



The State University
of New York

**Office of the
Chief Financial Officer**

State University Plaza
Albany, New York 12246

www.suny.edu

March 31, 2016

President Donald P. Christian
SUNY New Paltz
1 Hawk Drive
New Paltz, NY 12561

Re: START-UP NY

Dear President Christian:

Congratulations. Attached is the approved application for SUNY New Paltz's Amended Campus Plan for Designation of Tax-Free Area(s).

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

Best of luck to you and SUNY New Paltz in launching the START-UP NY program.

Best Regards,

A handwritten signature in black ink, appearing to read "Eileen McLoughlin".

Eileen McLoughlin
Senior Vice Chancellor for
Finance and Chief Financial
Officer

Attachment

Copy: SUNY START-UP NY Proposal Review Team

To Learn
To Search
To Serve

the Power of The SUNY logo is a blue circle containing the word "SUNY" in white, bold, sans-serif font.



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: Donald P. Christian, President, SUNY New Paltz

Re: SUNY New Paltz Campus Plan for Designation of Tax-Free Area(s) ("Campus Plan")

Date: March 25, 2016

For campus Office of the President:

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

Donald P. Christian (handwritten signature)

Signature of campus President

Donald P. Christian

3/25/16

FOR SUNY SYSTEM ADMINISTRATION USE ONLY

For SUNY's START-UP NY Proposal Review Team Co-Chair: It is recommended by the SUNY START-UP NY Proposal Review Team that SUNY [approve/reject] the attached Campus Plan:

Jeffrey A. Boyce (handwritten signature)

Proposal Review Team Co-Chair

3-28-16

Date

Jeffrey A. Boyce (handwritten print name)

Print Name

For SUNY Office of the Chancellor:

The attached Campus Plan is hereby [approved/rejected] for campus submission to the NYS Commissioner of Economic Development.

Eileen McLoughlin (handwritten signature)

Signature of the Chancellor or designee

3/30/16

Date

Eileen McLoughlin (handwritten print name)

Print Name



To: Mr. Howard Zemsky, President & CEO Designate, Empire State Development and Acting
Commissioner, NYS Department of Economic Development
From: President Donald Christian of SUNY New Paltz
Re: SUNY New Paltz's Campus Plan for Designation of Tax-Free Area(s)
Date: March 25, 2016

I, President Christian of SUNY New Paltz 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
NOTE: See: Notification to Campus Stakeholders
- b.) we comply with Public Officers Law Section 74; State University of New York's Policy on Conflict of Interest; START-UP NY Program Participation Policy; and have attached copies of the policies 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.

Donald P. Clinton

PRESIDENT'S SIGNATURE

3/25/16

DATE

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
- 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

Memorandum

To: Empire State Development

From: Donald P. Christian, President, SUNY New Paltz *Donald P. Christian*

Date: 3/28/2016

Re: Amended SUNY New Paltz Campus Plan – START-UP NY

SUNY New Paltz submits an amended Campus Plan for Designation of Tax-Free Area(s) Memorandum (CPM). The CPM is enclosed with this memo.

The amended CPM includes the following additions to the previously approved campus plan:

- Section 1ic: The College adds 60,162 square feet of vacant main floor and lower-level class C industrial/manufacturing building space owned by Prism Solar Technologies, a producer of energy efficient solar cell modules. Since the location is four miles from the campus boundary, the College requests an exemption to the 1-mile distance rule. Further details on this addition are included within the amended CPM.
- Section 2: The total square footage of space designated under START-UP NY has been updated to include the space added to Section 1ic.

Thank you for your review and consideration of the amended CPM.



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

Campus Name: SUNY New Paltz
 Campus Contact Name: Richard Winters
 Campus Contact Title: Community & Government Relations Associate
 Campus Contact E-mail: wintersr@newpaltz.edu
 Campus Contact Phone: (845) 257-3297

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 New Paltz
Campus Address: 1 Hawk Drive, New Paltz, NY 12561
Address(es) of Proposed Tax-Free NY Area(s) : a. 82 South Manheim Boulevard, New Paltz, NY 12561 b. 137 North Chestnut Street, 2 nd Floor, New Paltz, NY 12561 c. 180 South Street, Highland, NY 12528
Description of Physical Characteristics of Proposed Tax-Free NY Area(s): a. 82 South Manheim Boulevard, New Paltz, NY 12561 SUNY New Paltz recently purchased this 3.62-acre parcel in the Town of New Paltz directly across from the Hasbrouck Residence Hall quadrangle. The T-shaped lot has an undeveloped portion that abuts a primary campus parking lot (Lot 28). With direct access to State Rt. 32 and situated next to a substantial parking lot, this site represents a particularly strategic location for the College. The site contains a vacant residence, garage, and two sheds. The home is 1,666 square feet and would require renovation to be appropriate for commercial and/or public use under state codes. With such work, the home might be usable for housing a small company. Both the building and the land

could provide attractive options for future business development under START-UP NY. The College began the process of acquiring this property in 2011, prior to the creation of the START-UP NY program, and now views this as an opportunity to fulfill aspects of the program.

b. 137 North Chestnut Street, New Paltz, NY 12561

SUNY New Paltz adds 1,661 square feet of vacant second-floor building space owned by Gateway Community Industries Inc., a not-for-profit vocational rehabilitation and training center in the New Paltz community. As part of a not-for-profit organization, this space is already off local property tax rolls. The College has a longstanding relationship with Gateway, and the local organization is within 1-mile of the College's northern campus boundary.

SUNY New Paltz will continue to engage with potential business partners under START-UP NY. If a partner is identified by the College and interested in this space, Gateway Industries Inc. has full discretion and authority in determining if a third-party real estate agreement can be reached with a business. This would be independent of any operational (academic) agreement between SUNY New Paltz and the business enterprise.

c. 180 South Street, Highland, NY 12528

SUNY New Paltz adds 60,162 square feet of vacant main floor and lower-level class C industrial/manufacturing building space owned by Prism Solar Technologies, a producer of energy efficient solar cell modules. The building contains flexible industrial space with office and warehouse distribution and clean room areas. Since the location is four miles from the campus boundary, the College requests an exemption to the 1-mile distance rule.

Prism's operations will continue in part of the facility (see attached floor plan) while the remainder would be available for prospective business partners in the START-UP NY program.

The College has developed a strong working relationship with the Hudson Valley Technology Development Center (HVTDC), a non-profit NYSTAR-designated regional technology development organization for the Hudson Valley. Everton Henriques, regional innovation specialist for HVTDC, is a SUNY New Paltz alumnus (Class of 1978 and 1983g in Chemistry). HVTDC provides high-quality technical and management services to small and mid-sized manufacturers and early-stage

technology companies. The organization routinely provides internship opportunities for New Paltz students. Former interns are now HVTDC employees and some have been hired by the companies whose work they assisted while at the organization.

HVTDC specifically sought an opportunity to relocate closer to SUNY New Paltz than its current Newburgh location to further enhance collaboration with the College and internship opportunities for our students. The organization will move into the Highland facility this year and occupy approximately 5,000 square feet of space. We believe that the collaboration between HVTDC and SUNY New Paltz will be attractive to START-UP NY partners.

The SUNY New Paltz Facilities Master Plan

(http://www.newpaltz.edu/construction/FMP_exec_summary.pdf)

completed in 2010 showed that the College has a deficit of non-residential space of well over 322,000 gross square feet, by State University Construction Fund standards. Except for the above newly acquired property and land, the campus has no existing space available for participation in START-UP NY.

- 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.

The embedded .zip file includes polygon files both for SUNY tax-free designated space and off-campus space as described in section 2a.

<http://crreo.newpaltz.edu/RichWinters/Properties-Expanded.zip>

(After downloading the file, right click and 'extract all' to access mapping images.)

Please note: Aerial map, polygon files, and floor plans for tax-free designated space as described in Section 2 is attached 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:

63,489 total square footage. This includes 60,162 square feet of main floor and lower-level building space at 180 South Street, Highland, NY; 1,661 square feet within second-floor building space at 137 North Chestnut Street, New Paltz, NY; and 1,666 square feet within the recently purchased structure plus 3.62 acres of land on property located at 82 South Manheim Blvd. (State Rt. 32), New Paltz, NY.

- 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.

Additional square footage is contained within eight properties deemed eligible for potential lease or purchase within the one-mile radius of SUNY New Paltz campus. SUNY New Paltz recognizes the concern in the New Paltz community about the amount of land that is non-taxable (e.g., the campus) or tax-exempt. The College does not advocate waiving the property tax line for any of the community sites in this plan, or future ones that may be considered under START-UP NY. However, we recognize that these properties could be leased or rented by companies that would participate in Start-Up, and that those companies would realize substantial incomes, business, and sales tax advantages from the program even if the cost of property taxes is reflected in their lease or rental agreement with the commercial property owner.

These properties run the gamut from Class A office space to downtown commercial to industrial properties more suitable for manufacturing operations, such as the 17,300-square-foot property with ample parking and in close proximity to Exchange#18 on Interstate 87. (see embedded .zip file in section

1iii)

Community sites (within one-mile radius of campus)

Eight properties have been identified and deemed eligible for potential purchase (2) or lease (6) within the one-mile radius of the SUNY New Paltz campus. The strongly preferred path for incorporating any such property into the New Paltz START-UP NY plan will be for the property owner and the Start-Up business or industry partner to develop their own third-party agreement without SUNY New Paltz involvement, separate from the operational agreement between SUNY New Paltz and the business enterprise. These sites offer an array of options for potential companies, including Class A office space with appropriate amenities as well as larger commercial and industrial spaces more suitable for manufacturing and storage.

Community sites (within 10 miles of campus)

SUNY New Paltz has identified up to six additional sites currently available for lease within 10 miles of the SUNY New Paltz campus and that could be utilized for specific companies with needs not met by previously noted options; if that proved the case, we would seek waiver of the 1-mile radius requirement. As described above, these sites would provide for a range of potential uses—commercial, industrial and office—and many with ample parking and land for expansion. (See spreadsheet for more detail.)

As prospective business participants consider applying to SUNY New Paltz for sponsorship in START-UP NY, they are encouraged to work with commercial real estate agents to determine other community sites that may align with business needs and be considered for inclusion under an amended START-UP NY Campus Plan.

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.

Firms involved in advanced manufacturing, 3D printing, digital production, and other complementary industry sectors will be recruited to take advantage of the unparalleled investment opportunity represented by START-UP NY. Other sectors include

engineering, software development or application, and design. In particular, the College will target those firms interested in R&D and advanced product development. These firms will provide the greatest synergies with the College’s academic mission while deriving the greatest economic benefit from their proximity to the now established Hudson Valley Advanced Manufacturing Center at SUNY New Paltz and the future Engineering Innovation Hub.

SUNY New Paltz will construct an Engineering Innovation Hub – a new, freestanding 20,000 square-foot building on campus that will house the new mechanical engineering program. This is a critical addition to the College’s curricular offerings that can produce well-qualified and much-needed mechanical engineers for the Hudson Valley. This new building would also house significant elements of our 3D printing capability, a natural adjacency because of the relevance of 3D to many engineering applications. The facility will function as a magnet for the region; students, faculty, and companies, would have access to engineering and 3D equipment and expertise. This facility would be a prime way to serve academic, economic development, and workforce needs.

SUNY New Paltz has received several letters of support and interest from established 3D printing firms, including industry leader MakerBot, with which the College now has a formal agreement to support its first-in-the-nation MakerBot Innovation Lab, and other tech companies looking to exploit this transformational technology and with interest in collaborating with the College under START-UP NY. We have also received inquiries from other firms about exploring relationships under START-UP NY.

Primary campus criteria for targeting firms to engage the campus through START-UP NY include: alignment with specific elements of the SUNY New Paltz academic mission and ability to enrich academic programs; opportunities for involvement of current students (e.g., through internships) and faculty (e.g., through enhanced research opportunities); likelihood of hiring appropriately trained and qualified SUNY New Paltz graduates. All of these, of course, are above and beyond the requirement to generate the positive economic impacts as a partner in START-UP.

- 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.

SUNY New Paltz is committed to providing high quality, affordable education to students from all social and economic backgrounds. The College is an active contributor to the schools, community institutions and economic/cultural life of the Mid-Hudson Valley region of New York State. The overriding goal is for students to gain knowledge, skills, and confidence to contribute as productive members of their communities and

professions and active citizens in a democratic nation and a global society. SUNY New Paltz is the only residential, 4-year public university in the Mid-Hudson region. It offers undergraduate and graduate programs in the liberal arts and sciences that are at the core of our mission and that contribute importantly to the education of students in professional programs in the fine and performing arts, education, business, graphic design, and engineering.

In 2013, the College invested in the creation and development of the Hudson Valley Advanced Manufacturing Center at SUNY New Paltz, an initiative that establishes the College as the hub for additive manufacturing (3D printing) in the Northeast. This effort is the outgrowth of investments by Hudson River Ventures, Central Hudson Gas and Electric, SUNY New Paltz, and an announced \$1 million award through the Mid-Hudson Regional Economic Development Council in December 2013, and assistance from Hudson Valley Economic Development Corporation. The College's pursuit of this effort as a public-private partnership has given the College experience and built relationships that will enhance the likelihood of success in START-UP NY initiatives.

This initiative complements the College's broader effort to institute its new Mechanical Engineering program—an effort designed to answer a documented need for more mechanical engineers among manufacturers in the Mid-Hudson Valley and New York State while capitalizing on emerging opportunities beckoning in the world of advanced and additive manufacturing. This program will join the College's longstanding programs in Electrical and Computer Engineering as the only bachelor's and graduate level degree programs in engineering between Albany and New York City. The SUNY New Paltz START-UP NY initiative will prove to be extremely complementary to the College's academic mission by providing faculty and students with access to new technology and innovative thinking driven by corporations operating at the cutting edge of these exciting new technologies. Firms taking root in the SUNY New Paltz START-UP NY partnerships will be selected for their synergies with the Hudson Valley Advanced Manufacturing Center and the Engineering Innovation Hub, providing access and engagement with those involved in new product development, modelling, prototyping, manufacturing and other applied aspects of additive manufacturing. Meanwhile, firms involved in the SUNY New Paltz START-UP NY program will be more likely to hire SUNY students for future employment opportunities, providing an enormous incentive for students interested in pursuing mechanical engineering and design careers at SUNY New Paltz.

For example, the additive manufacturing firm, MakerBot Inc. of Brooklyn, NY, has partnered with SUNY New Paltz to provide SUNY students and faculty with access to companies at the epicenter of the 3D printing industry. This will take the shape of internships, opportunities to work on cutting-edge R&D projects, and eventual employment. Additional academic synergies may be found with companies in similar high-tech fields that are interested in exploring relationships under Start-Up NY. These include companies that align well with the College's graphic design and digital media

programming and production departments, as well companies that would match well with the College's life sciences programs that include biology, chemistry, and biochemistry. These are a sample of the many possible linkages between SUNY New Paltz's academic mission and companies interested in pursuing the Start-UP NY program. The College expects many fruitful and mutually beneficial relationships to arise out of these opportunities.

- 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.

START-UP NY will provide an opportunity for companies involved in advanced manufacturing to work in synergy with the newly established Mechanical Engineering program, the Hudson Valley Advanced Manufacturing Center, and other School of Science and Engineering departments; we envision also the potential for companies to engage with departments such as theatre and art in the School of Fine and Performing Arts. Establishing a close relationship between the college and companies on the cutting edge of technological innovation will bear fruit both economically and educationally. Additive manufacturing (3D printing) is widely viewed as an exciting new technology that will grow in importance worldwide in the coming decade, with growth projections rising dramatically to \$10.8 billion by 2021. The SUNY New Paltz START-UP NY program will spur new business expansion and jobs as companies residing on and near campus flourish due to the combination of program benefits and the unique opportunity to explore new applications and product design in an educational environment.

Because additive manufacturing and other applied technology firms will be sought as primary participants in the SUNY New Paltz START-UP NY program, opportunities for students and faculty to become engaged with campus-based or campus-linked companies will be enhanced as these firms embrace intellectual partnerships and seek to access the College's advanced 3D printing and mechanical engineering equipment for R&D and new product development purposes. This symbiotic relationship will foster innovative opportunities in R&D and new product development in advanced manufacturing that will lead to business expansion and enhanced profitability. Such a nourishing environment will also encourage entrepreneurship and small business start-

ups, quite possibly leading to new business development and spin offs in the outlying community. These innovative enterprises will be new to the surrounding community and the region, essentially non-competitive to existing businesses. They will serve to diversify and strengthen the regional economy, providing a solid basis for future growth and sustainability.

SUNY New Paltz has close partnerships with other organizations in the greater New Paltz area including the Mohonk Preserve, Historic Huguenot Street, Wallkill Valley Land Trust, and New Paltz Regional Chamber of Commerce. The mission and purpose of these institutions are tightly tied to geography – none of us will move elsewhere. Together, we contribute to an exceptional quality of life in the region that we believe will be especially attractive to new or expanding companies and their employees to locate here, and remain here.

- 6) Provide a description of the process the Sponsor 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. 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?

The SUNY New Paltz START-UP NY program will identify potential corporate partners by first working within the parameters established to define the types of businesses sought under the program, as noted above. Generally, advanced manufacturing and related companies would be targeted for inclusion in the program. The College will, however, remain open to partnering with firms that complement SUNY New Paltz's academic mission in other ways while providing a strong economic development incentive under the START-UP NY program. The Office of the President has created a new position for a lead professional staff member charged with the task of engaging with potential companies that may have an interest in and be suitable for participation in START-UP NY. This staff member will also establish a working relationship with the SUNY Chancellor's Office to seek companies that have expressed interest in participating in START-UP NY and meet the criteria established by the College.

Once an appropriate firm has been identified, its prospectus will be reviewed by a committee comprising of the SUNY New Paltz president, provost, the Office of Sponsored Programs, the president's START-UP NY coordinator, the Presiding Officer of the Faculty or his/her designee as the representative of faculty governance, a department chair or other faculty member, and a dean; the chair and dean will represent the field most relevant to the enterprise. That process will inform the president, who will ultimately decide if a company will be recommended for inclusion in SUNY New Paltz's START-UP NY program.

Criteria to be used by the committee in its review and the President in his decision reflect the values and considerations noted above. Primary among these are:

1. Will the company generate the economic outcomes that are the primary focus of START-UP NY, including assessment of number and types of jobs created, economic viability of the business, capacity to attract private financial investment? As warranted, the committee will seek advice from economic development specialists in making these assessments.
2. Does the business support community values and enhance the local and regional economic, for example, by relying on regional

suppliers?

3. Does the enterprise align with academic strengths of SUNY New Paltz, including instructional programs, and research/scholarly/creative activity?
4. Will the company provide experiential learning opportunities for current students, in the form of internships, co-op learning, or student research projects?
5. Is the company likely to hire well-qualified graduates of our bachelors, masters, or certificate programs?
6. Does the business provide areas for collaboration and partnership with faculty, namely in the areas of research/scholarship/creative activity, and advancement for faculty?
7. Will employees of the business enhance the instructional mission of the College in specialized areas such as guest lecturers, research or career mentors, and adjunct instructors?
8. Will the business enhance infrastructure (i.e., research instrumentation, or other equipment) available for our academic mission?
9. Is the business likely to support the College's philanthropic goals?

Once approved for inclusion in the program, companies would then be required to sign appropriate agreements—i.e., leases, contracts, and other legal stipulations—necessary to establish a lasting and mutually beneficial relationship with the College. Once businesses are approved for entry into the program, the College will share summary information about the company—as approved by company officials—with local municipal and economic development officials. Press announcements, when appropriate, will be issued by the College, in coordination with regional Empire State Development officials, to share the positive economic development news with the public.

START-UP NY – SUNY New Paltz Campus Plan 16

ESDC Property Designation Spreadsheet												
Location	UniqueID	Owner	PropertyType	StreetAddress	City	ZipCode	ParcelID	Building	SpaceType	Sqft	Acres	
Properties on Campus												
New Paltz/Village	SU 108-1-B-SMANH-000-A	SUNY New Paltz	1	82 South Manheim Blvd	New Paltz	12561	SBL 86 12-2-2	ranch, former private family residence	A	1,666		Two-story horr
New Paltz/Village	SU 108-1-L-SMANH-000-A	SUNY New Paltz	1	82 South Manheim Blvd	New Paltz	12561	SBL 86 12-2-2	land that includes residence as noted above	D			3.62 Multi-acre part greater campus
New Paltz/Town	SU 108-2-B-NCHEST-000-A	Gateway Community Industres Inc.	2	137 North Chestut St 2nd Floor	New Paltz	12561	SBL 86 26-1-18 1	space within 2-story building	G	1,661		vacant 2nd floo local not-for-pr
Highland/Hamlet	SU 108-2-B-SOSTREET-000-A	Prsm Solar Technologies	2	180 South Street	Highland	12528	SBL 87 3-5-14	industrial/manufacturing building - main floor and lower-level	G	60,162		vacant main flo space
<p>** 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</p>												
Designated Land or Buildings Unique ID Standard												
<p>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 1 - is currently in use by a StartUp NY approved business</p>												

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 of 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: University Counsel</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.

Notification to Campus Stakeholders

The SUNY New Paltz START-UP NY Campus Plan integrated feedback from the Research Foundation for SUNY and others into an amended plan. This amended plan has been shared with the following entities to seek their input: SUNY New Paltz chapters of UUP, CSEA, PEF, PBA, NYSCOPBA, & GSEU; SUNY New Paltz faculty in collaboration with the presiding officer of the faculty; leadership of the Student Association and the Residence Hall Student Association; Village of New Paltz Mayor and Trustees; Town of New Paltz Supervisor and Board; NYS Assemblyman Kevin A. Cahill; NYS Senator John J. Bonacic; Ulster County Executive Mike Hein and Suzanne Holt, Director of Office of Business Services; and, as properties in other municipalities come under further consideration for inclusion in the program, relevant mayors, supervisors, and governing boards in those communities.

Please see the attached mail receipts, which will certify that the SUNY New Paltz Campus Plan for START-UP NY was sent to the above stakeholders.



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

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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

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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

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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.

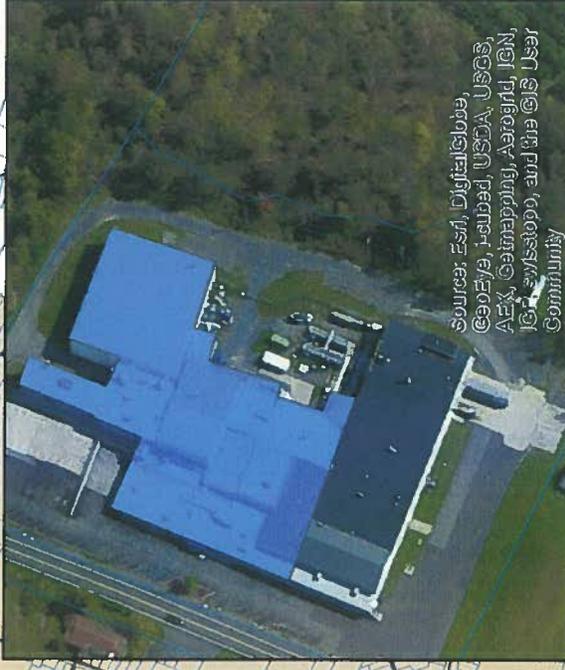
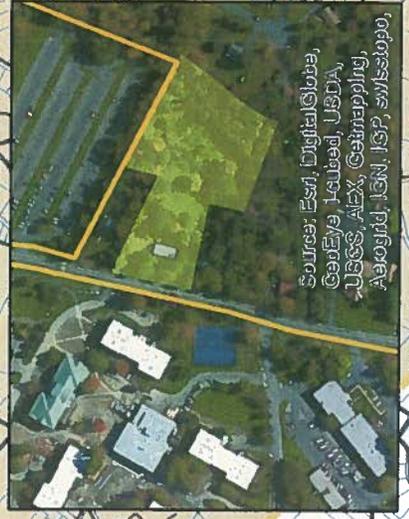
Designated Properties for SUNY New Paltz (SU 108) Campus - START-UP NY

Unique ID: SU 108-2-B-NCHEST-000-A
137 North Chestnut Street (Route 32 North)
SBL: 86.26-1-18.1
1,661 Sq. Feet



SUNY New Paltz Campus

Unique ID:
SU 108-1-B-SMANH-000-A
and SU 108-1-L-SMANH-000-A
82 South Manheim Avenue
SBL: 86.12-2-2
1,666 Sq. Feet
3.62 Acres

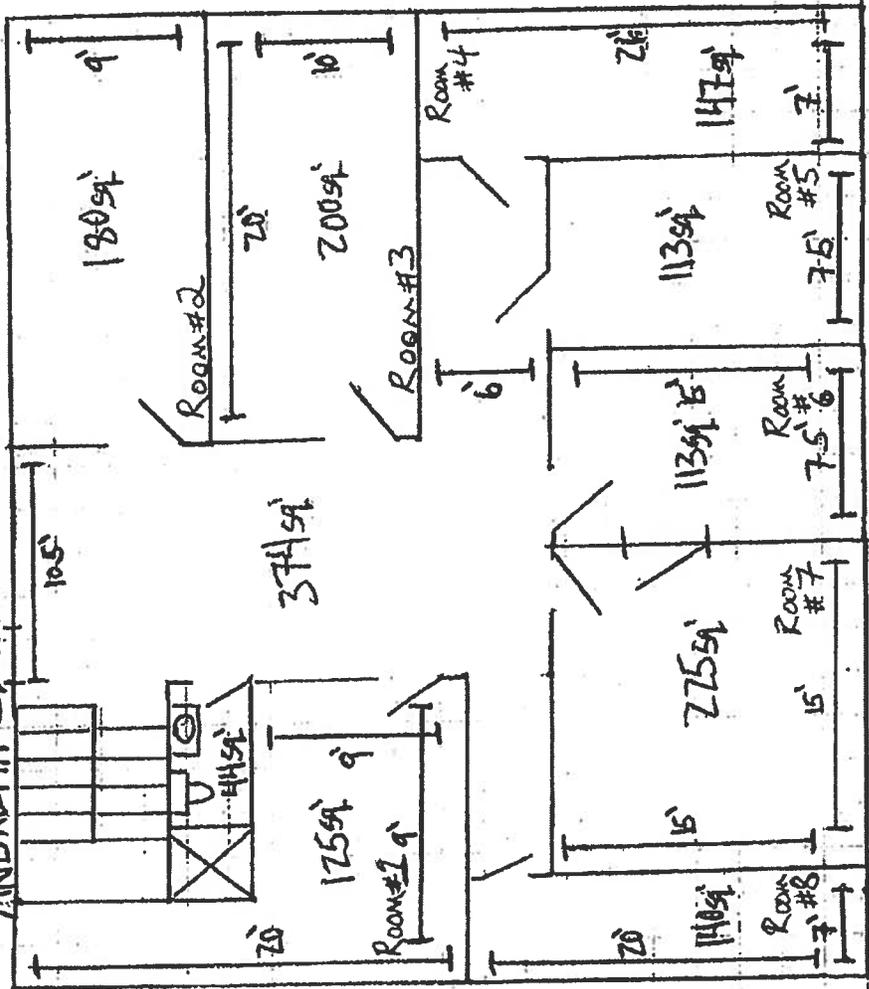


Unique ID: SU 108-2-B-SOSTREET-000-A
180 South Street, Highland, NY, 12528
SBL: 87.3-5-14
60,162 Sq. Feet

ANDRETTA CENTER - Gateway Community Industries, Inc.
 137 N 6th CHESTNUT, 2nd Floor
 NEW PALTZ, NY 12561

*Entire floor added to START-UP NY Campus Plan for SUNY New Paltz -
 Unique ID: SU108-2-B-NCHEST-000-A

ANDRETTA CENTER

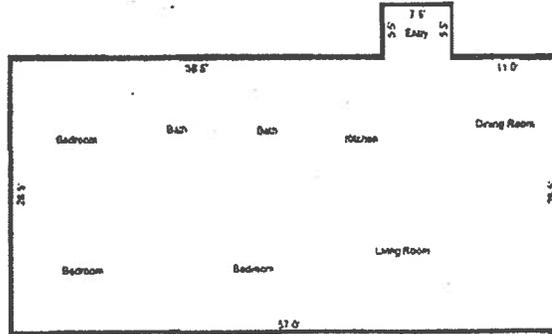


Total Sq' = 1,661sq'

12/4/2014

START-UP NY Campus Plan for SUNY New Paltz - Unique ID: SU108-1-B-SMANH-000-A
 FLOORPLAN

Borrower: SUNY NEW PALTZ File No.: 98910
 Property Address: 82 ROUTE 32 SOUTH Case No.:
 City: NEW PALTZ State: NY Zip: 12561
 Lender: PRIVATE



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1665.75	1665.75
TOTAL LIVABLE (rounded)			1666

LIVING AREA BREAKDOWN		
Breakdown		Subtotals
First Floor		
5.5 x	7.5	41.25
28.5 x	37.0	1624.50
2 Areas Total (rounded)		1666

ESDC Property Designation Spreadsheet

Location	Univ/ID	Owner	Project/Type	Street/Address	City	Zip/Code	Parcel ID	Building	Space/Type	Sq Ft	Acre	Description	onCampus	Within/adj to Campus	Latitude	Longitude	Notes
Properties on Campus																	
New Pkz/Village	SU 108-1-B-SMANN-000-A	SUNY New Paltz	1	82 South Marthen Blvd.	New Paltz	12601	SBL: 86-12-2-2	manch, former private family residence	A	1,896		Two-story home on multi-acre parcel	Yes		41.7373750	-74.0820264	
New Pkz/Village	SU 108-1-L-SMANN-000-A	SUNY New Paltz	1	82 South Marthen Blvd.	New Paltz	12601	SBL: 86-12-2-2	land that includes residence as noted above	D		3.82	Multi-acre parcel adjacent to the greater campus	Yes		41.7373750	-74.0820264	
New Pkz/Town	SU 108-2-B-NORCHEST-000-A	Gateway Community Industries, Inc.	2	137 North Chestnut St. 2nd Floor	New Paltz	12601	SBL: 86-26-1-18-1	space within 2-story building	G	1,691		vacant 2nd floor space owned by a local not-for-profit organization	No	Yes	41.7575640	-74.0827368	
Highland/Hamlet	SU 108-2-B-SOSTREBET-000-A	Phion Solar Technologies	2	180 South Street	Highland	12528	SBL: 87-2-5-14	Industrial/manufacturing building - main floor and lower-level	G	60,162		vacant main floor and lower-level space	No	No	41.7198844	-74.0501811	
<p>* 1 - on campus ** 1 mile off campus 3- State Asset</p>																	
<p>Designated Land or Buildings Unlabeled ID Standard</p> <p>U - 888 - A - X - YYYY - ZZZ - A U - 8-SU for SUNY CLIC or CLIN and NY for Private #88 is the State University Construction Fund's 3-digit code for the sponsoring campus. See the campus key on page 2. # - 8-1 for on campus and 2 for off-campus X - U, B or C for Land, Building or Combination YYYY is the ESI 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/asset is currently available for a new business, U - B unavailable (for any reason other than B) or L - B currently in use by a State's NY approved business</p>																	