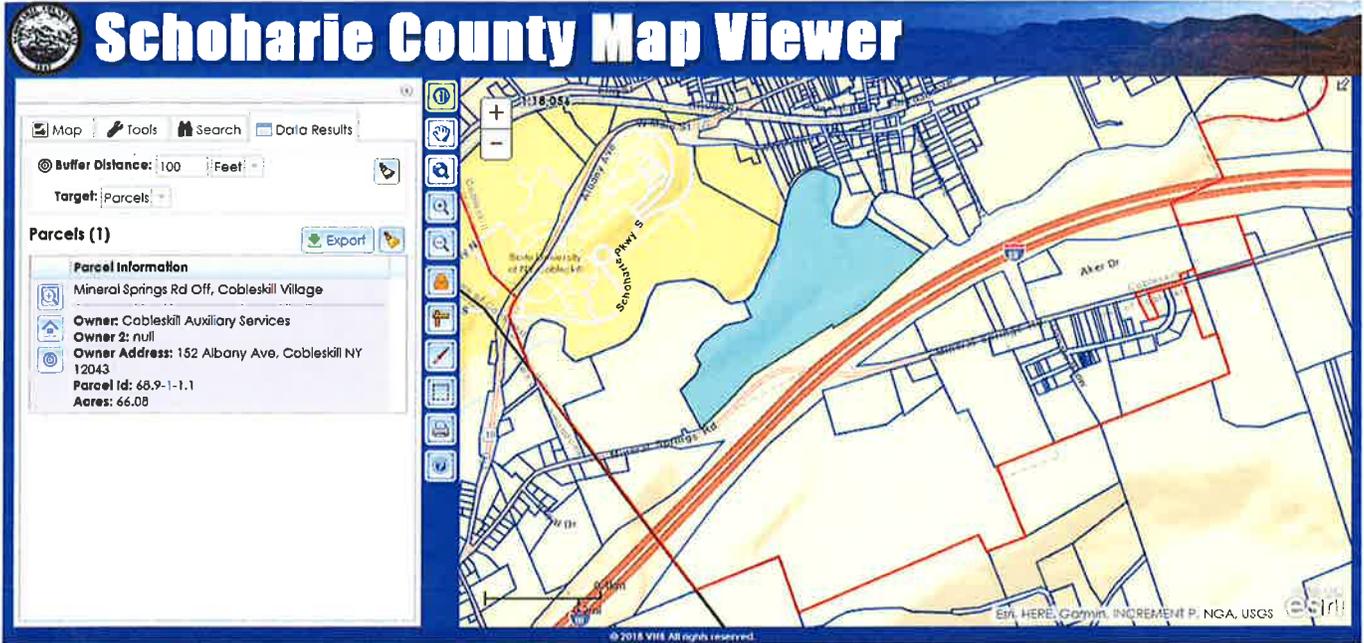
PROPERTY ID# SU-124-1-L-COBY-000-A

SUNY Cobleskill Auxiliary Service Coby Farm Property (On-Campus)
Start-Up NY Property ID# SU-124-1-L-COBY-000-A
221 Mineral Springs Road
Cobleskill, NY 12043
72.5 acres

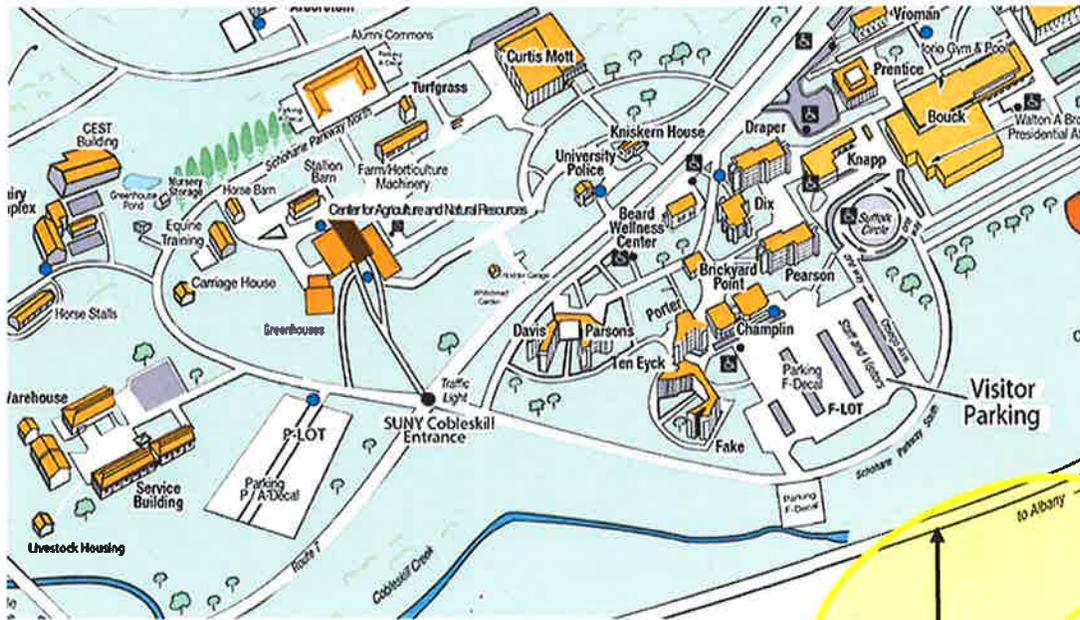
I. Property Aerial Views/Parcel Maps



SUNY Cobleskill Auxiliary Service Coby Farm Property (On-Campus)
Start-Up NY Property ID# SU-124-1-L-COBY-000-A
221 Mineral Springs Road
Cobleskill, NY 12043
72.5 acres



SUNY Cobleskill Auxiliary Service Coby Farm Property (On-Campus)
Start-Up NY Property ID# SU-124-1-L-COBY-000-A
221 Mineral Springs Road
Cobleskill, NY 12043
72.5 acres



Approximate property boundary for parcel 68.9-1-1.1, shown in proximity to the south side of SUNY Cobleskill's campus

Location	UniqueID	Owner	PropertyType	StreetAddress	City	ZipCode
Town of Cobleskill	SU-124-1-B-0120-000-A	SUNY Cobleskill Auxiliary Service	1	5044 State Route 10	Coblesk	12043
Town of Cobleskill	SU-124-1-L-SKILD-000-A	SUNY Cobleskill Auxiliary Service	1	5044 State Route 10	Coblesk	12043
Village of Cobleskill	SU-124-2-B-GMILL-000-A	Schoharie County	2	118 Aker Drive	Coblesk	12043
Town of Richmondville	SU-124-2-B-WARV-000-A	Mallard Associates	2	1532 State Route 7	Richmo	12149
Town of Richmondville	SU-124-2-B-MARA-000-A	Stella McKenna	2	1461 State Route 7	Richmo	12149
Town of Cobleskill	SU-124-2-B-HOWE-000-A	William Felter	2	116 Caverns Road	Howes	12092
Village of Cobleskill	SU-124-1-B-40-000-A	NY State/SUNY Cobleskill	1	147 West Main St	Coblesk	12043
Village of Cobleskill	SU-124-1-B-B12-000-A	NY State/SUNY Cobleskill	1	144 Schenectady Aver	Coblesk	12043
Village of Cobleskill	SU-124-1-L-SKILD2-000-A	NY State/SUNY Cobleskill	1	5044 State Route 10	Coblesk	12043
Village of Cobleskill	SU-124-1-L-COBY-000-A	SUNY Cobleskill Auxiliary Service	1	221 Mineral Springs R	Coblesk	12043

* 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

Designated Land or Buildings Unique ID Standard

See Sheet 2: SUNY Unique ID Codes

ParcelID	Building	SpaceType	SqFt	Acres
67.-1-5	Frederic R. Bennett Recreation Area Ski Lodge	A	9,585	
67.-1-5	Frederic R. Bennett Recreateion Area	D		6.25
68.10-1-10; 9; 68.-3-16.2	Former Guilford Mills Textile Manufacturing Facility	G	125,000	
79.7-3-12	Wood Fram Unoccupied Manufacturing/Warehousing	F	3,600	
79.-1-8.1	Former Maranatha Family Center Facility	F	62,000	
58.-3.-13	Former Howes Cave Screen Printing Facility	F	5750	
67.12-1-1	Kniskern House	C	180	
67.12-1-1	Alumni Hall	C	200	
67.-1-6	Frederic R. Bennett Recereation Area_Property II	D		6.02
68.9-1-1.1; 68.9-1-1.2	Coby Farm	D		72.5

Description	onCampus
Ski Lodge building	YES
6.25 acres of land immediately surrounding Ski Lodge building	YES
125,000 square feet of a 460,000 square feet complex	NO
Unoccupied older building; concrete floors; new wood siding; municipal water; seeking designation of entire building, compr	NO
Former gym/physical therapy facility; seeking designation of entire facility, comprising 62,000 square feet	NO
Unoccupied 1970s-era wood and metal-framed building; former screen printing facility adjacent to East Cobleskill	NO
Large unoccupied conference room space within an office building (Kniskern House) on SUNY Cobleskill's campus	YES
Unoccupied basement office within Alumni Hall on SUNY Cobleskill's campus	YES
6.02 acres of land owned by NY State/SUNY Cobleskill adjacent to TFA SU-124-1-L-SKILD-000-A at the Frederic R. Bennett Rec	YES
72.5 acres of land, known as the "Coby Farm", owned by the SUNY Cobleskill Auxiliary Service	YES

Within1mileOfCampus	Latitude	Longitude	Note
N/A	42.640757400	-74.580882000	
N/A	42.640757400	-74.580882000	
YES	42.671159600	-74.477068300	
YES	42.656210000	-74.511139000	
YES	42.653592000	-74.519028000	
NO	42.6833970	-74.3946370	SUNY Coble
N/A	42.6792490	-74.4918860	
N/A	42.6730500	-74.4973670	
N/A	42.6722160	-74.5084710	
N/A	42.6681100	-74.4961980	