



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: Andrew Matonak, President

Re: Hudson Valley Community College Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan")

Date: June 28, 2016

For campus Office of the President:

The arrangement documented in the attached Campus Plan is aligned to the academic mission of Hudson Valley Community College and in accordance with all SUNY policies, procedures, and guidelines.

[Handwritten signature of Andrew Matonak]

Signature of Hudson Valley Community College President Andrew Matonak

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:

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

7-27-16 Date

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.

[Handwritten signature of Joseph V. Porter] Signature of the Chancellor or designee

7/28/16 Date

JOSEPH V. PORTER Print Name



The State University
of New York

To: Mr. Howard Zemsky, NYS Commissioner of Economic Development
From: President Andrew Matonak of Hudson Valley Community College
Re: Hudson Valley Community College's Campus Plan for Designation of Tax-Free Area(s)
Date: June 28, 2016

I, President Andrew Matonak of Hudson Valley Community College hereby certify the following:

- a.) we have provided a copy of the enclosed 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 Hudson Valley Community College's Conflict of Interest Policy and Guidelines for the Management of Conflicts of Interest, or other applicable campus foundation policies or guidelines – and attached copies of the polices and/or guidelines herewith; and
- c.) we agree to 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.


SIGNATURE Andrew Matonak

6/28/16
June ~~28~~, 2016

Attachments/Enclosures:

- 1.) Tax-Free Area Plan with Polygon shapefile of campus area (if available) and/or point data of vacant space (if available), **OR** AutoCAD rendering of proposed tax-free area on a scaled campus map and/or campus map shaded to indicate building containing proposed tax-free space (not required for prospective plan where no campus property will be offered)
- 2.) Excel spreadsheet of property to be designated
- 3.) Applicable conflict of interest policies
- 4.) Evidence of submission of Tax-Free Area Plan to interested parties



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

Campus Name: **Hudson Valley Community College**

Campus Contact 1 Name: **Andrew Matonak**

Campus Contact 1 Title: **President**

Campus Contact 1 E-mail: a.matonak@hvcc.edu

Campus Contact 1 Phone: **(518) 629-4530**

Campus Contact 2 Name: **Penny Hill**

Campus Contact 2 Title: **Associate Dean, TEC-SMART**

Campus Contact 2 E-mail: p.hill@hvcc.edu

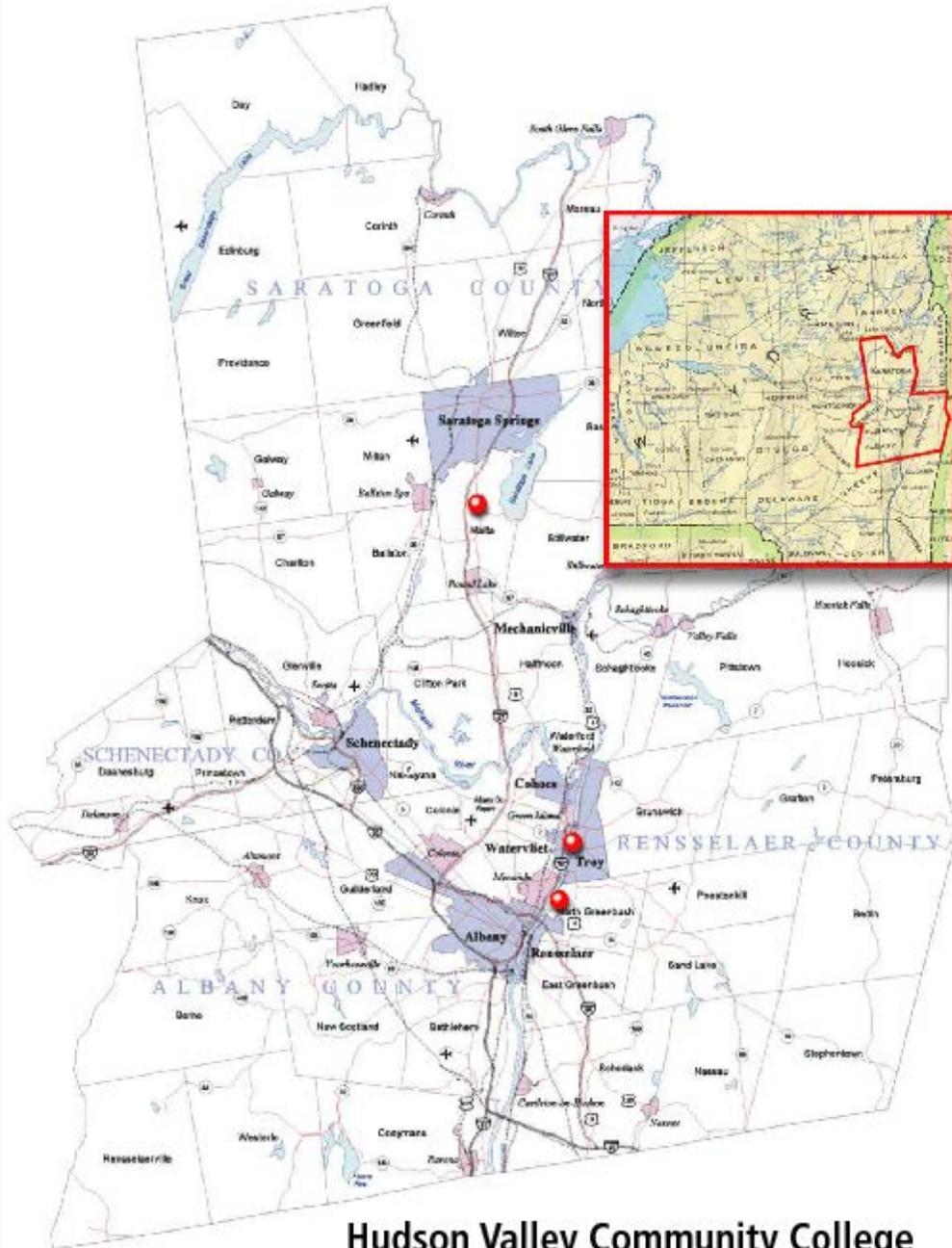
Campus Contact 2 Phone: **(518) 629-7294**

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: <i>Hudson Valley Community College (HVCC)</i>
Campus Addresses: <i>80 Vandenberg Avenue Troy, New York 12180 (primary), Capital District Educational Opportunity Center (EOC) 431 River Street, Troy, NY 12180 (secondary) and HVCC TEC-SMART extension campus 345 Hermes Road Malta, NY 12020 (secondary) See map below.</i>

THE CAPITAL DISTRICT



**Hudson Valley Community College
StartUP NY Plan Locations**

Address(es) of Proposed Tax-Free Area(s) :

OFF CAMPUS properties designated for Tax-Free Areas at this time will be in two general locations.

A. Eight properties close to the HVCC EOC Downtown Troy address of 431 River Street Troy, 12180, the heart of an urban center with strong ties to industrial history. This area is experiencing high demand for space. The buildings are located at:

- 195 Cohoes Avenue, Green Island 12183
- 79 102nd Street, Troy 12180
- 32 Third Street, Troy 12180
- 274 2nd Street, Troy 12180
- 225 River Street, Troy 12180
- 251 River Street, Troy 12180
- 255 River Street, Troy 12180
- 1776 Sixth Avenue, Troy 12180

B. One additional property near the College's Main Campus at 80 Vandenburg Avenue, Troy, New York 12180

- 22 Hamilton Way, Castle on-on Hudson 12033.

ON CAMPUS properties will now be included in the HVCC Start-UP NY plan by virtue of an affiliation agreement with the Rensselaer County IDA (RCIDA) and the Schodack Wildcat Foundation.

- 32 Third Street, Troy 12180
- 5 East Industrial Parkway, Troy 12180
- 1477 South Schodack Road, Castleton, NY 12033

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

- 195 Cohoes Avenue in Green Island is a privately held property across the river from the downtown Troy hub. It is expanding with new construction attached to an existing building. This location is located in an Industrial park setting 1.5 miles from the Downtown Troy Campus and HVCC seeks ESD waivers for Start-UP NY designation with 28,800 square feet of new manufacturing space. (SU-315-2-B-T2195-000-U)
- The property at 79 102nd Street in Troy is an existing underutilized building with suites that will be designated as Tax-Free Area of 78,986 square feet. These vacant spaces include open suites and some larger floor space designated for manufacturing, office and light industrial purposes. The privately held building is located 1.4 miles from the downtown HVCC Troy campus. HVCC seeks ESD waivers for Start-UP NY designation. (SU-315-2-B-T2079-000-A)
- The Quackenbush Building located at 32 Third Street has been newly renovated and will offer multiple vacant spaces and suites on floor one through four comprising 13,690 square feet of off-campus space for Tax-Free Area designation. Within these spaces, the Center of Gravity will offer a variety of shared business services including access to equipment for design, prototyping, and manufacturing, and shared access to professional expertise. Using the

Quackenbush space for this purpose leverages CFA funds that are being used for the renovation. Modifications to the space in this amendment include removing the basement from the TFA and one small suite on the third floor since they are presently occupied by a non-StartUP NY companies. In this plan each floor will have a unique tax-free identification designated. (SU-315-2-B-T2032-001,2,3,4-A).

- *Property on 274 Second Street in Troy is an older, two-floor industrial building being renovated and will offer 2,926.4 square feet vacant space as Tax-Free NY. This space offers light manufacturing, office and warehouse and currently houses multiple tenants in the building. HVCC seeks ESD waivers for Start-UP NY designation. (SU-315-2-B-T2274-000-A)*
- *A newly renovated property known as the Sentinel Building located at 225 River Street, Troy will offer 2,600 square feet of vacant second and third floors of space for office, computer operations and other mixed uses. This property offers amazing views of the Hudson River. (SU-315-2-B-T2225-002,3-A)*
- *Another stunning historic renovation on 251 River Street, Troy is known as the Burdett Building. It will offer 4,924 square feet of Tax-Free area or the entire vacant fifth floor for office and or IT/computer operations. (SU-315-2-B-T2251-005-A)*
- *Completing the downtown Troy cluster of historic renovated space will be the McCarthy Building at 255 River Street. The beautiful vacant first floor, mezzanine and second floor will offer a total of 10,888 square feet for office and or computer operations. This for mixed-use Tax-free area. (SU-315-2-B-T2255-001,2-A)*
- *A newer, vacant building in downtown Troy, the former Verizon call-center at 1776 Sixth Avenue will hold 33,002 square feet Tax-Free Area space on two floors. It offers over 50 private off-street parking spots ideal for another call-center, light industrial, computer and office operations. (SU-315-2-B-T21776-001,2-A)*
- *An additional building located at 22 Hamilton Way Castleton-on Hudson 12033 located near the Main Campus in North Greenbush. This in a former printing shop that has been vacant for several years. 7,400 square feet of primarily administrative office space is located within in a much larger industrial manufacturing space. The brick structure is excellent as mixed-use with industrial/manufacturing space and office administration space. HVCC seeks a distance waiver from ESD for Start-UP NY designation for this vacant property. (SU-315-1-B-T1022-000-U)*
- *We will add a Suite on the third floor of the Quackenbush Building at 32 Third Street with 2,797 square feet of TFA which will be controlled by the Rensselaer County IDA through an affiliation agreement with the college and thus be considered on-campus space (SU-315-1-B-T2032-003-A).*
- *Vacant land comprising a total of 11.25 acres is located at 5 East Industrial Parkway in Troy will be a Tax-Free Area. The property is divided into two plots, is*

zoned industrial and ready for manufacturing or warehousing operations to build and develop. It will be considered ON-CAMPUS space through an Affiliation Agreement with the Rensselaer County IDA. (SU-315-1-L-T2005-00A,B-A).

- *Vacant basement space of 6,500 square feet located in the Schodack Middle School at 1477 South Schodack Road will be available as tax-free space for small startup companies to locate. This property is also considered ON-CAMPUS space because of an Affiliation Agreement between the College and the Schodack Wildcat Foundation, a non-profit established by Schodack School District. (SU-315-1-B-T11477-000-A).*

- i. 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.
- ii. 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.
- iii. 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:

The total number of OFF-CAMPUS square feet designated at this time is 183,216.4 square feet in nine properties.

The total number of ON-CAMPUS square feet designated at this time is 9,297 square feet and 11.25 acres.

- 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.

Space on all the Hudson Valley Community College campuses is very limited and most office and existing classroom space has been specifically earmarked for educational purposes. Open land around the campus is constrained by development. OFF-CAMPUS available square feet designated for the Startup NY program is approaching the maximum capacity of the 200,000 square feet. Future amendments will probably remove and re-allocate space that have filled with non-Start UP NY companies and businesses. Some limited space and acreage can be found within a mile of each of all three HVCC sites for future designation as Tax-Free NY and StartUP NY business development as business partners are identified :

- The Troy campus is located on 80 Vandenburg Avenue in Troy. In proximity to this space are mixed use and suburban spaces, industrial parks and limited vacant land. These spaces are likely candidates for future Tax-Free designations.*
- The HVCC Malta extension campus is located 25 miles north of Troy at 345 Hermes Road in Saratoga County in the towns of Malta and Stillwater. TEC-SMART, the Training and Education Center for Semiconductor Manufacturing and Alternative and Renewable Technologies is located at the Saratoga Technology and Energy Park® (STEP®) owned and operated by New York State Energy Research and Development Authority (NYSERDA). The location is next to the Luther Forest Technology Campus, a 1,350-acre campus designed for nanotechnology manufacturing and research and development which houses semiconductor manufacturer GLOBALFOUNDRIES. Both STEP and Luther Forest parks have space and/or buildings which may be open for development ideal for alternative energy, high tech and manufacturing businesses.*
- Additional potential Tax-Free NY sites exist near the EOC campus at the Hedley Plaza in downtown Troy. The enclosed Affiliation Agreement with the Rensselaer County IDA creates a cluster for Start-Up NY development in Downtown Troy with designated spaces to spurring urban economic growth.*
- Future potential of Tax-free area space designations will probably fall into developing more Affiliation Agreements with non-profit entities, including IDA's as ON-CAMPUS space where there is no limit to the mile-radius or 200,000 square foot limit of space.*

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.

- ***Undetermined***

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

The types of businesses that the College is most interested in pursuing include new and expanding biolife sciences and biotech businesses, nanotechnology, semiconductor development, chemical manufacturing and most advanced manufacturing companies. Businesses related to technology development for clean energy production such as existing and emerging fields of solar, wind, geothermal, battery, fuel-cell, biomass and others will be considered for sponsorship. Businesses engaged in energy generation or distribution will not be considered (program regulations §220.6 (b)(1)(xiii). Additionally, HVCC would consider businesses relating to computer science and information systems, web development, health information, management information and other computing businesses. HVCC will consider start-ups and existing business that will partner with College's new Entrepreneurship A.A.S. degree, which directs students through the start-up pathway, will be deemed relevant if the start-up is in direct alignment with or indirectly lends support to any of the types of business mentioned above. Businesses that list these categories as their primary business and are noted by the Capital Region's regional economic development council as important to the development of the region would be targets for the College's sites. HVCC will NOT consider including any of the businesses prohibited by the Start-UP NY regulations

- 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.

Hudson Valley Community College's vision is to "Deliver what the future demands". The College positions itself to meet the demands of a rapidly transforming world. In delivering a dynamic learning environment, the college prepares those it serves to meet the obligations inherent in being productive and responsible citizens and stewards of a global community. The mission of the College is "to provide dynamic, student-centered, comprehensive, and accessible educational opportunities that address the diverse needs of the community." Both vision and mission serve to frame the strategic directions the college plans to take to enable it to best serve the needs and concerns of its students, faculty, and staff, as well as those of the Capital Region, the State of New York, and the country as a whole. Types of businesses that the college is interested in designating appropriate for consideration are those which reinforce and support college programs and have a linkage to the College's broad vision and mission.

Businesses selected for sponsorship will align with the mission of the college in knowledge creation, knowledge diffusion, and formation of values. These businesses must demonstrate the potential to enhance the college's ability to offer a comprehensive education (both technical and traditional) and offer benefits in the following ways:

- Act as a recruiting tool and improve enrollment in specific areas of specialization of the colleges 75+ degree and certificate programs including alternative energy, IT and computer science, advanced manufacturing, semiconductor manufacturing, business education, entrepreneurship, biotechnology and other emerging technologies*

- *Guide intellectual growth and innovation by providing leadership and participation in college advisory and campus committees*
- *Incorporate real-world process and skill requirements into college program curricula by assisting with course review and development*
- *Provide internship and training opportunities for hands-on vocational training and learning experiences for students that includes student access to resources and actual equipment*
- *Provide actual business learning opportunities with links to entrepreneurship and business classes*
- *Provide direct job opportunities for campus graduates*

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.

Businesses seeking to partner with HVCC and occupy space around the campus in the Start-UP NY program will need to demonstrate how they will generate positive community and economic benefits. Hudson Valley Community College will consider a variety of criteria to establish that a business will bring about those benefits. One criteria used for existing businesses in establishing how they will generate community benefits will be based on a statement of previously demonstrated commitment to the community where the business operated in. New and emerging businesses will need to identify the importance of community involvement in their mission statement and business plan and explain in their business application how they will provide a positive impact on the surrounding community. Types of benefits HVCC will be looking for include encouraging volunteerism within the community from hosting a blood drives to sponsoring a little league.

Guiding criteria determining economic benefits of the business applicant will include the following:

- *Increasing employment opportunities within the community at large and for graduates of HVCC's programs;*
- *Providing opportunities for internships, vocational training and experiential learning for undergraduate and graduate study;*
- *Creating positive linkages to existing business; especially small scale, existing local vendors and distributors.*

These criteria will boost local economy and create regional economic development and can be measured. HVCC will initially seek definition of these criteria from each businesses pursuing Start-Up NY sponsorship on their business application. The

businesses' progress towards the criteria will be evaluated and measured periodically by the college in the annual review process.

- 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?

HVCC will use the following internal selection process to determine appropriateness and sponsorship of an interested business for participation in the Start-Up NY program :

Step 1: The President of Hudson Valley Community College will designate a Start-Up New York Committee made up of appropriate representation from various departments including: Business Operations, Finance, Facilities, Faculty Governance, Academics, and a Department Chair from the department most impacted by the business.

Step 2: Interested businesses will submit a completed business application and a prospectus to the College President. Within these documents the business will detail how their company will benefit the college and the local community. Information included in these documents will detail the number of positions expected in the first and subsequent years, how internship opportunities for students will be structured, and what benefits they will bring to the community.

Step 3: A Start-Up New York Committee designee will assure there are no known direct competitors to the business in the region. The steps to assure no competition include: search the NAICS Code indicated on the application for matching existing businesses an existing local business, contact regional economic development entities and Chambers of Commerce seeking their input, place an advertisement in local newspapers for any potential competition to the interested company.

Step 4: The business application and prospectus will be reviewed by the Start-Up New York Committee.

1. They will first determine if the type of business applicant is appropriate for sponsorship.
2. Second, the committee will consider if the business applicant will align or further the academic mission of the university or college and be a good fit for existing college degree programs. The Committee will determine which program department chairs would most likely be aligned with the business and invite them to comment. To accomplish this, the Committee will look at whether or not the business will offer:
 - Experiential learning, internships, and career opportunities for students.
 - Scholarships or equipment donations to the college.
 - Senior staff from the company is willing to serve on the appropriate department's Advisement Board.
3. Finally, the Committee will review the business application for overall economic benefits and value to the community. Upon positive answers to the evaluation stage gates, the committee will respond accordingly to recommend the business for sponsorship.

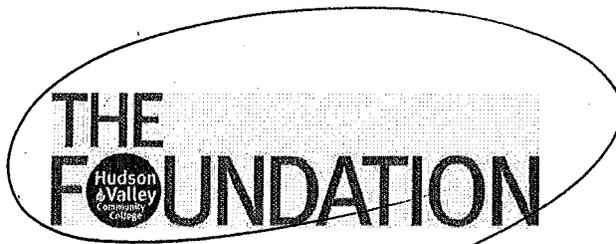
-If the business is deemed NOT appropriate, by virtue of having a direct competitor, or for any other reason the Committee/designee will notify the business in a timely manner that the college does not intend to sponsor them for the Start-Up NY program. The College President will make the final determination if the business is deemed appropriate.

1.) DEPARTMENT OF ECONOMIC DEVELOPMENT EXCEL SPREADSHEET
TEMPLATE LISTING ALL DESIGNATED PROPERTIES

SEE ATTACHEMENT

2.) COPY OF ANY OTHER APPLICABLE CONFLICT OF INTEREST
POLICIES OR GUIDELINES

3.) EVIDENCE OF SUBMISSION OF TAX-FREE AREA PLAN TO
INTERESTED PARTIES, I.E., COPIES OF CORRESPONDENCE SENT AND
RECEIVED



Conflict of Interest Policy

ARTICLE I - PURPOSE

The purpose of the Conflict of Interest Policy is to protect the Foundation's interest when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director of the Foundation. This policy is intended to supplement but not replace any applicable state laws governing conflicts of interest applicable to nonprofit and charitable corporations.

ARTICLE II - DEFINITIONS

1. *Interested Person* - Any director, principal officer, or member of a committee with Board-delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.
2. *Financial Interest* - A person has a financial interest if the person has, directly or indirectly, through business, investment or family:
 - a. an ownership or investment interest in any entity with which the Foundation has a transaction or arrangement, or
 - b. a compensation arrangement with the Foundation or with any entity or individual with which the Foundation has a transaction or arrangement, or
 - c. a potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which the Foundation is negotiating a transaction or arrangement.

Compensation includes direct and indirect remuneration as well as gifts or favors that are substantial in nature. A financial interest is not necessarily a conflict of interest. Under Article III, Section 2, a person who has a financial interest may have a conflict of interest only if the appropriate board or committee decides that a conflict of interest exists.

ARTICLE III - PROCEDURES

1. *Duty to Disclose* - In connection with any actual or possible conflicts of interest, an interested person must disclose the existence of his or her financial interest and all material facts to the directors and members of committees with Board-delegated powers considering the proposed transaction or arrangement.
2. *Determining Whether a Conflict Of Interest Exists* - After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he or she shall leave the Board or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining Board or committee members shall decide if a conflict of interest exists.

3. *Procedures For Addressing The Conflict Of Interest* - an interested person may make a presentation at the Board or committee meeting, but after such presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement that results in the conflict of interest.
 - a. The chairperson of the Board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.
 - b. After exercising due diligence, the Board or committee shall determine whether the Foundation can obtain a more advantageous transaction or arrangement with reasonable efforts from a person or entity that would not give rise to a conflict of interest.
 - c. If a more advantageous transaction or arrangement is not reasonably attainable under circumstances that would not give rise to a conflict of interest, the Board or committee shall determine by a majority vote of the disinterested directors whether the transaction or arrangement is in the Foundation's best interest and for its own benefit and whether the transaction is fair and reasonable to the Foundation and shall make its decision as to whether to enter into the transaction or arrangement in conformity with such determination.
4. *Violations Of The Conflicts Of Interest Policy*
 - a. If the Board or committee has reasonable cause to believe that member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.
 - b. If, after hearing the response of the member and making such further investigation as may be warranted in the circumstances, the board or committee determines that the member has in fact failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

ARTICLE IV - RECORDS OF PROCEEDINGS

The minutes of the Board and all committees with Board-delegated powers shall contain:

1. The names of the individuals who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the Board's or committee's decision as to whether a conflict of interest in fact existed.
2. The names of the individuals who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection therewith.

ARTICLE V- ANNUAL STATEMENTS

Each director, principal officer and member of a committee with Board-delegated powers shall annually sign a statement which affirms that such person:

1. has received a copy of the Conflict of Interest Policy,
2. has read and understands the policy,
3. has agreed to comply with the policy, and
4. understands that the Foundation is charitable organization and that in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

ARTICLE VI - PERIODIC REVIEWS

To ensure that the Corporation operates in a manner consistent with its charitable purposes and that it does not engage in activities that could jeopardize its status as an organization exempt from federal income tax, periodic reviews shall be conducted. The periodic reviews shall, at a minimum, include the following subjects:

1. Whether compensation arrangements and benefits are reasonable and are the result of arm's-length bargaining.
2. Whether partnership and joint venture arrangements and arrangements with management service organizations and physician hospital organizations conform to written policies, are properly recorded, reflect reasonable payments for goods and services, further the Corporation's charitable purposes and do not result in inurement or impermissible private benefit.
3. Whether agreements to provide health care and agreements with other health care providers, employees, and third party payors further the Corporation's charitable purposes and do not result in inurement or impermissible private benefit.

ARTICLE VIII - USE OF OUTSIDE EXPERTS

In conducting the periodic reviews provided for the Article VII, the Corporation may, but need not, use outside advisors. If outside experts are used their use shall not relieve the board of its responsibility for ensuring that periodic reviews are conducted.

**Annual Statement
of the Board of Directors of
The Foundation**

Each of the undersigned members of the Board of Directors of the Foundation states for himself or herself that he or she:

1. has received a copy of the conflicts of interest policy,
2. has read and understands the policy,
3. has agreed to comply with the policy, and
4. understands that The Foundation is a charitable organization and that in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

Name

Date

BYLAWS AND POLICY MANUAL
OF THE
HUDSON VALLEY COMMUNITY COLLEGE
BOARD OF TRUSTEES

APPENDIX A

HUDSON VALLEY COMMUNITY COLLEGE
BOARD OF TRUSTEES
Code of Ethics

Enacted by Resolution, October 25, 2011 and amended December 18, 2012

Article I: Purpose

The purpose of the Code of Ethics is (i) to protect the College's interest; (ii) to provide guidance to the Trustees and Officers of the Board exercising their fiduciary duties in the management of the College and its affairs, (iii) to provide a procedure for disclosure of potential conflicts of interest, and (iv) to establish standards of conduct. This policy is intended to supplement but not replace any applicable state laws governing conflicts of interest applicable to the Trustees of Community Colleges.

Article II: Definitions

"Acceptable Reasons" shall include only medical issues/illness, family emergencies, or other circumstances deemed extraordinary by the Board.

"Attend or Attendance" shall mean the presence throughout the meeting in person or by videoconferencing. While videoconferencing is an acceptable means of attendance, Board members are strongly encouraged to attend all meetings in person whenever possible.

"Conflict of Interest" shall mean that a Trustee or Officer of the Board has existing or potential financial or other interests which impair or might reasonably appear to impair such Trustee's or Officer's independent, unbiased judgment in the discharge of his or her responsibilities to the College, or such Trustee or Officer of the Board is aware that a member of his or her family, which for purposes of this Code of Ethics shall be a spouse, parents, siblings, children, and any other relative or person who resides in the same household as the Trustee or Officer of the Board, or any organization in which such Trustee or Officer of the Board (or member of his or her family) is an officer, director, employee, member, partner, trustee, or controlling stockholder, has such existing or potential financial or other interest. [HVCC Code of Ethics for Employees ("Employee Code") §6.291]

"Fiscal Year" shall mean each year commencing on September 1 and ending the following August 31.

"Prohibited Activity" shall mean and include:

1. No Trustee or Officer of the Board shall accept other employment which will impair his or her independence of judgment in the exercise of his or her official duties. [Public Officers Law ("POL")§74 3(a)]
2. No Trustee or Officer of the Board shall accept employment or engage in any business or professional activity which will require the Trustee or Officer of the Board to disclose confidential information which he or she has gained by reason of his official position or authority. [POL §74 3(b)] [Employee Code]
3. No Trustee or Officer of the Board shall disclose confidential information acquired by him or her in the course of official duties nor use such information to further his or her personal interests. [POL §74 3(c)] [GML §805-a (b)] [Employee Code]
4. No Trustee or Officer of the Board shall 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 College for private business or other compensated nongovernmental purposes. [POL §74 3(d)] [Employee Code]
5. No Trustee or Officer of the Board shall engage in any transaction as representative or agent of the College with any business entity in which he or she has a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of official duties. [POL §73 3(e)] [Employee Code]
6. No Trustee or Officer of the Board shall by his or her conduct give reasonable basis for the impression that any person can improperly influence the Trustee or Officer of the Board or unduly enjoy his or her favor in the performance of official duties, or that he or she is affected by the kinship, rank, position or influence of any party or person. [POL §74 3(f)] [Employee Code]
7. A Trustee or Officer of the Board shall abstain from making personal investments in enterprises which he or she has reason to believe may be directly involved in decisions to be made by the Trustee or which will otherwise create substantial conflict between the Trustee's or Officer of the Board's duty in the public interest and his private interest. [POL §74 3(g)] [Employee Code]
8. A Trustee or Officer of the Board shall endeavor to pursue a course of conduct which will not raise suspicion among the public that he or she is likely to be engaged in acts that are in violation of trust. [POL §74 3(h)]
9. No Trustee or Officer of the Board shall directly or indirectly solicit any gift, or accept or receive any gift having a value of seventy-five dollars or more, whether in the form of money, service, loan travel, entertainment, hospitality, thing or promise, or in any other form, under circumstances in which it could reasonably be expected to influence him or her in the performance of official duties, or was intended as a reward for any official action on his or her part. [GML §805-a(1) (a)]

10. No Trustee or Officer of the Board shall receive or enter into any agreement, express or implied, for compensation for services to be rendered in relation to any matter before the Board of Trustees or the College. [GML §805-a(1) (c)]
11. No Trustee or Officer of the Board shall receive or enter into any agreement, express or implied, for compensation for services to be rendered in relation to any matter before the Board of Trustees or the College whereby the Trustee's or Officer of the Board's compensation is to be dependent or contingent upon any action with respect to such matter. [GML §805-a(1) (d)]
12. No Trustee or Officer of the Board shall allow his or her outside position or profession to influence or interfere with such officer's fiduciary obligations to the College.

Article III: Attendance

- A. A Trustee shall attend in person or by videoconferencing at least seventy-five percent (75%) of the regular and special meetings of the Board each fiscal year. If there are only eleven (11) regular meetings, each member shall attend at least 8. A member who intends to attend by videoconferencing shall notify the Assistant Secretary at least seven (7) days prior to the meeting to allow arrangements to be made to comply with Article 7 of the POL. The Assistant Secretary shall keep an annual attendance record for each Trustee. If a member will be unable to attend a meeting, he or she shall notify the Assistant Secretary that he or she will be unavailable and the reason for such unavailability as soon as possible. The Secretary shall note the reason for unavailability in the attendance record.
- B. The Chair of the Board of Trustees, Secretary or Assistant Secretary of the Board of Trustees shall notify the Appointing Authority in September of each year of the name of any Trustees who have not attended at least seventy-five percent (75%) of the regular and special meetings during the preceding Fiscal Year, and the reasons therefore if the Trustee provided Acceptable Reasons.

Article IV: Standard of Conduct and Procedures

- A. No Trustee or Officer of the Board shall engage in Prohibited Activity.
- B. Any Trustee or Officer of the Board who has, will have, or later acquires an interest in any actual or proposed contract with the College shall publicly disclose the nature and extent of such interest in writing to the Board of Trustees as soon as he or she has knowledge of such actual or prospective interest. Such written disclosure shall be made part of and be set forth in the official record of the proceedings of The Board of Trustees. Once a disclosure has been made with respect to an interest in a contract with a particular person, firm, corporation or association, no further disclosures need be made by such Trustee or Officer of the Board with respect to additional contracts with the same party during the remainder of the fiscal year. [GML §803(i)]
- C. After disclosure of a Conflict of Interest and all material facts, the Trustee or Officer of the Board shall leave the meeting and the Trustees shall determine by a vote of those present

whether a Conflict of Interest exists. If the Board of Trustees determines that a Conflict of Interest exists, it shall approve the transaction or arrangement if after any further investigation, it appears that the transaction or arrangement is in the best interests of the College. The interested Trustee or Officer of the Board shall not be present during the discussion nor participate in the vote.

D. Penalties

1. Any Trustee or Officer of the Board who willfully and knowingly violates the provisions of this Code of Ethics shall be subject to the penalties described in GML §805, where applicable.
2. The President shall notify the Chairman of the Board (or Vice Chair) if he or she believes that a Trustee or Officer of the Board has violated the provisions of this Code of Ethics. The Board of Trustees shall notify any Trustee or Officer of the Board it believes has violated the provisions of this Code of Ethics. The notification shall specify the section of the Code of Ethics alleged to have been violated and the facts and circumstances surrounding such allegations. The Trustee or Officer of the Board shall have an opportunity to present information, including documents and written and other oral statements to refute the allegations. The Trustees shall then determine by a majority vote whether the Board believes the violation occurred and may ask for the resignation of such Trustee or Officer of the Board, and such other relief as it may deem appropriate under the circumstances.



Category:
Academic Affairs
Community Colleges
Legal and Compliance
Research

Responsible Office:
[Academic Affairs](#)

Policy Title:
START-UP NY Program Participation Policy

Document Number:
6800

Effective Date:
February 10, 2014

This policy item applies to:
Community Colleges
State-Operated Campuses

Table of Contents

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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.

[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.

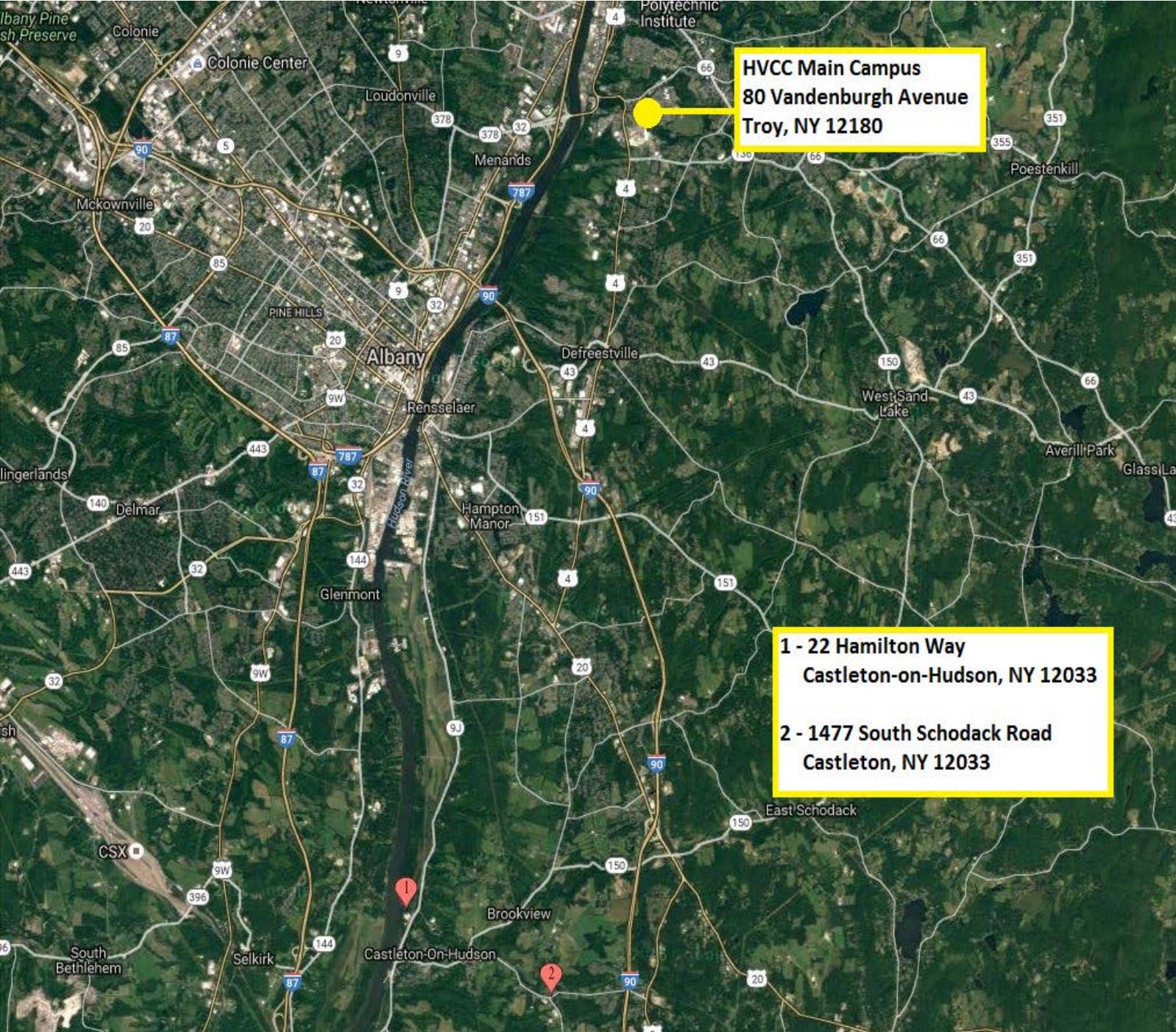
Properties located near HVCC EOC Campus, Downtown Troy



HVCC EOC
431 River Street
Troy, NY 12180

- 1 - 195 Cohoes Ave, Green Island, NY 12183
- 2 - 79 102nd Street, Troy, NY 12180
- 3 - 32 Third Street, Troy, NY 12180
- 4 - 274 Second Street, Troy, NY 12180
- 5 - 225 River Street, Troy, NY 12180
- 6 - 251 River Street, Troy, NY 12180
- 7 - 255 River Street, Troy, NY 12180
- 8 - 1776 Sixth Ave, Troy, NY 12180
- 9 - 5 East Industrial Parkway, Troy, NY 12180

Properties located near HVCC Main Campus, Troy



HVCC

StartUp NY Unique ID SU-315-2-B-T2195-000-U



195 Cohoes Avenue
Green Island, NY 12183



Total Square Feet 28,880

HVCC Downtown Troy

Start-Up NY Unique ID

SU-315-2-B-T2195-000-U

Troy, NY 12183, USA



TFA

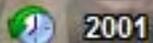
195 Cohoes Avenue
Green Island NY

© 2014 Google

Google earth

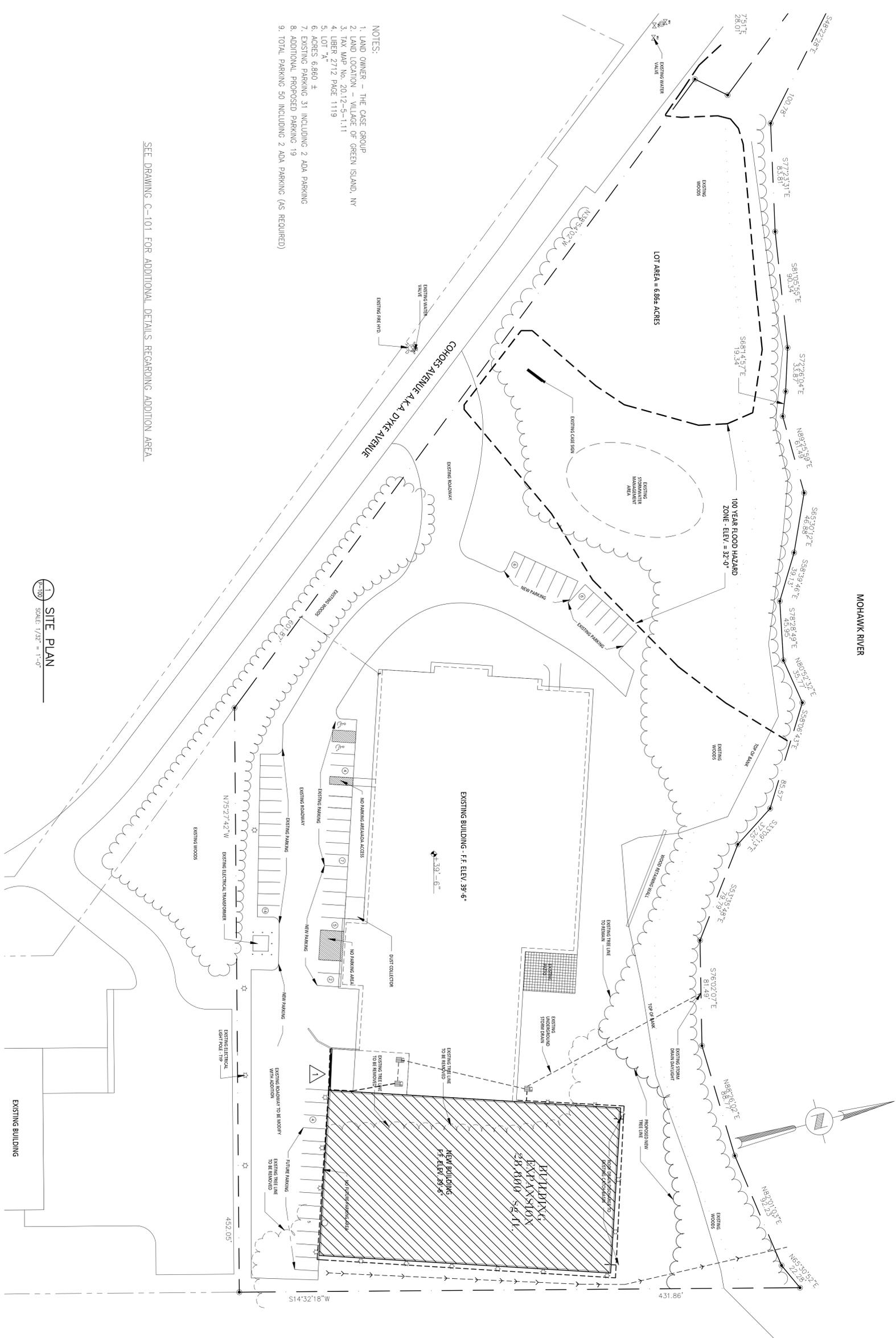
9/18/2014

TOTAL SQUARE FEET 28,800



2001

42°45'24.67" N 73°41'32.91" W elev 65 ft eye alt 415 ft



- NOTES:
1. LAND OWNER - THE CASE GROUP
 2. LAND LOCATION - VILLAGE OF GREEN ISLAND, NY
 3. TAX MAP No. 20.12-5-1.11
 4. LIBER 2712 PAGE 1119
 5. LOT "A"
 6. ACRES 6.860 ±
 7. EXISTING PARKING 31 INCLUDING 2 ADA PARKING
 8. ADDITIONAL PROPOSED PARKING 19
 9. TOTAL PARKING 50 INCLUDING 2 ADA PARKING (AS REQUIRED)

SEE DRAWING C-101 FOR ADDITIONAL DETAILS REGARDING ADDITION AREA

SITE PLAN
SCALE: 1/32" = 1'-0"

CASE
Window and Door
Consultants:

195 Cohoes Avenue
Green Island, NY
12183

The CASE Group, LLC
Plant Expansion - Phase III

Architect: Pasquale Marchese, AIA-LEED AP BD+C
The Case Group, LLC · 195 Cohoes Ave. · Green Island, NY 12183
Phone: 518.720.3100 · Fax: 518.720.3110 · 1.800.227.3957

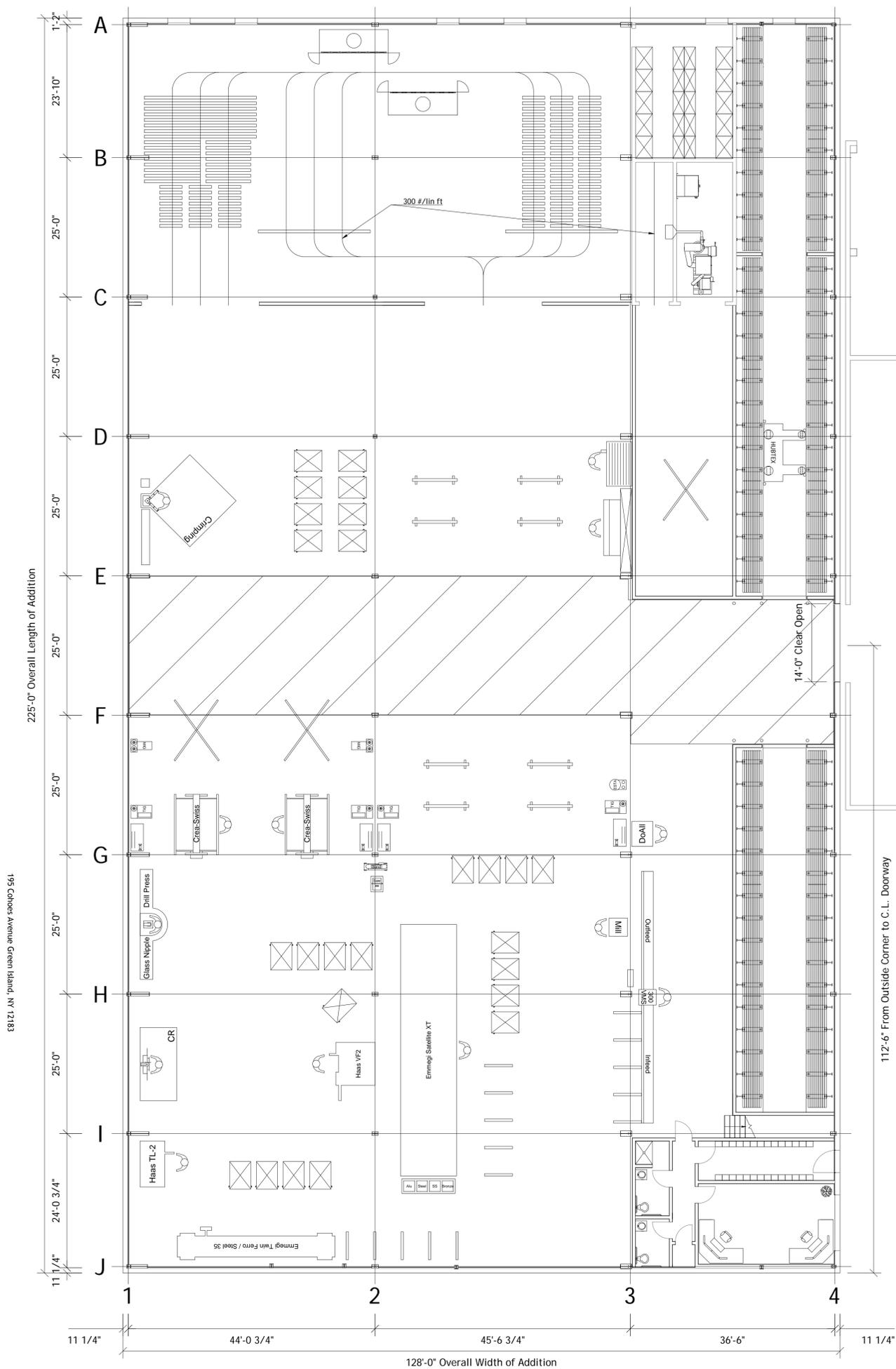
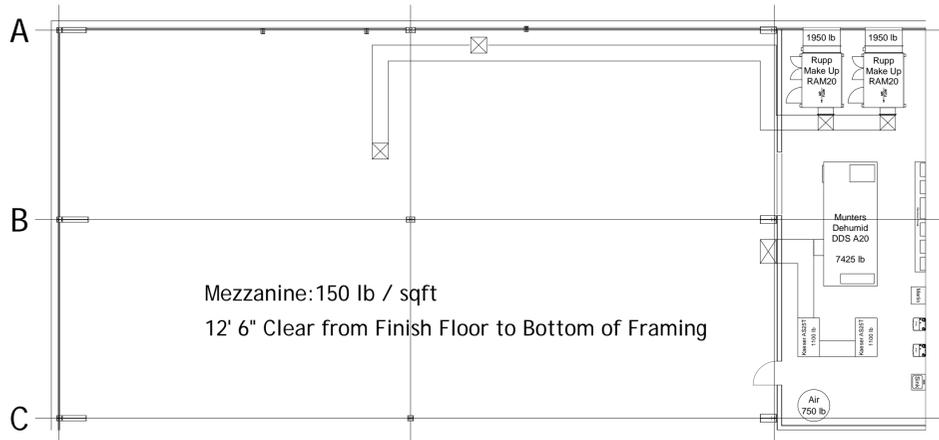
Disclaimers:
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Drawn by: PM
RA Stamp

Sheet Title:
SITE PLAN

DWG #: C-100
Proj. #: 13.01

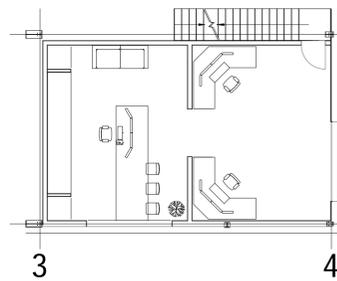
Drawing Name:
C3 - FP 014
Scale:
3/32" = 1'

Drawing Description:
Case Phase III - Development Floor Plan 014
195 Cohoes Avenue Green Island, NY 12183



195 Cohoes Avenue
Green Island NY 12183
TFA

112'-6" From Outside Corner to C.L. Doorway



HVCC Downtown Troy

StartUp NY Unique ID

SU-315-2-B-T2079-000-A

**Ross Building
79 102nd Street
Troy NY 12180**

View facing west

78,986 square feet

2004

9/12/2014

42°45'25.35" N 73°40'31.25" W elev 68 ft eye alt 264 ft

Google earth

HVCC Downtown Troy

StartUp NY Unique ID

SU-315-2-B-T2079-000-A

**Ross Building
79 102nd Street
Troy NY 12180**

78,986 square feet

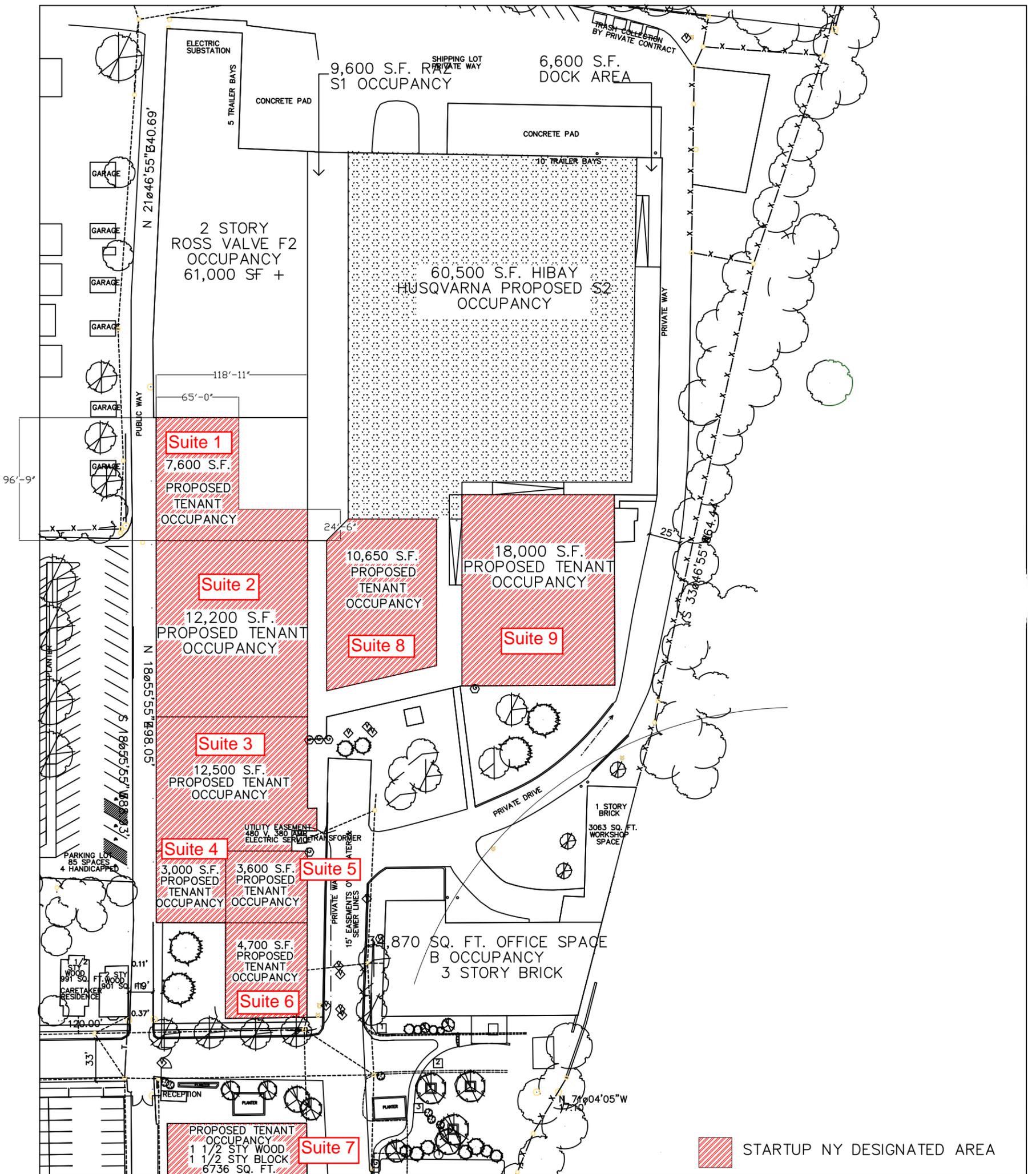
© 2014 Google
view facing south

2004

42°45'27.87" N 73°40'31.82" W elev 63 ft eye alt 304 ft

Google earth

9/12/2014



STARTUP NY DESIGNATED AREA

ROSS TECHNOLOGY PARK **79 102nd Street Troy, NY 12180**



Designated Space for

STARTUPNY



1 View Southeast from 3rd St.

1. Construct appropriate storefront in character with building.
2. Accent ground floor structural rhythm with columns enclosures.
3. Develop entrances at Broadway east end and middle of 3rd St.
4. Restore facades and windows of upper floors .
5. Repair slate mansard as required.

Proposed Improvements for the
Quackenbush Building
2006 Renderings
@ 3rd & Broadway

Troy, New York

Prepared March 12, 2006

Revised -/-

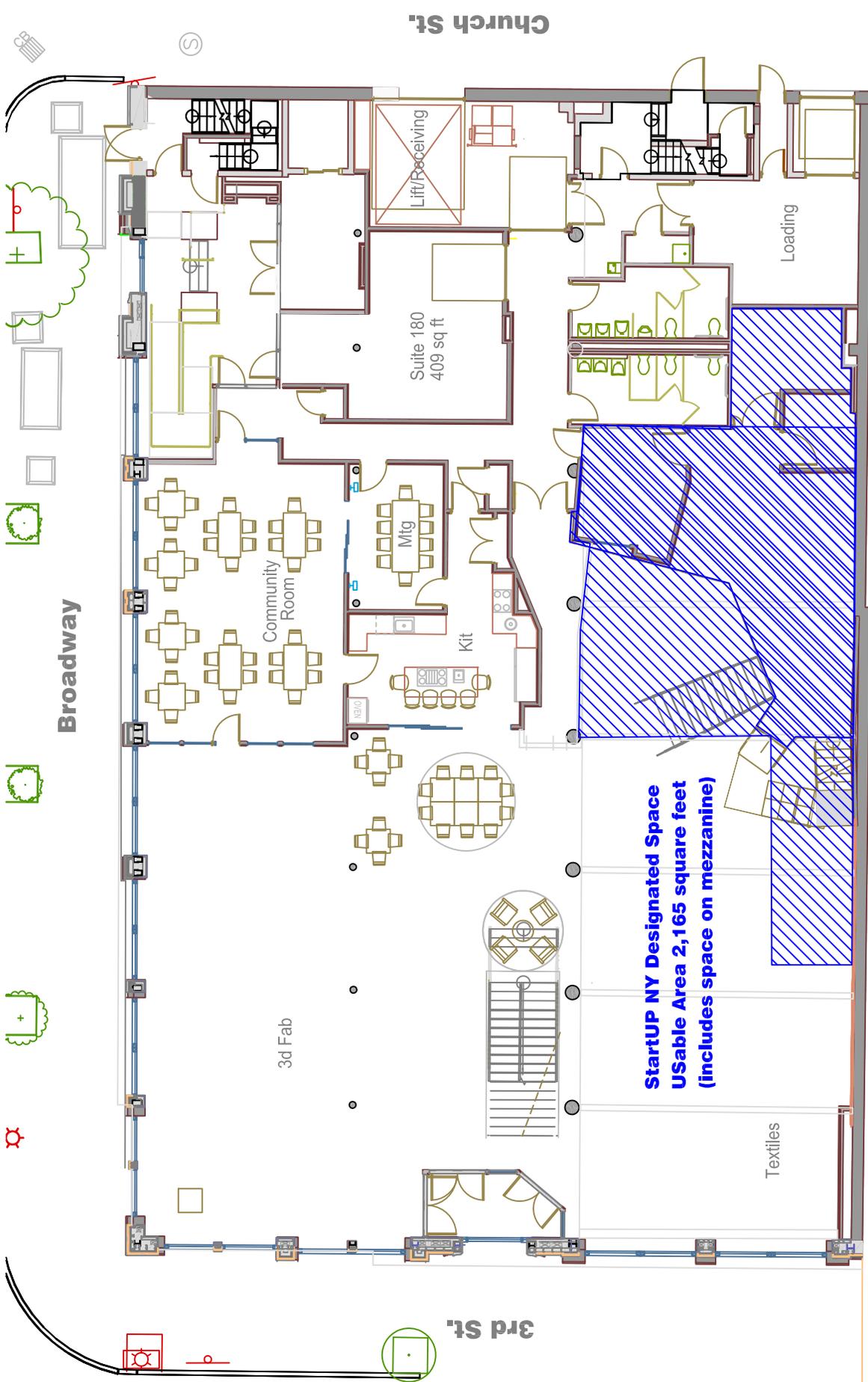
A1.P

BRYCE
 ARCHITECTURAL DEVELOPMENT

297 River St., Troy, NY 12180

516.274.7777





First Floor Total 2,165 Square Feet

1 First Floor Plan

1. Improve ground level facade with new storefront and stone facing.
2. Recreate historic scale and rhythm of the ground floor facade.
3. Construct overhead door at Church St. for ramp to basement.
4. Develop upscale accessible elevator lobby and first floor access.
5. Large open space with abundant natural light.

Designated Space for



Proposed Improvements for the
Quackenbush Building
Schematic Tenant Layout
@ 3rd & Broadway

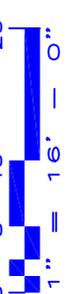
Troy, New York

Prepared June 1, 2014
 Revised August 27, 2014

A1.1



ARCHITECTURAL DEVELOPMENT 297 River St., Troy, NY 12180 518.274.7777



11/3/2015



Designated Space for

1 View Southeast from 3rd St.

1. Construct appropriate storefront in character with building.
2. Accent ground floor structural rhythm with columns enclosures.
3. Develop entrances at Broadway east end and middle of 3rd St.
4. Restore facades and windows of upper floors .
5. Repair slate mansard as required.

Proposed Improvements for the
Quackenbush Building
 2006 Renderings
 @ 3rd & Broadway

Troy, New York

Prepared March 12, 2006

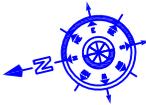
Revised -/-

A1.P



297 River St., Troy, NY 12180 518.274.7777

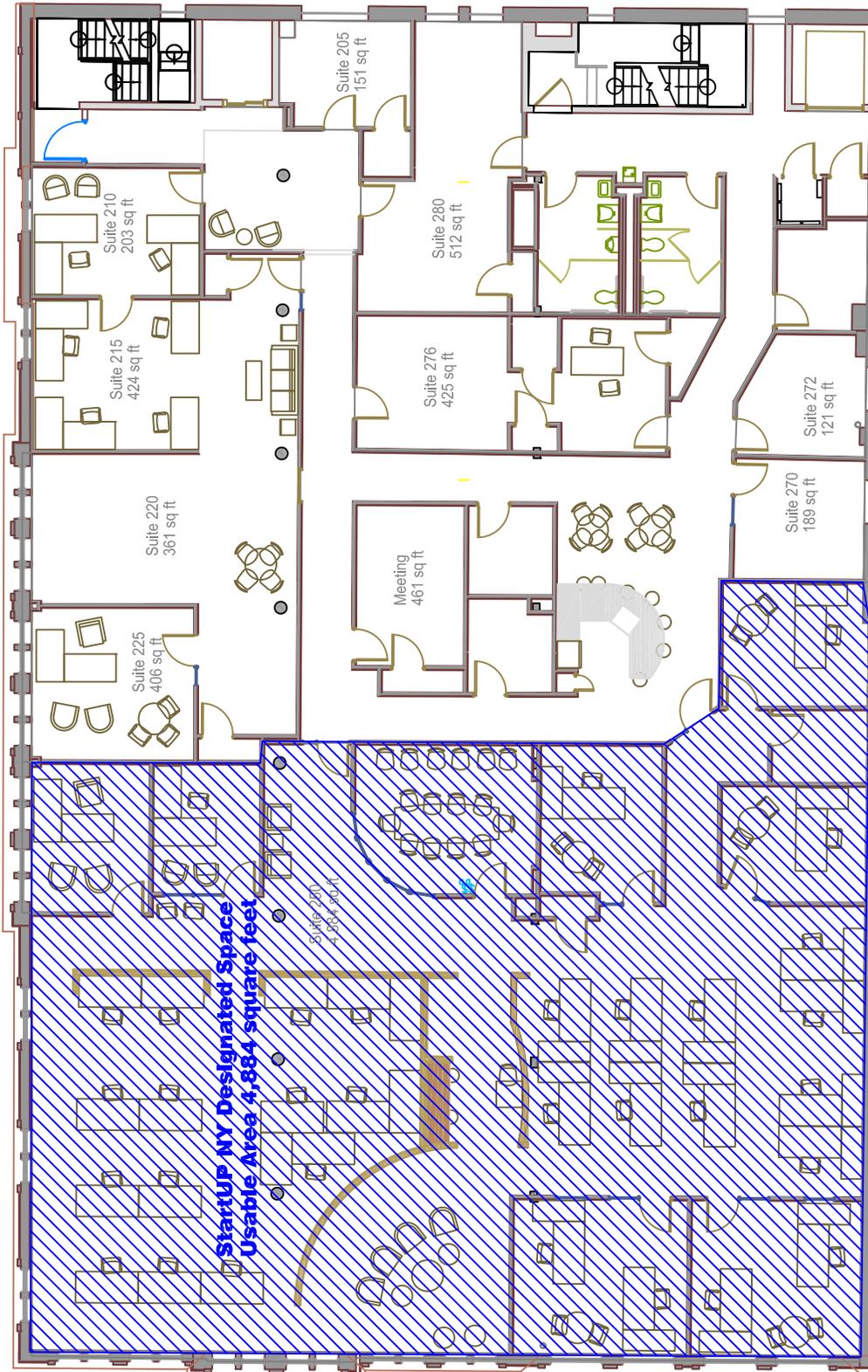




Broadway

Church St.

3rd St.



Second Floor Total 4,884 Square Feet

1 **Second Floor Plan**

1. Develop business service center - SPECTRUM™ - with rentable suites.
2. Develop vertical connection between the Center of Gravity & 2nd floor.
3. Develop floor plan to maximize expansive windows.
4. Insure space can be easily retrofit for commercial tenants.

Designated Space for



Proposed Improvements for the
Quackenbush Building
Schematic SPECTRUM Layout
@ 3rd & Broadway

Troy, New York

Prepared June 1, 2014

Revised October 28, 2015

A1.2



237 River St., Troy, NY 12180

516.274.7777



11/03/2015



Designated Space for

STARTUPNY



1 View Southeast from 3rd St.

1. Construct appropriate storefront in character with building.
2. Accent ground floor structural rhythm with columns enclosures.
3. Develop entrances at Broadway east end and middle of 3rd St.
4. Restore facades and windows of upper floors .
5. Repair slate mansard as required.

Proposed Improvements for the
Quackenbush Building
2006 Renderings
@ 3rd & Broadway

Troy, New York
Prepared March 12, 2006
Revised -/-

A1.P

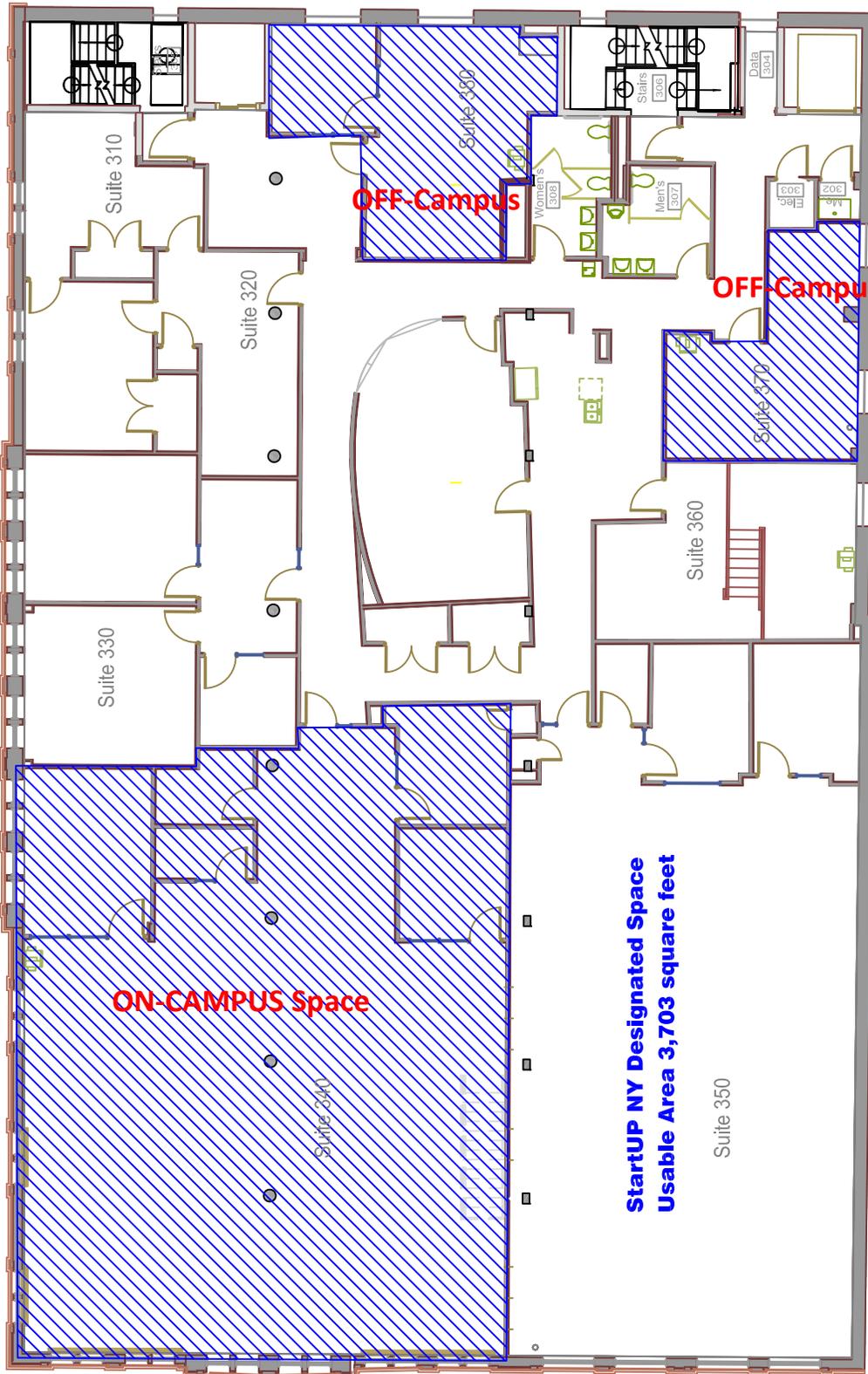
BRYCE
ARCHITECTURAL DEVELOPMENT

297 River St., Troy, NY 12180
518.274.7777



Church St.

Broadway



Total Square Feet

3rd Fl.

OFF-CAMPUS Suites 370, 380 = 906 sq.ft.

ON-CAMPUS Space Suite 340 = 2,797 sq. ft.



Third Floor Plan

1

1. Rens. County IDA Floor with their office in NE corner.
2. IDA Board room at center - has teleconferencing equipment.
3. Develop spaces around expansive windows.
4. Mechanical thermal shades on rehabilitated historic windows.
5. Operable windows offer green ventilation and abundant light.

Designated Space for



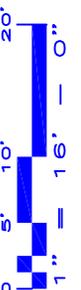
Proposed Improvements for the
Quackenbush Building
Schematic Tenant Layout
@ 3rd & Broadway

Troy, New York
 Prepared June 1, 2014
 Revised May 11, 2016

A1.3



297 River St., Troy, NY 12180 518.274.7777





Designated Space for

1 View Southeast from 3rd St.

1. Construct appropriate storefront in character with building.
2. Accent ground floor structural rhythm with columns enclosures.
3. Develop entrances at Broadway east end and middle of 3rd St.
4. Restore facades and windows of upper floors .
5. Repair slate mansard as required.

Proposed Improvements for the
Quackenbush Building
2006 Renderings
@ 3rd & Broadway

Troy, New York

Prepared March 12, 2006

Revised -/-

A1.P

BRYCE
 ARCHITECTURAL DEVELOPMENT

297 River St., Troy, NY 12180

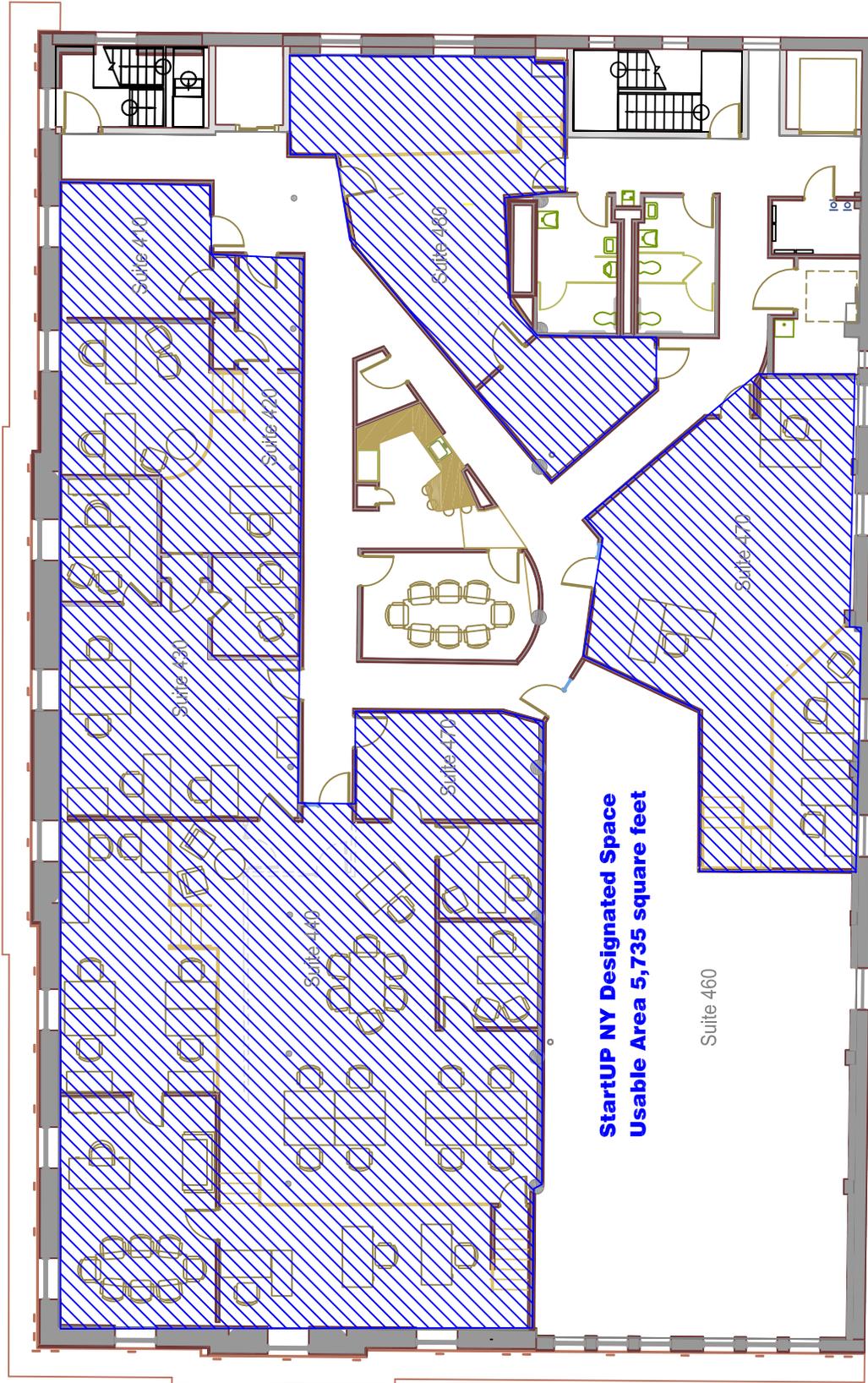
516.274.7777



STARTUPNY



Broadway



**StartUP NY Designated Space
Usable Area 5,735 square feet**

Suite 460

3rd St.



Fourth Floor Total 5,735 Square Feet

1 Fourth Floor Plan

1. Deep window sill, big views and Victorian column brackets.
2. Elevate floor for mechanicals and to adjust floor to window sill height.
3. Open floor plan with loft feel.
4. Locate ventilation shafts through floor for use below.

Designated Space for



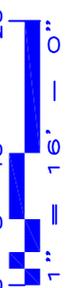
Proposed Improvements for the
**Quackenbush Building
Schematic Tenant Layout
@ 3rd & Broadway**

Troy, New York
Prepared June 14, 2014
Revised: October 28, 2015

A1.4



297 River St., Troy, NY 12180 518.274.7777



11/3/2015

HVCC

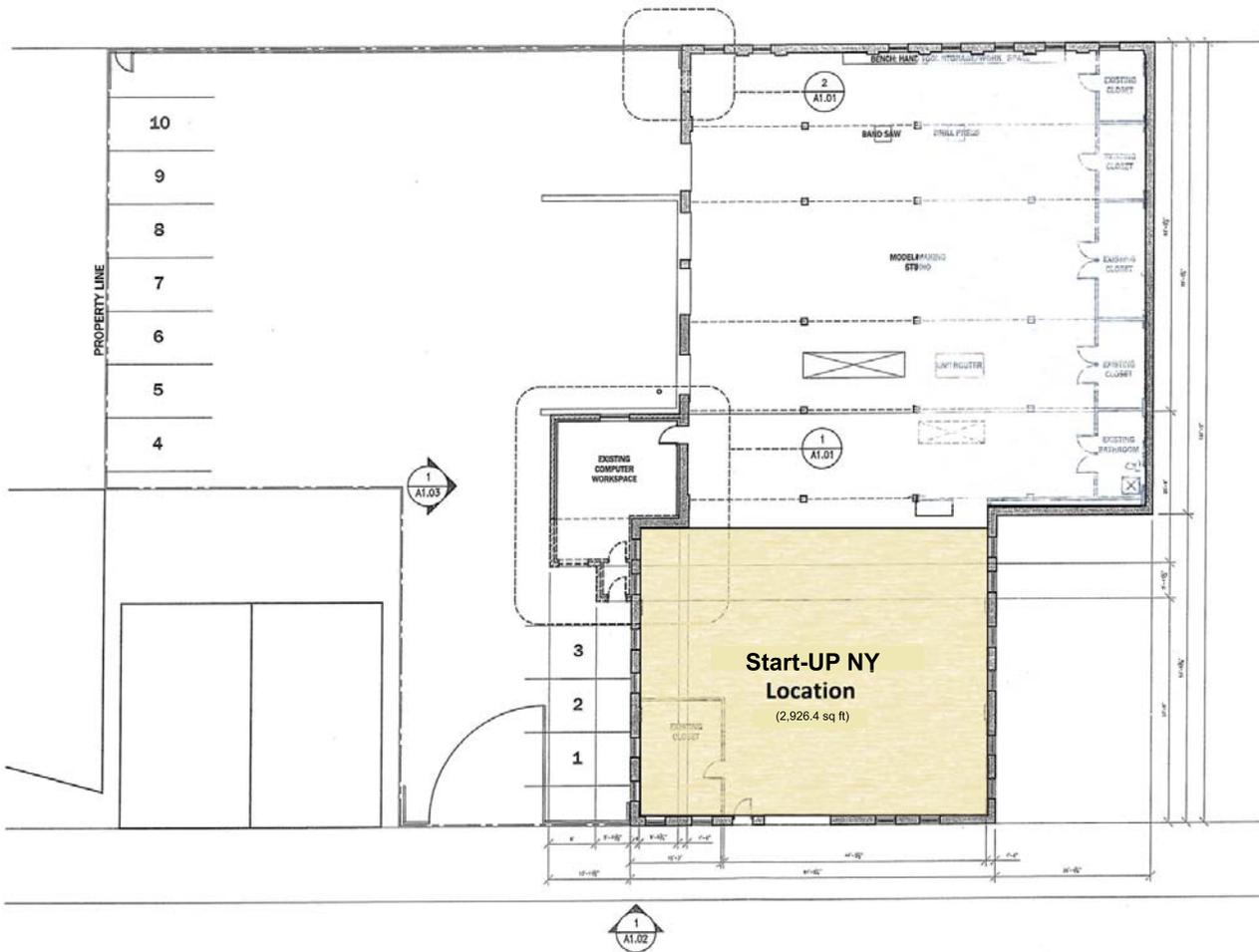
StartUp NY Unique ID SU-315-2-B-T2274-000-A



274 Second Street
Troy NY 12180



Total Square Feet 2,926



PROJECT NORTH		PROJECT NO.	
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DATE	06/28/2016	SCALE	N/A
TITLE	SECOND FLOOR PLAN - EXISTING		
PROJECT NORTH		DWG NO.	
PROJECT NORTH		A0.01	
PROJECT NO. 224 2ND STREET SU-315-2-B-T2274-000			
MASSIE ARCHITECTURE . COM BIG BELT CONSTRUCTION MANAGEMENT INC.			

HVCC

StartUp NY Unique ID SU-315-2-B-T2225-002-A



Sentinel Building 225 River Street, Troy, NY 12180

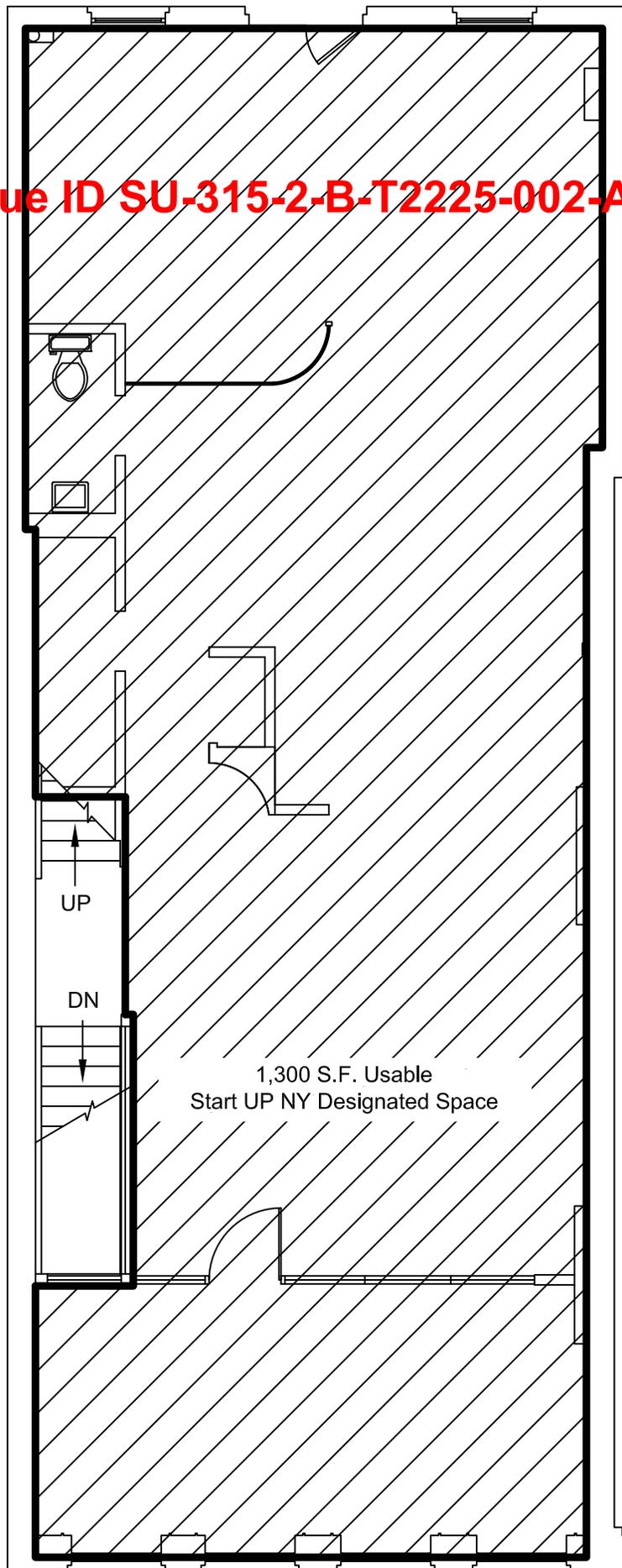


Total Square Feet Building 2,600

HVCC

StartUp NY

Unique ID SU-315-2-B-T2225-002-A



1,300 S.F. Usable
Start UP NY Designated Space

225 RIVER STREET
TROY, NY
2ND FLOOR

JUDGE
Development Corp.

255 RIVER STREET
TROY, NY 12180
P. 518-274-3325
F. 518-274-4833

Total Square Footage 1,300

<<06/28/2016>>

HVCC

StartUp NY Unique ID SU-315-2-B-T 2225-003-A



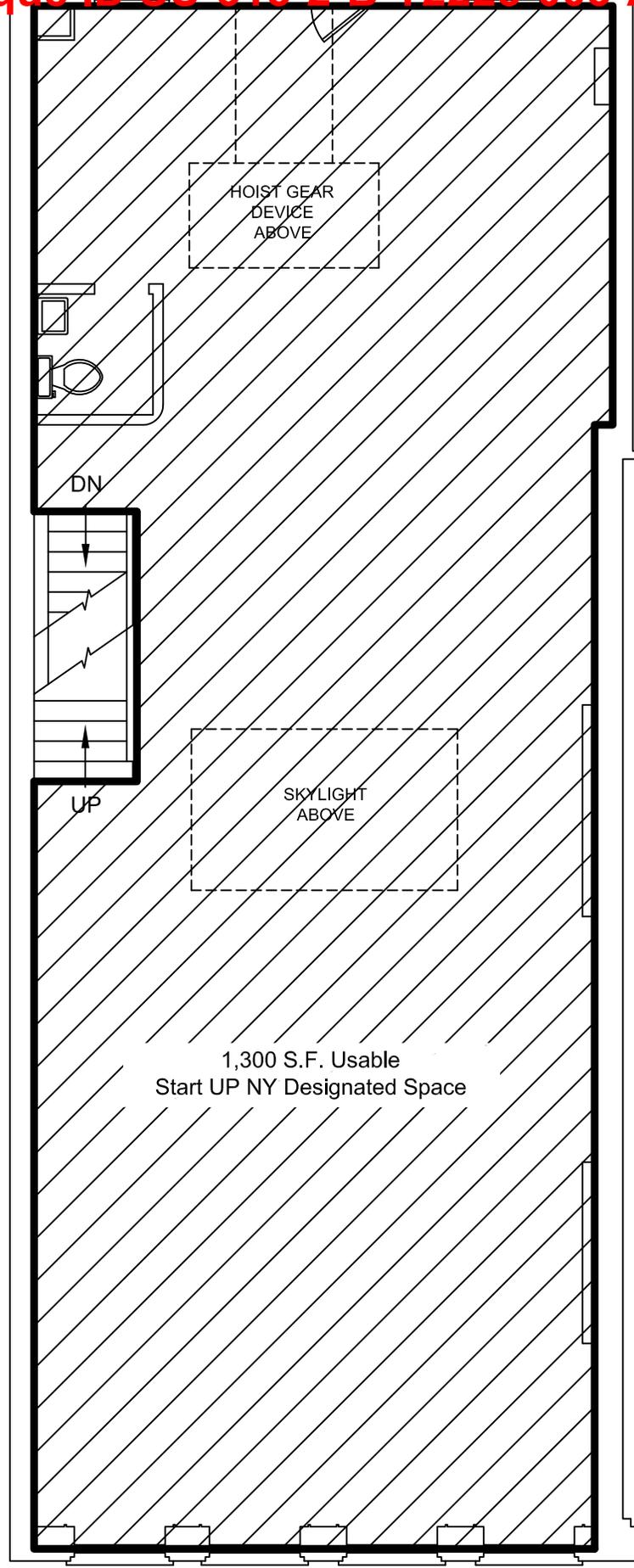
Sentinel Building 3rd Floor 225 River Street, Troy, NY 12180



Total Square Feet Building 2,600

HVCC

StartUp NY



225 RIVER STREET
TROY, NY
3RD FLOOR



255 RIVER STREET
TROY, NY 12180
P. 518-274-3325
F. 518-274-4833

Total Square Footage 1,300

<<06/28/2016>>

HVCC

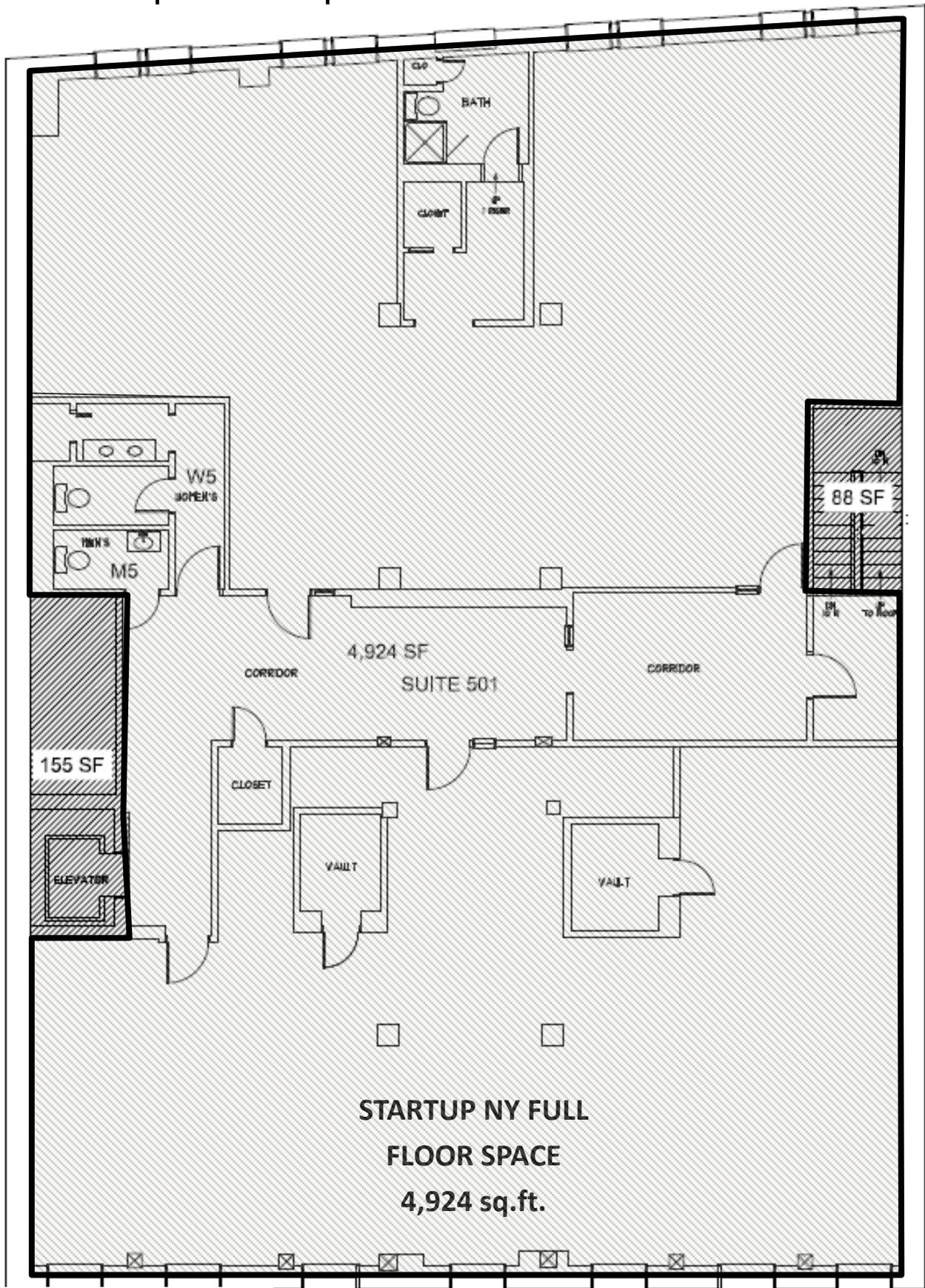
StartUp NY Unique ID SU-315-2-B-T 2251-005-A



**Burdett Building 251 River Street Fifth
Floor, Troy, NY 12180**



Total Square Feet 4,924



NIA Platform
14 Corporate Woods
Boulevard
Albany, New York 12211
518-465-1400 x225

251 RIVER STREET
TROY, NY 12180

FIFTH FLOOR

NOT TO SCALE

HVCC

StartUp NY Unique ID SU-315-2-B-T2255-001-A

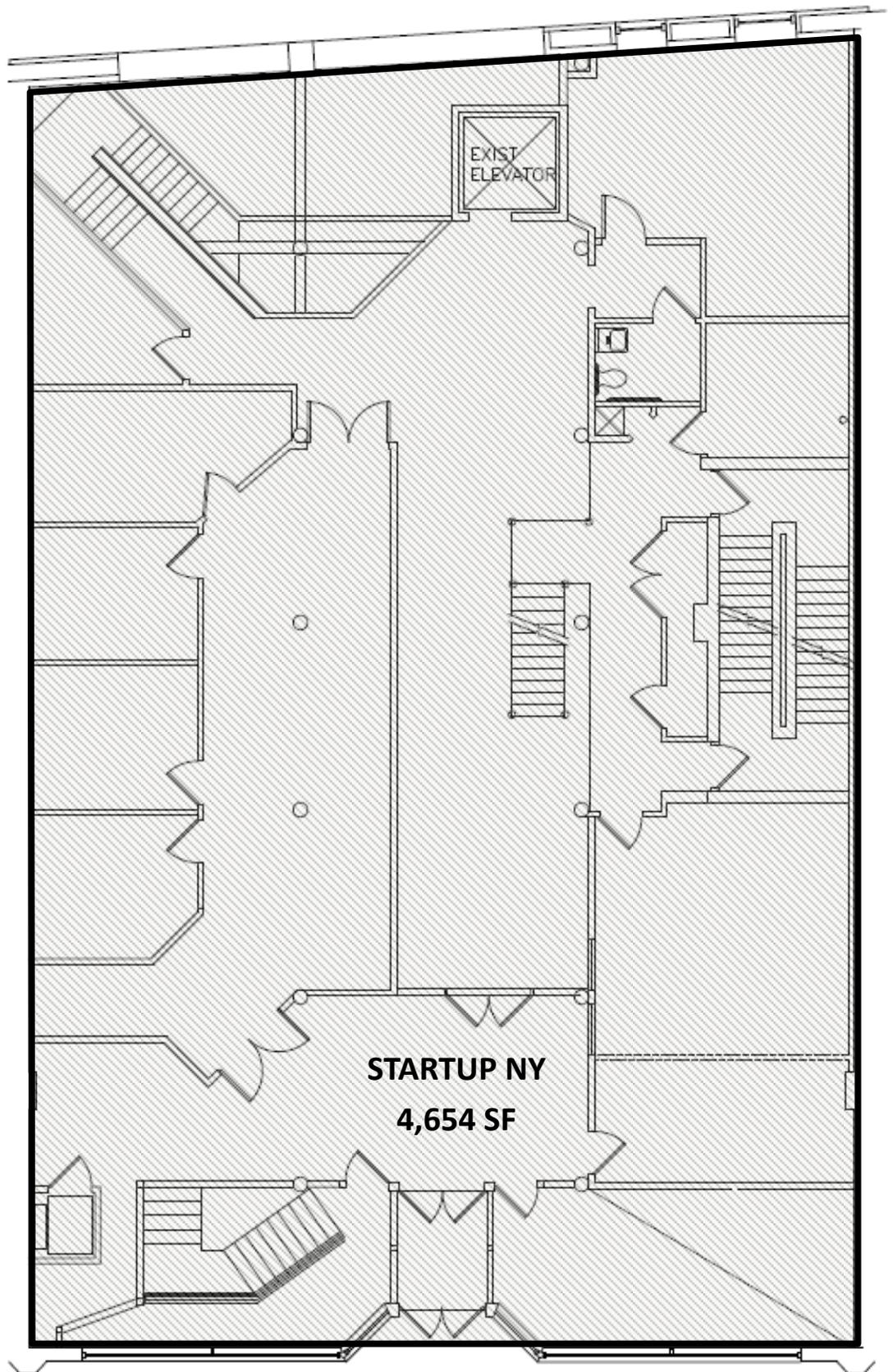


**McCarthy Building 255 River Street
First Floor and Mezzanine
Troy, NY 12180**



Total Square Feet Building 10,888

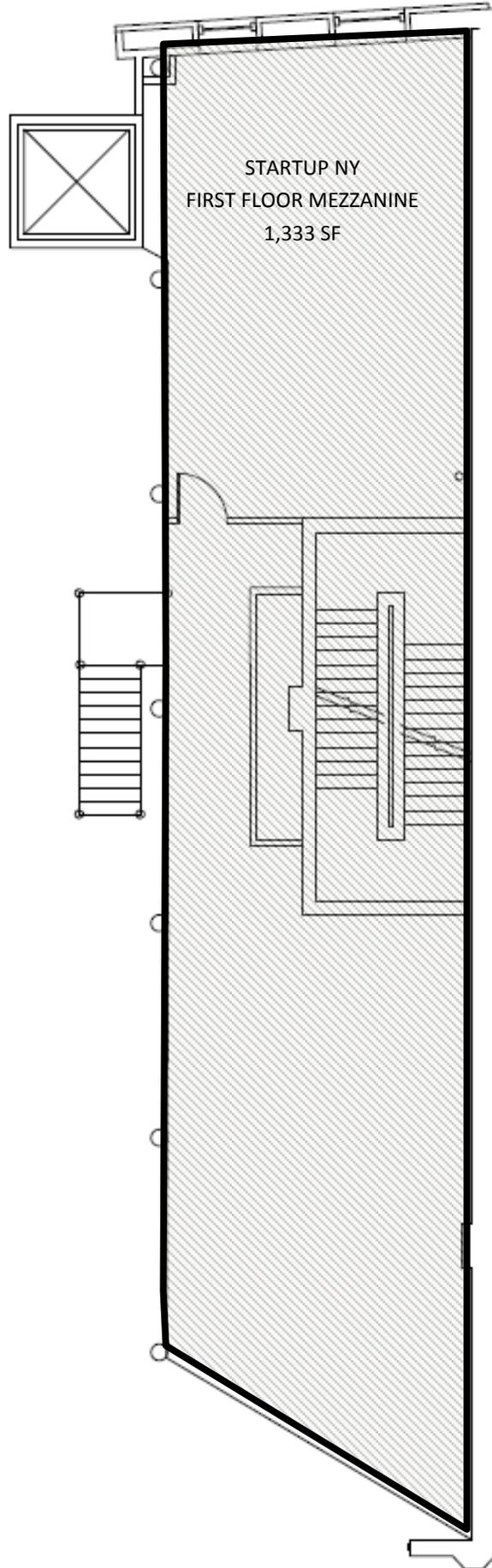
**255 RIVER STREET
TROY, NY
1ST FLOOR
4,654 sq.ft.**



NIA Platform
14 Corporate Woods
Boulevard
Albany, New York 12211
518-465-1400 x225

Total Square Feet StartUP NY Space 5,987

**255 RIVER STREET
TROY, NY 12180
1st floor
mezzanine
1,333 sq.ft.**



HVCC

StartUp NY Unique ID SU-315-2-B-T2255-002-A



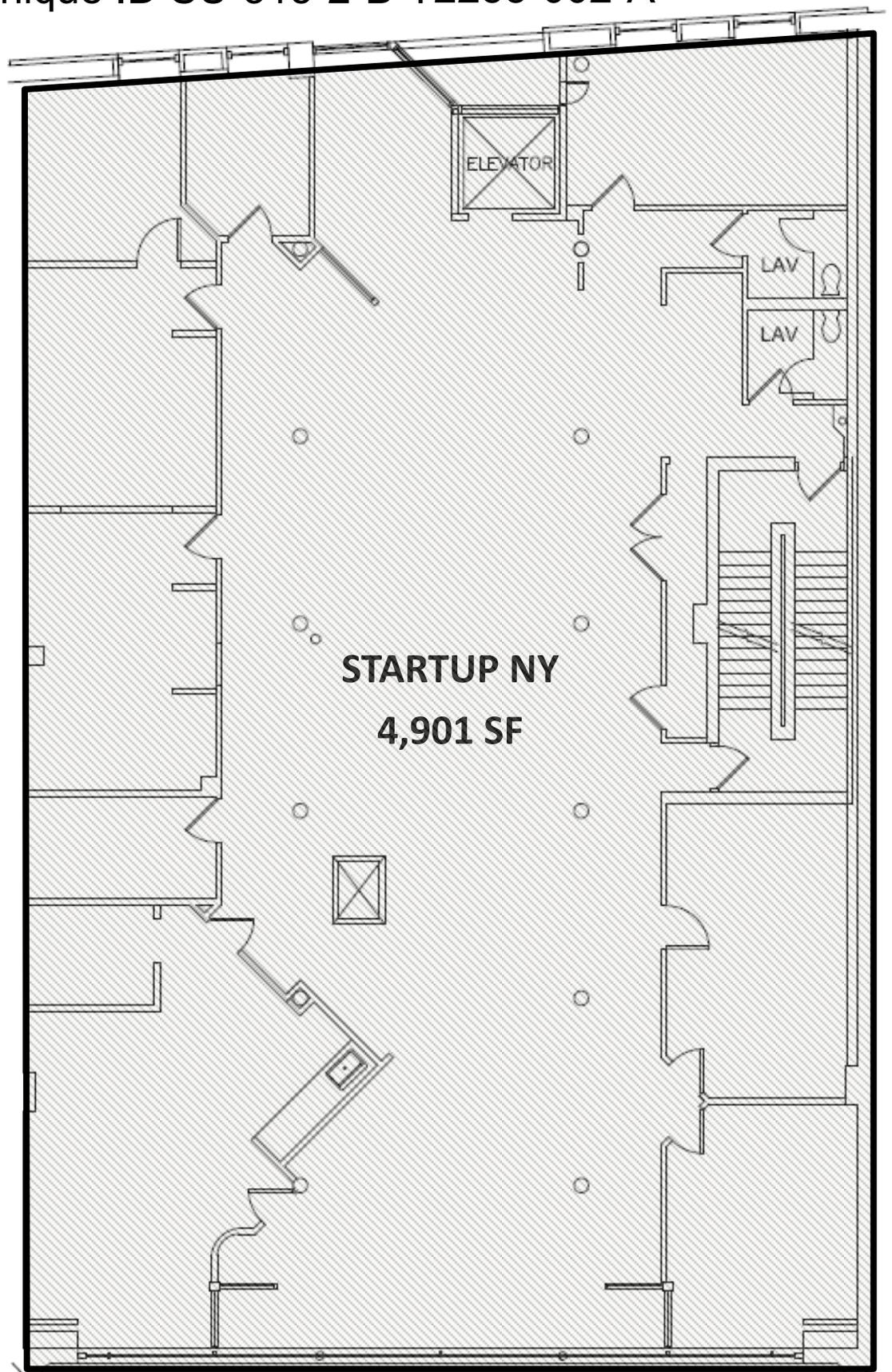
**McCarthy Building 255 River Street
Second Floor
Troy, NY 12180**



Total Square Feet Building 10,879

StartUp NY Unique ID SU-315-2-B-T2255-002-A

**255 RIVER STREET
TROY, NY
2ND FLOOR
4,901 sq.ft.**



NIA Platform
14 Corporate Woods
Boulevard
Albany, New York 12211
518-465-1400 x225

HVCC

StartUp NY Unique ID SU-315-2-B-T 21776-001-A



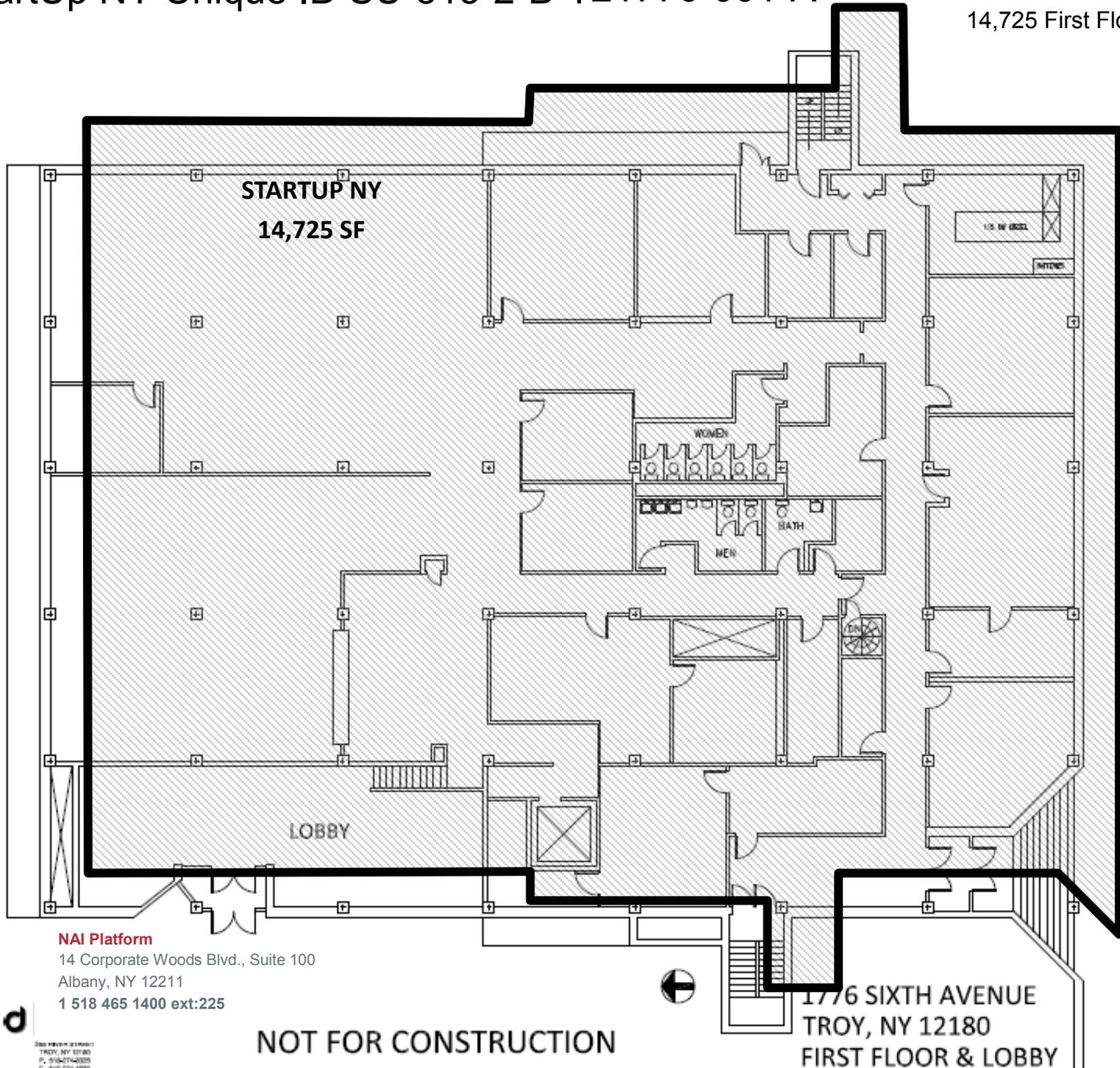
Verizon Building 1st Floor 1776 Sixth Street, Troy, NY 12180



Total Square Feet Building 33,002

StartUp NY Unique ID SU-315-2-B-T21776-001-A

Total Square Feet
14,725 First Floor



NAI Platform
14 Corporate Woods Blvd., Suite 100
Albany, NY 12211
1 518 465 1400 ext:225



©2015 NAI Platform
TROY, NY 12180
P. 518-274-4025
F. 518-274-4888

NOT FOR CONSTRUCTION

**1776 SIXTH AVENUE
TROY, NY 12180
FIRST FLOOR & LOBBY**

HVCC

StartUp NY Unique ID SU-315-2-B-T 21776-002-A



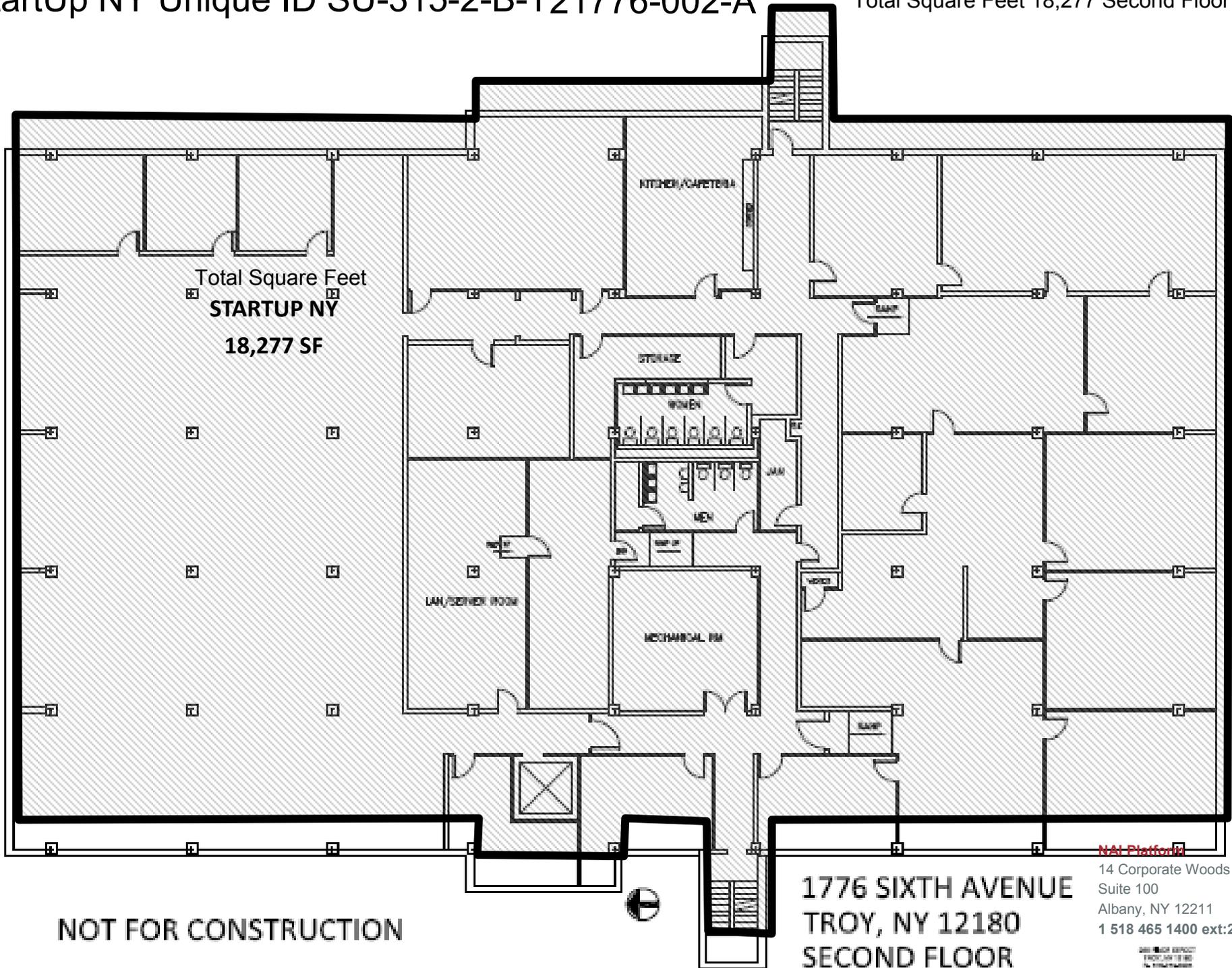
Verizon Building 2nd Floor 1776 Sixth Street, Troy, NY 12180



Total Square Feet Building 33,002

StartUp NY Unique ID SU-315-2-B-T21776-002-A

Total Square Feet 18,277 Second Floor



Total Square Feet
STARTUP NY
18,277 SF

NOT FOR CONSTRUCTION

1776 SIXTH AVENUE
TROY, NY 12180
SECOND FLOOR

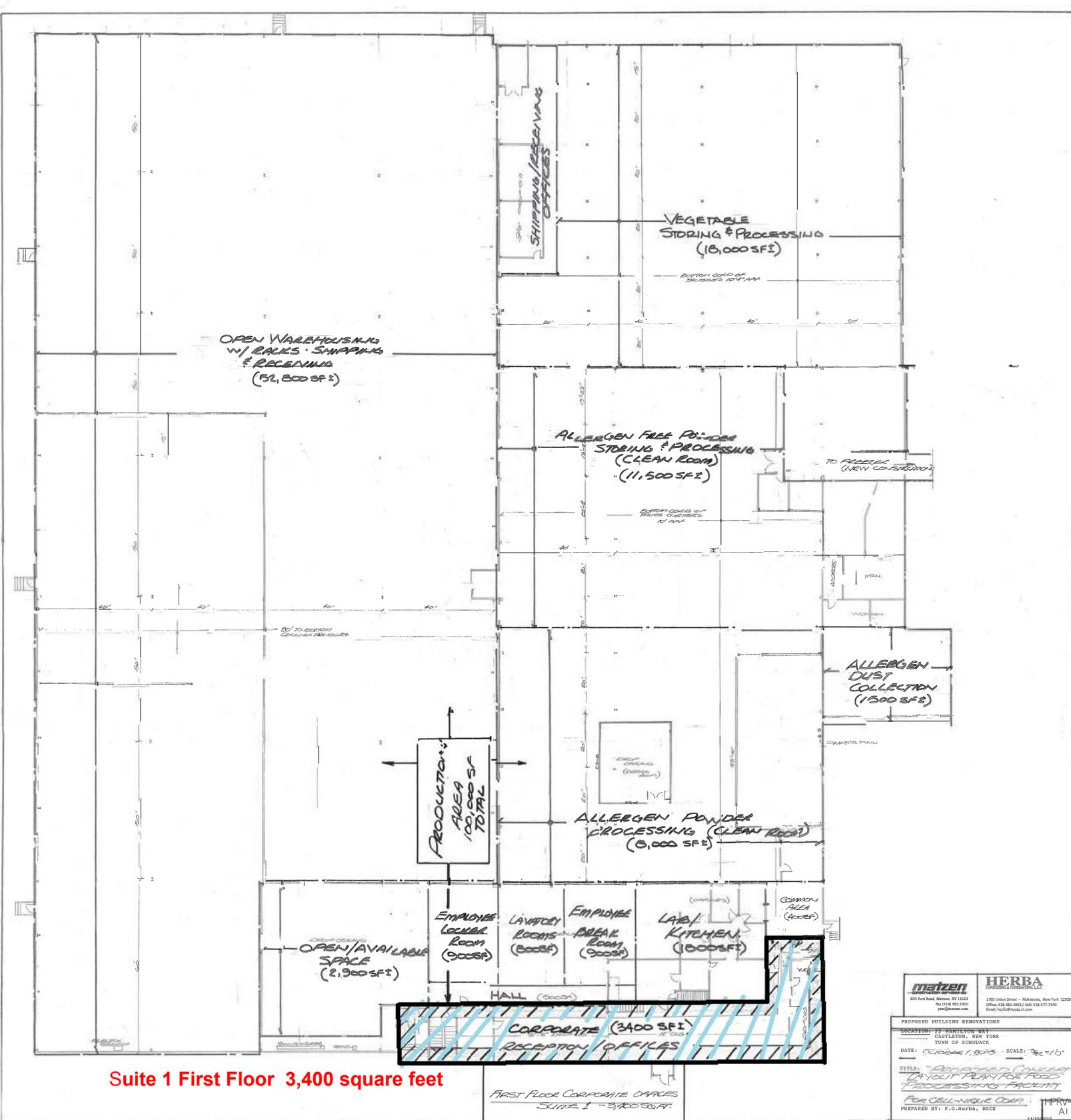
NAI Platform
14 Corporate Woods Blvd.
Suite 100
Albany, NY 12211
1 518 465 1400 ext:225

SEE ALSO REPORT
TROY, NY 12180
14 CORPORATE WOODS BLVD
SUITE 100



Hamilton Building
22 Hamilton Way, Castleton-on-Hudson, NY 12033





Suite 1 First Floor 3,400 square feet

FIRST FLOOR CORPORATE OFFICES
SUITE 1 - 3,400 SF±

metzen
ARCHITECTURE & INTERIORS, LLC
200 Ford Road, Melville, NY 11761
Tel: 631.862.2200
info@metzen.com

HERBA
CONSTRUCTION, L.L.C.
1700 Union Street - Millington, New York 12542
Office: 518.945.0282 | Cell: 518.477.7144
herba@herba-ny.com

PROPOSED BUILDING RENOVATIONS
LOCATION: 25 HAMILTON WAY
CASTLETON, NEW YORK
TOWN OF SCHODACK
DATE: October 1, 2015 - SCALE: 3/8" = 1'-0"
TITLE: Proposed General Layout Plan for Food Processing Facility
FOR CELLULOSE CORP.
PREPARED BY: F.G. Herba, RSCA

HVCC

StartUp NY Unique ID SU-315-1-B-T2005-00A-A
StartUp NY Unique ID SU-315-1-B-T2005-00B-A



5 East Industrial Parkway,
Plot A and Plot B
Troy, NY 12180



Total ON-CAMPUS Land 11.25 Acres

HVCC

Unique ID SU-315-1-L-T2005-00A-A

Unique ID SU-315-1-L-T2005-00B-A

111.35-1-1./1

111.44-1-30

SU-315-1-L-T2005-00A-A

PLOT A 4.30 acres

111.43-1-1
(4.30Ac)

5 East Industrial Parkway

111.44-1-1

1ST-STREET-ALY

111.44-1-30.2

City of Troy

11.25 Ac

111.59-2-2

111.51-1-1

EAST-INDUSTRIAL-PKWAY

PLOT B 6.95 acres

SU-315-1-L-T2005-00B-A

1ST-ST

TYLER-ST

111.51-1-4

111.51-1-3

11152 -6 1



Total ON-CAMPUS Acreage 11.25

<<06/28/2016>>



Maple Hill Middle School Basement
1477 South Schodack Road
Castleton, NY 12033



Total Sq. Ft. 6,500
ON-CAMPUS SPACE

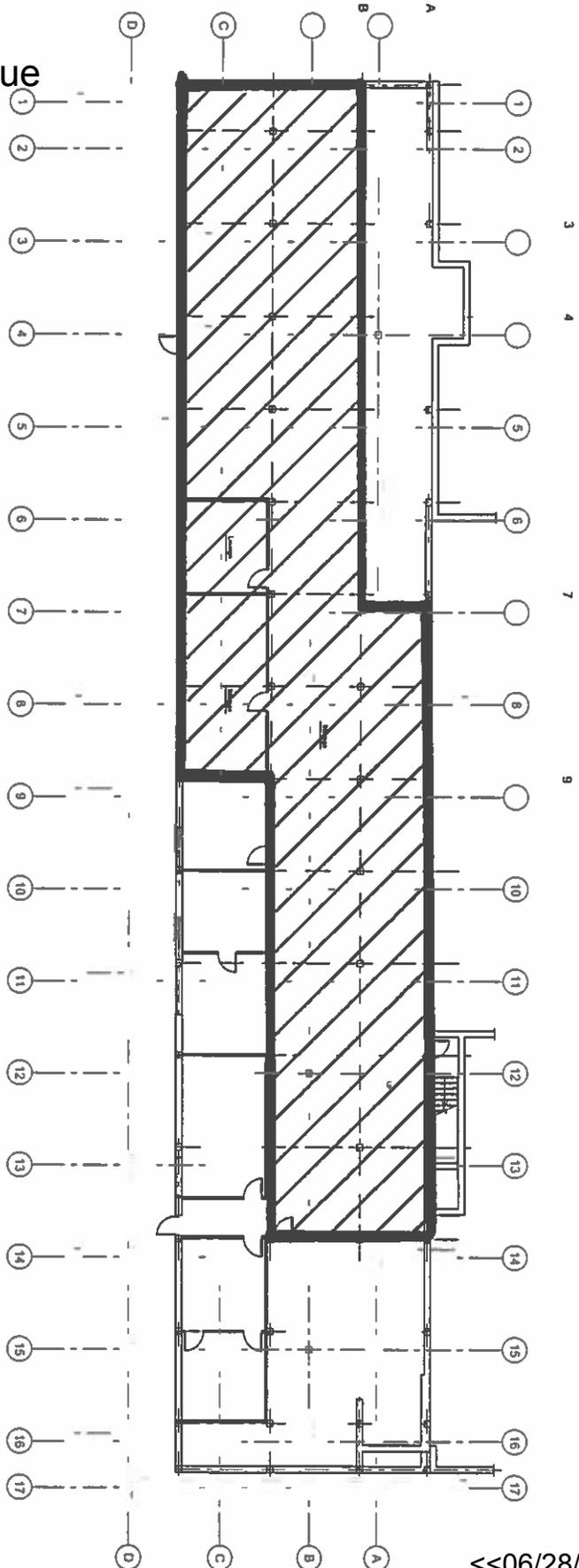
ID SU-315-1-B-T1477-000-A

HVCC

6,500 sq. ft.
ON-CAMPUS
StartUP NY
space

Unique

1
A100
Basement Floor Plan



Hatched area is 6,500 sq. ft. of available space.
1477 South Schodack Rd., Castleton, New York 12033

SYNTHESIS

Product & Services
ARCHITECTS

Project Name
Maple Hill Middle School

Location
Castleton, NY

Floor Plan - Basement

Project Status
Not for Construction

Date
06/28/2016

Total Square Footage 6,500

<<06/28/2016>>

Space Inventory
Hudson Valley Community College

Location	UniqueID	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
HVCC Troy - Downtown	SU-315-2-B-T2195-000-U	Case	OFF	195 Cohoes Avenue	Green Island	12183	20.12-5-1.11	Case	G	28800		new manufacturing space at facility in industrial park	NO	NO*	42.45°25.73'N	73.41°31.91'W	1.37 miles seeks waiver
	SU-315-2-B-T2079-000-A	Ross	2	79 102 nd Street	Troy	12180	90.47-3-2	Ross	G	78986		multiple open suites and some larger floor space designated for manufacturing in tech park	NO	NO*	42.45°20.04'N	73.40°40.59'W	1.42 miles seeks waiver
	SU-315-2-B-T2032-001-A	David Bryce jr.	2	32 Third Street	Troy	12180	101.53-9-1	Quackenbush	G	2165		2,165 square feet on the 1st floor of 32 third street refurbished for general office, light industrial	NO	YES	42.45°51.63'N	73.41°24.17'W	
	SU-315-2-B-T2032-002-A	David Bryce jr.	2	32 Third Street	Troy	12180	101.53-9-1	Quackenbush	G	4884		4884 square feet on the 2nd floor of 32 third street refurbished for general office, light industrial, manufacturing	NO	YES	42.45°51.63'N	73.41°24.17'W	
	SU-315-2-B-T2032-003-A	David Bryce jr.	2	32 Third Street	Troy	12180	101.53-9-1	Quackenbush	G	906		1304 square feet on the 3rd floor of 32 third street refurbished for general office, light industrial, manufacturing	NO	YES	42.45°51.63'N	73.41°24.17'W	remove suite 360
	SU-315-2-B-T2032-004-A	David Bryce jr.	2	32 Third Street	Troy	12180	101.53-9-1	Quackenbush	G	5735		5735 square feet on the 4th floor of 32 third street refurbished for general office, light industrial, manufacturing	NO	YES	42.45°51.63'N	73.41°24.17'W	
	SU-315-2-B-T2274-000-A	Alex Bassey	2	274 2nd Street	Troy	12180	100.84-7-14		G	2926.4		2926.4 sq. ft. urban revitalization renovated square ft. light manufacturing and office space	NO	NO*	42.43°15.14'N	73.41°37.04'W	1.4 miles seeks waiver
	SU-315-2-B-T2225-002-A	225 River Street, LLC	2	225 River Street Second Floor	Troy	12180	100.6-1-3	Sentinel Building	G	1,300		Second floor historic renovation in urban downtown consisting of 1,300 square feet for office, mixed use	NO	YES	42.43°53.26'N	73.41°35.33'W	
	SU-315-2-B-T2225-003-A	225 River Street, LLC	2	225 River Street Third Floor	Troy	12180	100.6-1-3	Sentinel Building	G	1,300		Third floor historic renovation in urban downtown consisting of 1,300 square feet for office, mixed use	NO	YES	42.43°53.26'N	73.41°35.33'W	
	SU-315-2-B-T2251-005-A	Judge Development Corp.	2	251 River Street Fifth Floor	Troy	12180	101.45-5-4.2	Burdett	G	4924		Entire 5th floor 4924 sq. ft renovated historic space in downtown urban area for office, computer company use	NO	YES	42.43°54.40'N	73.41°31.03'W	
	SU-315-2-B-T2255-001-A	Judge Development Corp.	2	255 River Street First Floor	Troy	12180	101.45-5-6	McCarthy	G	5987		First floor and mezzanine of historic renovation in urban downtown consisting of 5,987 square feet for office, mixed use	NO	YES	42.43°54.53'N	73.41°28.88'W	
	SU-315-2-B-T2255-002-A	Judge Development Corp.	2	255 River Street Second Floor	Troy	12180	101.45-5-6	McCarthy	G	4901		Second floor historic renovation in urban downtown consisting of 4,901 square feet for office, mixed use	NO	YES	42.43°54.53'N	73.41°28.88'W	
	SU-315-2-B-T21776-001-A	Judge Development Corp.	2	1776 Sixth Avenue First Floor	Troy	12180	101.54-2-16	Verizon	G	14725		Vacant building in heart of downtown area, formerly call center with 2 floors and 58 designated parking spaces . Ideal for light industrial, mixed use.	NO	YES	42.43°49.15'N	73.41°09.84'W	
	SU-315-2-B-T21776-002-A	Judge Development Corp.	2	1776 Sixth Avenue Second Floor	Troy	12180	101.54-2-16	Verizon	G	18277		Vacant building in heart of downtown area, formerly call center with 2 floors and 58 designated parking spaces . Ideal for light industrial, mixed use.	NO	YES	42.43°49.15'N	73.41°09.84'W	
HVCC - Troy Main Campus	SU-315-2-B-T1022-000-U	Hamilton Industrial Corporation	2	22 Hamilton Way	Castleton-on-Hudson	12033	198-4-1.11	Hamilton Building	G	7400		Vacant print shop being converted to manufacturing space. Designating 3,400 sq. ft. first floor offices and 4,000 sq. ft. second floor mezzanine office space for TFA.	NO	NO*	42.32°21.36'N	73.44°59.26'W	11.5 miles seeks waiver
			OFF	CAMPUS					TOTAL	183216.4							

Space Inventory
Hudson Valley Community College

Location	UniqueID	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
HVCC Affiliation Agreements creating "On-Campus" space	SU-315-1-B-T2032-003-A	David Bryce Jr. leased to RCIDA	1	32 Third Street 3rd Floor Suite 340	Troy	12180	101.53-9-1	Quackenbush	C	2797		2,797 Mixed use renovated space in downtown revitalization area. 3rd Floor Suite 340 Ideal for start up companies or computer/software companies wishing to sub-let, from IDA	YES	n/a	42.45°51.63"N	73.41°24.17"W	Affiliation Agreement RCIDA
	SU-315-1-L-T2005-00A-A	RCIDA	1	5 East Industrial Parkway	Troy	12180	111.44-1-1		D		4.3	PLOT A is 4.30 acres vacant land adjacent to the Hudson River available for development zoned industrial. Shovel-ready with access to electric, sewer and city water. FOR LEASE through MOA with IDA	YES	n/a	42.42°39.72"N	73.41°57.88"W	Affiliation Agreement RCIDA
	SU-315-1-L-T2005-00B-A	RCIDA	1	5 East Industrial Parkway	Troy	12180	111.44-1-1		D		6.95	PLOT B is 6.95 acres vacant land adjacent to the Hudson River available for development zoned industrial. Space can be subdivided into smaller plots, shovel-ready with access to electric, sewer and city water. FOR LEASE through MOA with IDA	YES	n/a	42.42°39.72"N	73.41°57.88"W	Affiliation Agreement RCIDA
	SU-315-1-B-T11477-000-A	SCHODACK SCHOOL DISTRICT through Schodack Wildcat Foundation, Inc.	1	1477 South Schodack Road Basement	Castleton	12033	209.-2-12	Maple Hill Middle School	C	6,500		6,500 Vacant space within Maple Hill Middle School with concrete floor and walls partially below grade with two overhead garage doors. 10' ceilings, access to water, shared conference room and off street parking. Classrooms can be subdivided for incubator space for small start-up companies. For lease with Schodack Wildcat Foundation	YES	n/a	42.31°16.58"N	73.42°32.40"W	Affiliation Agreement with Schodack Wildcat Foundaton - Schodack Middle School Basement
								ON-CAMPUS	Total	9297	11.25	TFA Designated ON CAMPUS space					
									A=entire building on campus								
									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																	
LL - ### - # - X - YYYYY - ZZZ - A																	
- LL - is SU for SUNY, CU for CUNY and PV for Privates																	
- ### is the State University Construction Fund's 3-digit code for the sponsoring campus. See the campus key on page 2.																	
- # - is a 1 for on campus and a 2 for off-campus																	
- X - is L, B or C for Land, Building or Combination																	
- YYYYY is the PSI building number or for land a campus assigned number																	
- ZZZ is an additional number, generally 000 but where there are several units within a single building each would get a unique identifier.																	
- A - Indicates A- if the property/space is currently available for a new business, U - is unavailable (for any reason other than 3), or I - is currently in use by a StartUp NY approved business																	
																	