



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 C. Kalt, President, Ulster county community College

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

Date: July 8, 2015

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

Signature of campus President
Donald C. Kalt

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:

Proposal Review Team Co-Chair

Date

7/31/15

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.

Signature of the Chancellor or designee

Date

8/4/15

Print Name

Eileen McLoughlin



The State University
of New York

To: Mr. Howard Zemsky, President & CEO and Commissioner of Economic Development
From: President Alan P. Roberts, President, Ulster County Community College
Re: Ulster County Community College's Campus Plan for Designation of Tax-Free Area(s)
Date: August 12, 2015

I, President Roberts of Ulster County Community College hereby certifies 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 Public Officers Law Section 74; State University of New York's Policy on Conflict of Interest; START-UP NY Program Participation Policy; and attached copies of the polices and/or guidelines herewith; and
- c.) we comply with the Commissioner's rules and guidelines on anticompetitive behavior (NY EDL, art. 21, sect. 440); and
- d.) we are aware of the non-governmental use limitations associated with state issued tax exempt bonds and if our proposed Tax-Free NY Area was financed with tax exempt bonds, we will: 1.) make potential businesses aware of these limitations when marketing property; and 2.) take appropriate steps to ensure that non-governmental use of property funded with tax-exempt bonds will not jeopardize the tax exempt status of state issued bonds; and
- e.) we consulted with the municipality or municipalities in which such land or space is located prior to including such space or land in the proposed Tax-Free NY Area and we have given preference to underutilized properties; and
- f.) we have not relocated or eliminated any academic programs, any administrative programs, offices, housing facilities, dining facilities, athletic facilities, parking, or any other facility, space or program that actively serves students, faculty or staff in order to created vacant land or space to be designated as a Tax-Free NY Area; and
- g.) the information contained in the enclosed application is accurate and complete.



PRESIDENT'S SIGNATURE

August 12, 2015

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** outline and shaded delineation of proposed tax-free area on a campus aerial photo and/or campus map shaded to indicate land or building containing proposed tax-free space, and floor plans of building space with designated space clearly labeled and shaded.
- 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

StartUp NY College Plan as Amended
SUNY Ulster County Community College
July 8, 2015

Introduction:

SUNY Ulster County Community College (SUNY Ulster) located at 491 Cottekill Road, Stone Ridge, NY 12484, hereby submits its StartUp NY College Plan, pursuant to New York State Economic Development Law Article 21.

SUNY Ulster is a public, community college sponsored by the County of Ulster and is a member of the State University of New York. SUNY Ulster enrolls over 3,400 credit students per year. Most of these students enroll in classes offered at the Stone Ridge campus or at the Kingston area extension center located in the Town of Ulster. Since there is no available space on campus, SUNY Ulster plans to partner with eligible businesses that enter into private leases or purchase locations within a mile radius of the campus or the Kingston-area extension centers. The StartUp NY program offers an unparalleled opportunity to connect the College's education and training programs to businesses that will offer students opportunities for experiential learning, internships and, ultimately, employment.

Land to be included in the tax-free zone:

Again, SUNY Ulster plans to partner with eligible businesses who choose to locate within a mile radius of the Stone Ridge campus or the College's Kingston-area extension centers. While all possible lease or purchased sites have not been identified, the College has begun discussions with a number of potential business partners who have identified the following spaces for their business location. All of these are listed on the spreadsheet included as Appendix A.

- Building #22 (1st Floor - Partial)
310, 315, and 320 Enterprise Drive, Kinston, NY 12401 2,824 sq. ft.
- (1 Floor)
459 Hurley Avenue, Kingston, NY 12401 13,835.8 sq. ft.
- Callanan Industries Plant #3 New Salem Road,
Esopus, NY 12429 24,800 sq. ft. (Two Clear Span
Industrial Buildings to
be Constructed)
- (Part of Second Floor)
1112 Morton Blvd., Kingston, NY 1,430 sq. ft.
- Building #23 (1st Floor – Partial)
500 Enterprise Drive, Kingston, NY 12401 10,000 sq.ft.
- Building #23 (2nd Floor – Partial)
600 Enterprise Drive, Kingston, NY 12401 9,700 sq.ft.
- Building #42 (1st Floor – Partial)
90 Boices Lane, Kingston, NY 12401 18,000 sq.ft.
- Building #52 (1st Floor – Partial)
1700 Enterprise Drive, Kingston, NY 12401 25,000 sq.ft.
- Building 201 (1st Floor – Partial)
101 Enterprise Drive, Kingston, NY 12401 25,000 sq.ft.
- Building 202 (1st Floor – Partial)
101 Enterprise Drive, Kingston, NY 12401 25,000 sq.ft.
- 721 Broadway, Kingston, NY 12401
(15 vacated offices on basement, 1st Floor
and 2nd Floor) 3,974 sq.ft.

Total:

159,563.8 sq.ft.*

Please note that one of the properties will have building(s) constructed on it and the remaining properties are privately held and currently vacant and available for occupancy.

*** Functionality of each TFA Space:**

- Building 22 (1st Floor) - Existing Office Space
- 459 Hurley Avenue (one floor building) - Will lease entire building with a number of offices and open spaces for manufacturing
- Callanan Industries Plant #3 - Two buildings with one floor each to be used for manufacturing
- Building 23 (1st Floor) - Open space can be partitioned with movable partitions for offices or manufacturing space
- Building 23 (2nd Floor) - Office space with portable partitions – will be reconfigured based on needs of business
- Building 42 (Partial 1st Floor) - Open space for manufacturing
- Building 52 (Partial 1st Floor) - “ “ “ “
- Building 201 (Partial 1st Floor) - Office space with portable partitions
- Building 202 (Partial 1st Floor) - “ “ “ “ “

Type of businesses that may locate on land included in the tax-free zone:

SUNY Ulster is interested in partnering with the following types of businesses:

Manufacturing

Computer Networking and Cyber Security

Advertising Design and Graphic Technology

Environmental Services

Entrepreneurial/Small Business Start Ups

While these are the types of businesses that align with the College's academic mission, the College is fully aware that the following types of businesses are prohibited from participating in the StartUp NY program: retail and wholesale businesses; restaurants; real estate brokers; law firms; medical or dental practices; real estate management companies; hospitality; finance and financial services; businesses providing personal services; businesses providing administrative or support services; accounting firms; accounting firms or businesses providing accounting services; businesses providing utilities; and businesses engaged in the generation or distribution of electricity, the distribution of natural gas, steam supply, water supply, and sewage removal through a permanent infrastructure of lines, mains, and pipes.

Tech City and other privately held properties could serve as the location for these various industries.

Alignment with the academic mission of the College:

In the College's Mission Statement the College commits itself to contribute to the economic vitality of the County. The College has worked closely with business and industry since the College opened its doors for classes over 50 years ago. Not only were (and are) representatives from business and industry consulted with the array of curricular programs offered at the College, but more specifically the College created a Business Development Center that offers workforce development training for area businesses, a Health and Safety Institute that trains employees in work place safety, and a Small Business Development Center (SBDC) that provides business counseling for business startups and expansion.

The types of businesses the College intends to partner with are based directly on the curriculum the College has designed to serve the residents of Ulster County. The College currently has a Certificate Program in Manufacturing Technology and through a \$600,000 grant from the U.S. Department of Labor is redesigning that program into an Advanced Manufacturing Certificate

Program. The College plans to establish a Design, Metrology and Characterization Lab near the Tech City site. Manufacturing firms will be the primary type of business sought for partnerships through StartUp NY.

While manufacturing is the primary type of business, the other types of businesses listed above tie in directly with well-established academic programs.

<u>Type of Business</u>	<u>College Academic Program</u>
Manufacturing	Advanced Manufacturing
Computer Networking and Cyber Security	Network Administrator and Cyber Security
Advertising Design and Graphic Technology	Advertising Design and Graphic Technology
Environmental Services	Environmental Studies
Entrepreneurial/Small Business Startups	Business Administration and Entrepreneurial Studies

The College is excited about the possibilities of partnering with new and expanding businesses. Not only will StartUp NY companies bring a much needed boost to the economy, it will give us opportunities to enhance student learning opportunities. We have a very active internship and cooperative education program that services students College-wide. With new business partners the opportunity to further expand that service is evident. In some cases the College actually arranged for students to work with a mentor who is a practitioner in the field. Again, with new business partners that valuable learning experience can be replicated and expanded. The College also sees the opportunity to have employers visit classrooms, serve on curricular advisory councils, and at appropriate times assist in evaluating academic programs. Obviously, with new or expanding firms the job opportunities for our graduates will expand.

Another way the College can add real value to StartUp NY partnerships is with the services of our SBDC. The services of the SBDC can be invaluable to a new startup. The College was asked to meet with two young people in the fall of '14 who had an idea for a new business. They were asking the College to partner with them under the StartUp NY Program. They met with several College officials, including the Director of the College's SBDC. It became very clear that while they possessed enthusiasm for the idea, they were far from ready to start a small business. The SBDC Director assigned a business counselor to work with them and perhaps they will re-ask the College to partner with them after they've gone through the planning process with a business plan, including a realistic and well-designed financing approach. The College's SBDC has been in existence for nearly 30 years and serves a seven county area in the Mid-Hudson region. Over the period of its existence they have served over 6,000 clients and have contributed more than \$ ½ Billion in business investment for startup and expansion.

How selected types of businesses will have positive community and economic benefits:

The five business sectors that the College will emphasize in this program tie directly to its curriculum. Ulster is a principal provider of workforce training for business and industry in the County, and co-locating business opportunities with corresponding training opportunities can be expected to encourage students to pursue related courses of study that will make them attractive candidates for employment with these firms. In addition, these businesses can be expected to generate significant ancillary business activity, both through the movement of goods and services in and out of their operations and through the support their employees will seek during the course of the business day and beyond. Employees can be expected to seek out services close to their work, which will be a benefit to small business, and even to live nearby and participate in the life of the surrounding community.

Ulster has ample experience in working with outside companies to deliver campus services and programs. Consequently, staff members already exist within the College organization who can negotiate terms and manage the campus-business relationship to advance the best interests of the College and the broader community while providing latitude to the business to accomplish its organizational objectives. Further, Ulster plans to consider businesses that can demonstrate good corporate citizenship and a genuine interest in building a mutually satisfactory relationship with the College. The StartUp NY model is new, and both the College and the business must work together to realize the potential of this new approach to public-private partnerships.

Process for selecting participating businesses:

The College will accept written applications from interested businesses through the Office of the President. Applications will be reviewed by a committee comprised of the Dean of Continuing and Professional Education, the Director of the SBDC and the Assistant Professor of Business/Director of the Center for Entrepreneurial Studies (faculty governance representative) and the County's Director of Economic Development. The Committee will consider:

1. Whether the applicant's proposal is aligned with the College's StartUp NY Plan and whether the applicant meets all eligibility requirements of the program;
2. Whether the applicant's business operations will be compatible with the mission and orderly operation of the College;
3. Whether the applicant demonstrates a willingness to work with the College to establish joint educational programming, experiential learning opportunities, or other meaningful linkages sufficient to warrant the partnership; and
4. Whether mutually acceptable contractual terms can be reached surrounding the business dynamics of the public-private partnership.

If the above criteria are met, then the committee may recommend approval of the applicant to the College President. If the College President concurs with the recommendation of the Committee, then the application, together with all supporting documentation, will be submitted to the Empire State Development Corporation and SUNY System Administration for review and action. If the President does not approve the recommendation, then, in the President's sole judgment, the application may be returned for further development or declined.

Certifications and Attestations:

1. SUNY Ulster will comply with the anti-competition provision of the START-UP NY statute in the selection of business applicants.
2. The proposed tax-free areas have not been financed with any tax-exempt bonds.
3. This plan will include negotiated leases, or purchases, between the land owner(s) and the new or expanding business.
4. No College program will be relocated or eliminated to implement this plan.
5. The information contained in this document is accurate and complete.
6. Appendix B includes the College's Conflict of Interest Policy.

SUNY ULSTER COUNTY COMMUNITY COLLEGE



Donald C. Katt
President

July 8, 2015

Mr. Howard Zemsky
NYS Department of Economic Development
Hedley Park Place of Troy
433 River Street #1003
Troy, NY 12180

RE: Request for One Mile Radius Waiver

Dear Commissioner Zemsky:

Ulster County Community College would like to request a waiver for one location to be designated for the StartUp NY program. The details of the location are as follows:

459 Hurley Avenue

This building has been empty for the past three years. It was built and is currently owned by the former Ulster Tool and Die Company. They changed their name to Fala Technologies and moved their company to the other side of Kingston. They are currently working closely with the College designing the College's new Certificate Program in Advanced Manufacturing. The building would be a perfect spot for a small manufacturing company. It is **2.3 miles** from the College's current Kingston Extension Center. (There is not yet a potential business partner for this site.)

Please let us know if you have any additional questions regarding the space or its eligibility for inclusion in the StartUp NY program. You can contact me directly. Thank you for your consideration of this matter.

Sincerely,



Donald C. Katt
President

Ulster County Community College

Stone Ridge, NY 12484

845: 687-5000

fax 845: 687-5292

kattd@sunyulster.edu

July 8, 2015

Mr. Howard Zemsky, Commissioner
NYS Department of Economic Development
Hedley Park Place of Troy
433 River Street #1003
Troy, NY 12180

Dear Commissioner Zemsky:

Ulster County Community College is asking for a distance waiver for Start-Up NY properties to be classified as Tax Free Areas. Recently the College put on hold the decision to lease space in the Town of Ulster for a third extension center in the greater Kingston area. Therefore our existing center off Albany Avenue (1 Development Court) needs to be used as the nearest site. As our last campus plan specified, we were working on placing Start-Up partners in Tech City. Without our third extension site that was .6 miles from Tech City, the Tech City buildings will lie just outside the 1 mile radius of our existing Extension site off Albany Avenue. The closest part of Tech City's boundary is 1.16 miles from that site.

This also affects the distance to the 1112 Morton Blvd. site, which is now 1.08 miles from the Albany Avenue site.

While the property line for Tech City is 1.16 miles from our extension site, the actual buildings and distances we plan to place Start-Up NY partners in are listed below:

- Building 22 - 1.58 miles
- Building 23 - 1.6 miles
- Building 42 - 1.52 miles
- Building 52 - 1.66 miles
- Building 201- 1.54 miles
- Building 202- 1.64 miles

Your waiver of these distances for Morton Blvd. and Tech City would be greatly appreciated. Thank you for your consideration.

Sincerely,



Donald C. Katt
President

UNDER THE PROGRAM OF THE STATE UNIVERSITY OF NEW YORK

Ulster County Community College does not discriminate in education, employment or any of its businesses on the basis of sex, sexual orientation, race, color, age, veteran status, religion, national orientation or handicapping conditions. This policy is in compliance with Title IX of the Education Amendments of 1972.

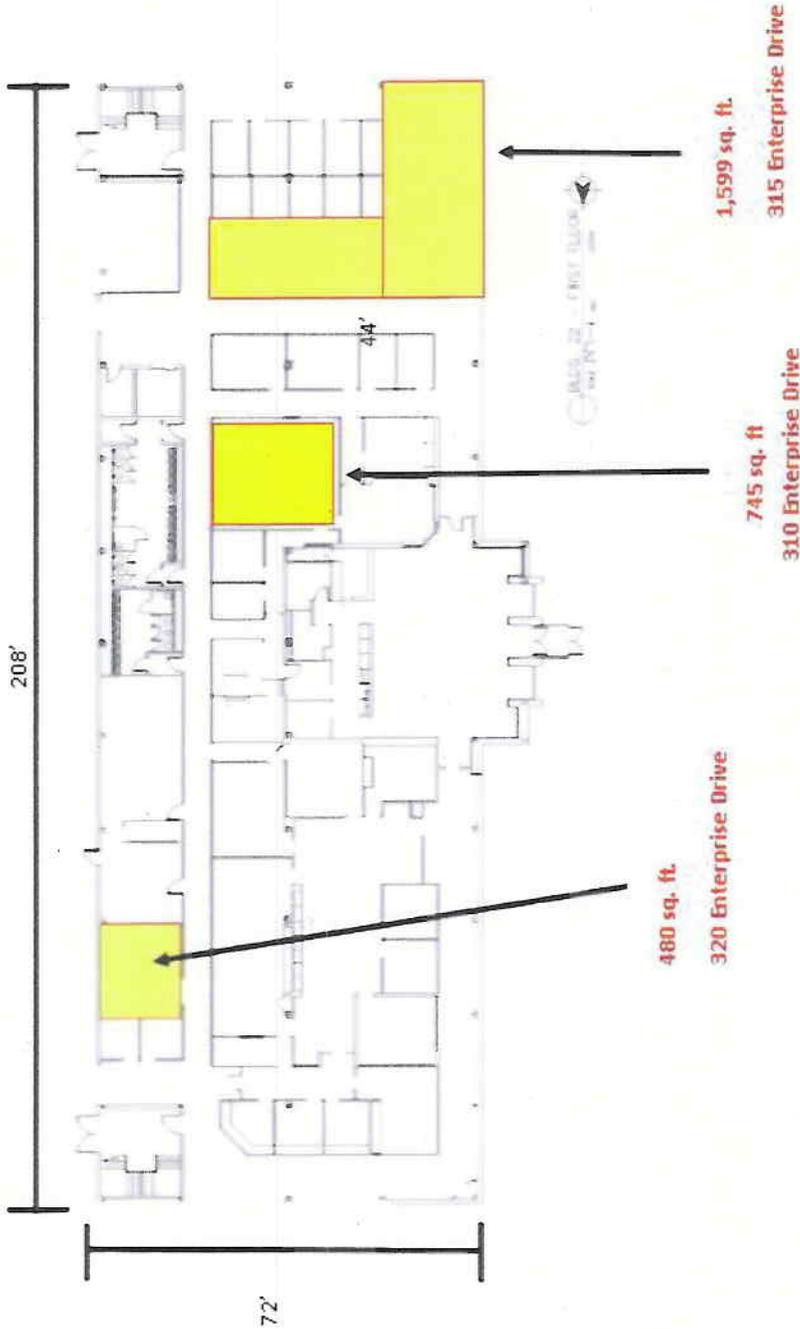


UNIQUE ID: SU-335-2-B-UCC00-000-A

START UP NY SQUARE FOOTAGE: 2,824 sq. ft.

ADDRESS: 310, 315 & 320 ENTERPRISE DRIVE, KINGSTON, NY 12041

*We are proposing 2,824 sq. ft. for leased office space. All internal office space has been created with movable partitions. Actual office configuration will depend on business partner's needs. Common areas (e.g. corridors and bathrooms) are not included in the 2,824 sq. ft. calculation.



UNIQUE ID: SU-335-2-B-UCC00-000-A

START UP NY SQUARE FOOTAGE: 2,824 sq. ft.

ADDRESS: 310, 315 & 320 ENTERPRISE DRIVE, KINGSTON, NY 12041

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ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC01-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

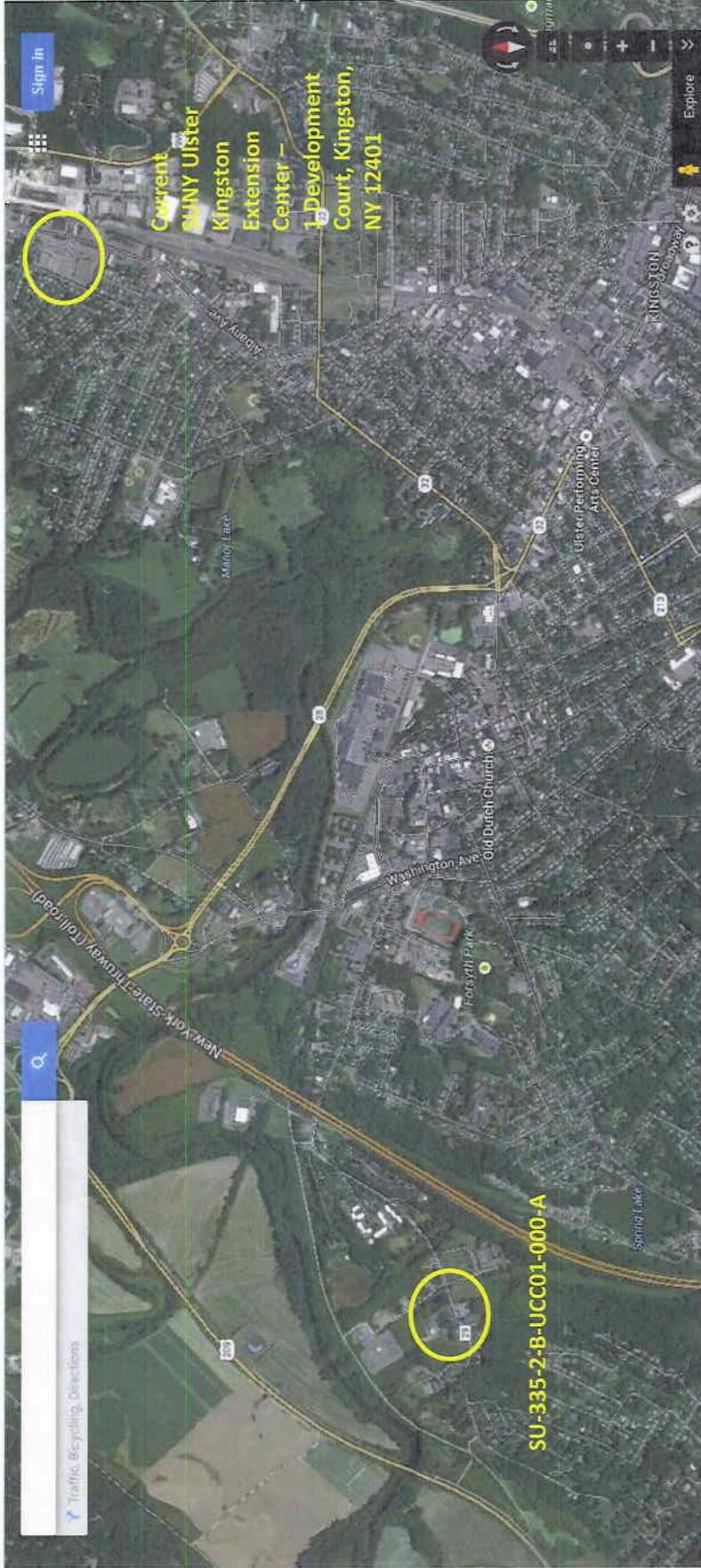
- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **Hurley Avenue Business Complex located at 459 Hurley Avenue, Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 2) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
- 3) Such personnel have also reviewed the books and records of the College regarding the expenditures made with respect to the Facility, including but not limited to the cost of acquisition of the Facility and the costs of construction, reconstruction, rehabilitation, improvement, furnishing and equipping of the Facility;
- 4) Based upon such reviews, no proceeds of any debt issued by DASNY (a) the interest in which is excluded from gross income for federal income tax purposes or (b) for which the issuer receives a federal subsidy were used to pay for, or to reimburse, any costs of the acquisition, construction, reconstruction, improvement or equipping of the Facility;

IN WITNESS WHEREOF, I have hereunto set my hand this 08 day of July, 2015.

Ulster County Community College



By: Authorized Officer



UNIQUE ID: SU-335-2-B-UCC01-000-A

SQUARE FOOTAGE: 13,835.8 sq. ft.

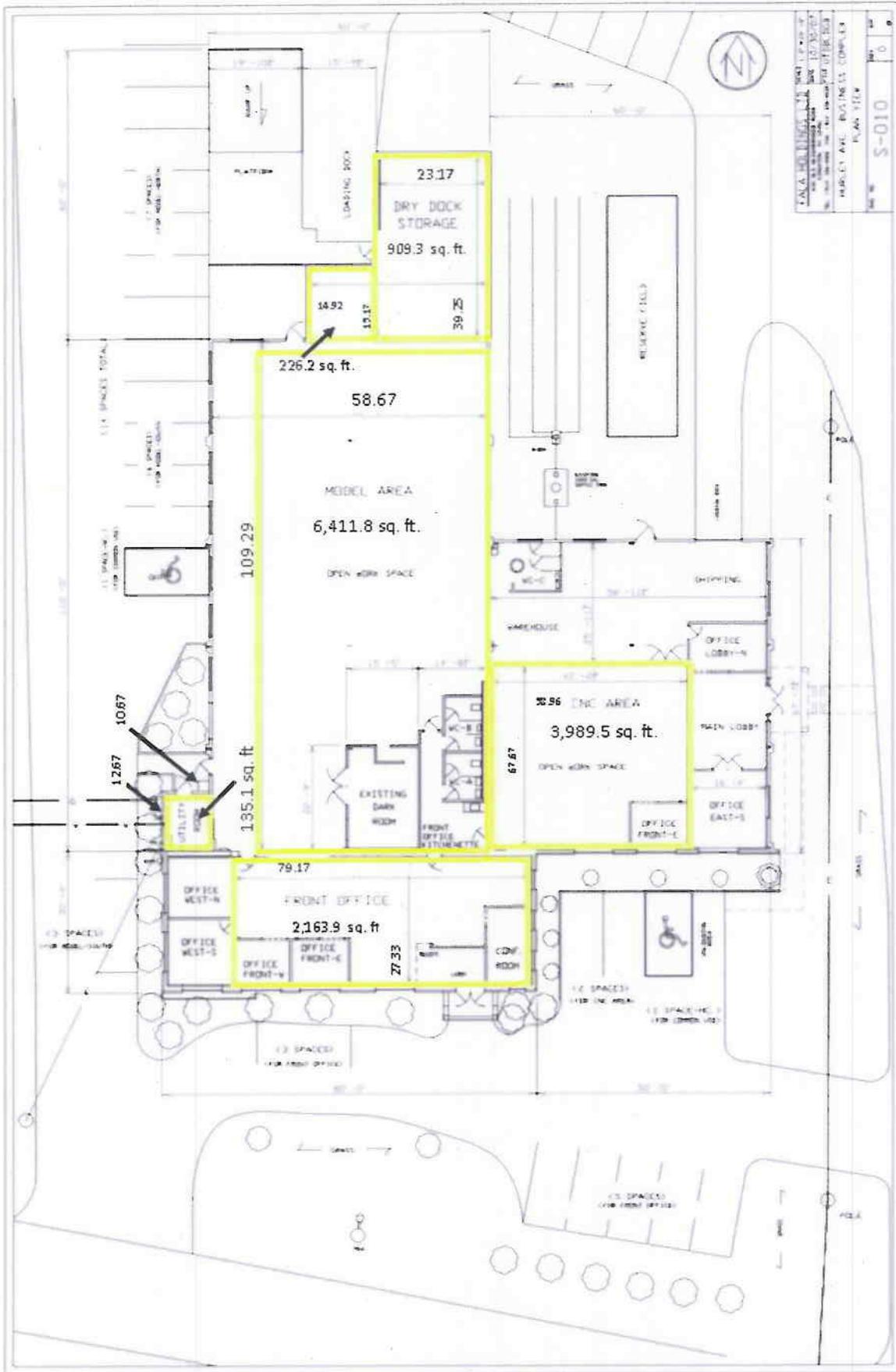
ADDRESS: 459 Hurley Avenue, Kingston, NY 12401



UNIQUE ID: SU-335-2-B-UCC01-000-A

SQUARE FOOTAGE: 13,835.8 sq. ft.

ADDRESS: 459 Hurley Avenue, Kingston, NY 12401



PLAN NO. S-010
 SCALE: 1/8" = 1'-0"
 DATE: 10/20/2021
 PROJECT: HURLEY AVE. BUSINESS COMPLEX

AREA	WIDTH	LENGTH	TOTAL NET SF
Dry Dock Part 1	23.17	39.25	909.3
Dry Dock Part 2	14.92	15.17	226.2
Model	58.67	109.29	6411.8
CNC	58.96	67.67	3989.5
Front Office	79.17	27.33	2163.9
Utility	10.67	12.67	135.1
TOTAL	TOTAL	TOTAL	13835.8

UNIQUE ID: SU-335-2-B-UCC01-000-A
 SQUARE FOOTAGE: 13,835.8 sq. ft.
 ADDRESS: 459 Hurley Avenue, Kingston, NY 12401

ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC02-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

- 5) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **Callanan Industries Plant #3 located at New Salem Road, Esopus, NY 12429** (the "Facility") upon which two buildings will be constructed by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 1) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
- 2) Such personnel have also reviewed the books and records of the College regarding the expenditures made with respect to the Facility, including but not limited to the cost of acquisition of the Facility and the costs of construction, reconstruction, rehabilitation, improvement, furnishing and equipping of the Facility;
- 3) Based upon such reviews, no proceeds of any debt issued by DASNY (a) the interest in which is excluded from gross income for federal income tax purposes or (b) for which the issuer receives a federal subsidy were used to pay for, or to reimburse, any costs of the acquisition, construction, reconstruction, improvement or equipping of the Facility;

IN WITNESS WHEREOF, I have hereunto set my hand this 08 day of July, 2015.

Ulster County Community College



By: Authorized Officer



UNIQUE ID: SU-335-2-B-UCC02-000-A

SQUARE FOOTAGE: 24,800 sq. ft. (Two Buildings, each one floor, to be constructed, both totaling 24,800 sq. ft.)

ADDRESS: Callanan Industries Plant #3, New Salem Road, Esopus, NY 12429

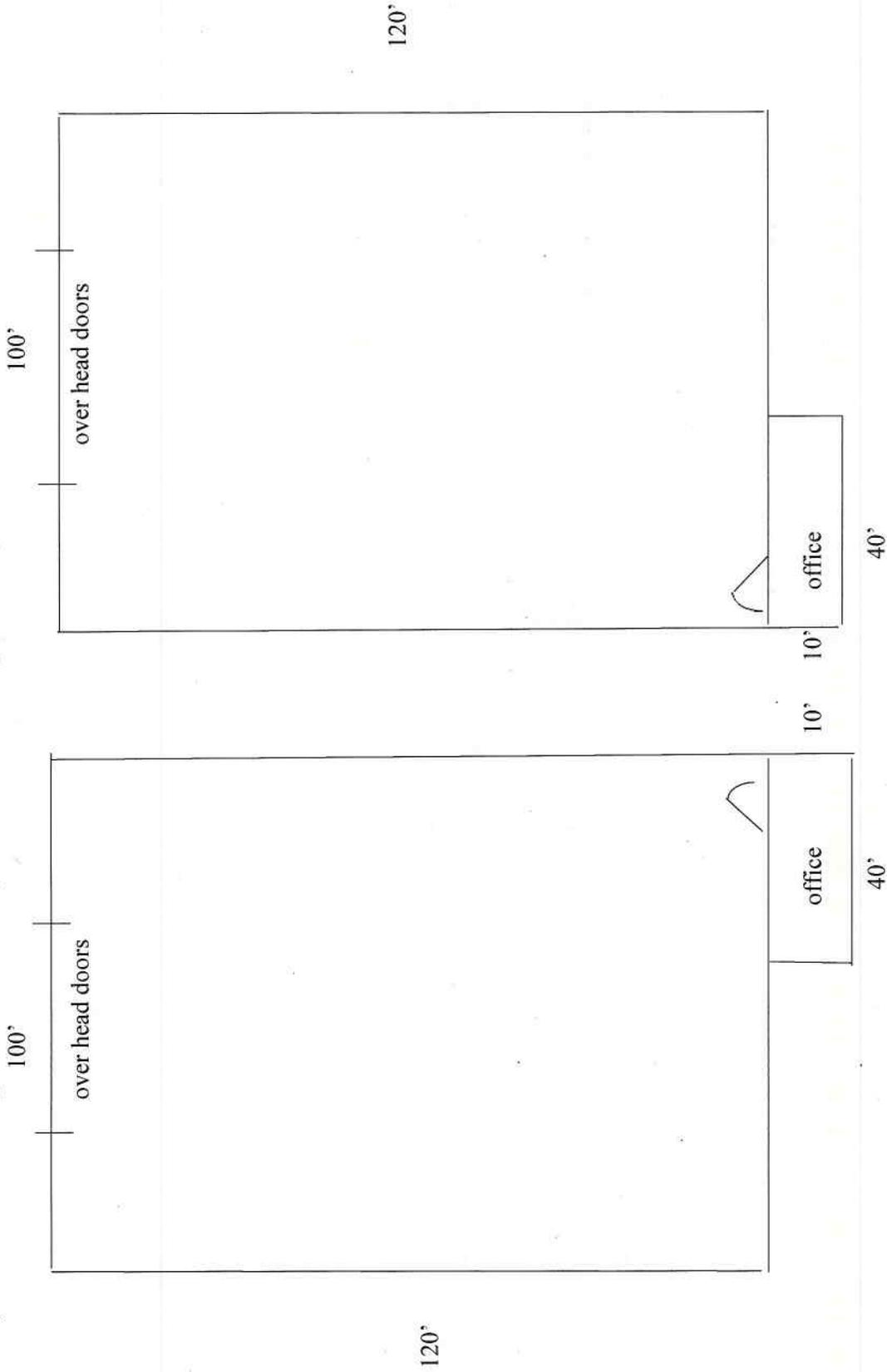


UNIQUE ID: SU-335-2-B-UCC02-000-A

SQUARE FOOTAGE: 24,800 sq. ft. (Two Buildings, each one floor, to be constructed, both totaling 24,800 sq. ft.)

ADDRESS: Callanan Industries Plant #3, New Salem Road, Esopus, NY 12429

Two Clear Span Industrial Buildings to be constructed (each will be 12,400 sq. ft. in size).



UNIQUE ID: SU-335-2-B-UCC02-000-A

SQUARE FOOTAGE: 24,800 sq. ft. (Two Buildings, each one floor, to be constructed, both totaling 24,800 sq. ft.)

ADDRESS: Callanan Industries Plant #3, New Salem Road, Esopus, NY 12429

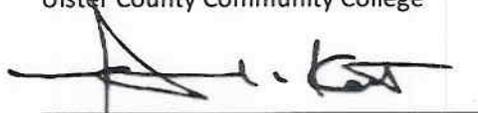
ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC05-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **Two-story building located at 1112 Morton Blvd., Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 2) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
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Ulster County Community College



By: Authorized Officer

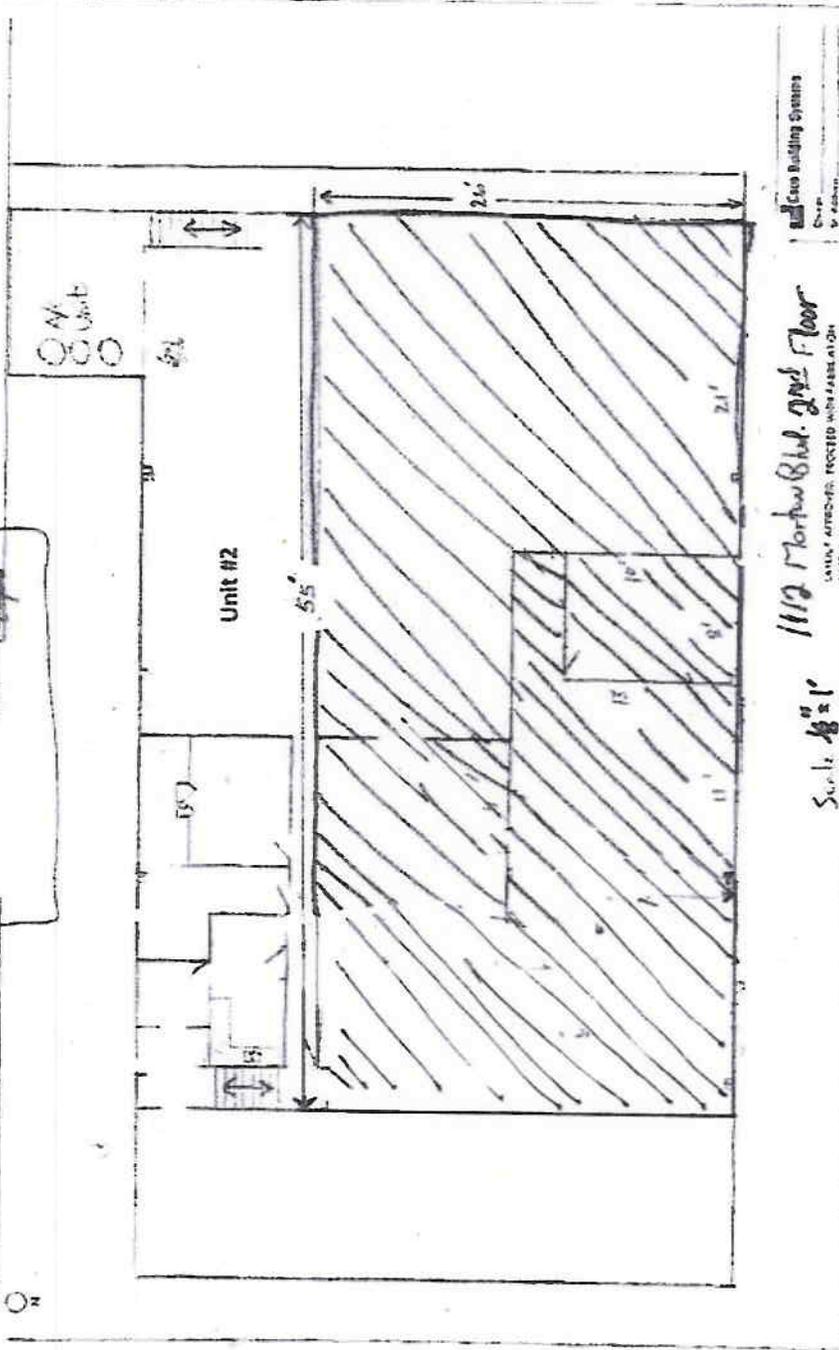


UNIQUE ID: SU -335-2-B-UCC05-000-A

SQUARE FOOTAGE: 1,430 sq. ft.

ADDRESS: 1112 Morton Blvd., Kingston, NY 12401

Space to be Used:



1,430 sq. ft.

UNIQUE ID: SU -335-2-B-UCC05-000-A

SQUARE FOOTAGE: 1,430 sq. ft.

ADDRESS: 1112 Morton Blvd., Kingston, NY 12401

ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC06-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **Two-story building located at 500 & 600 Enterprise Drive, Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
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Ulster County Community College



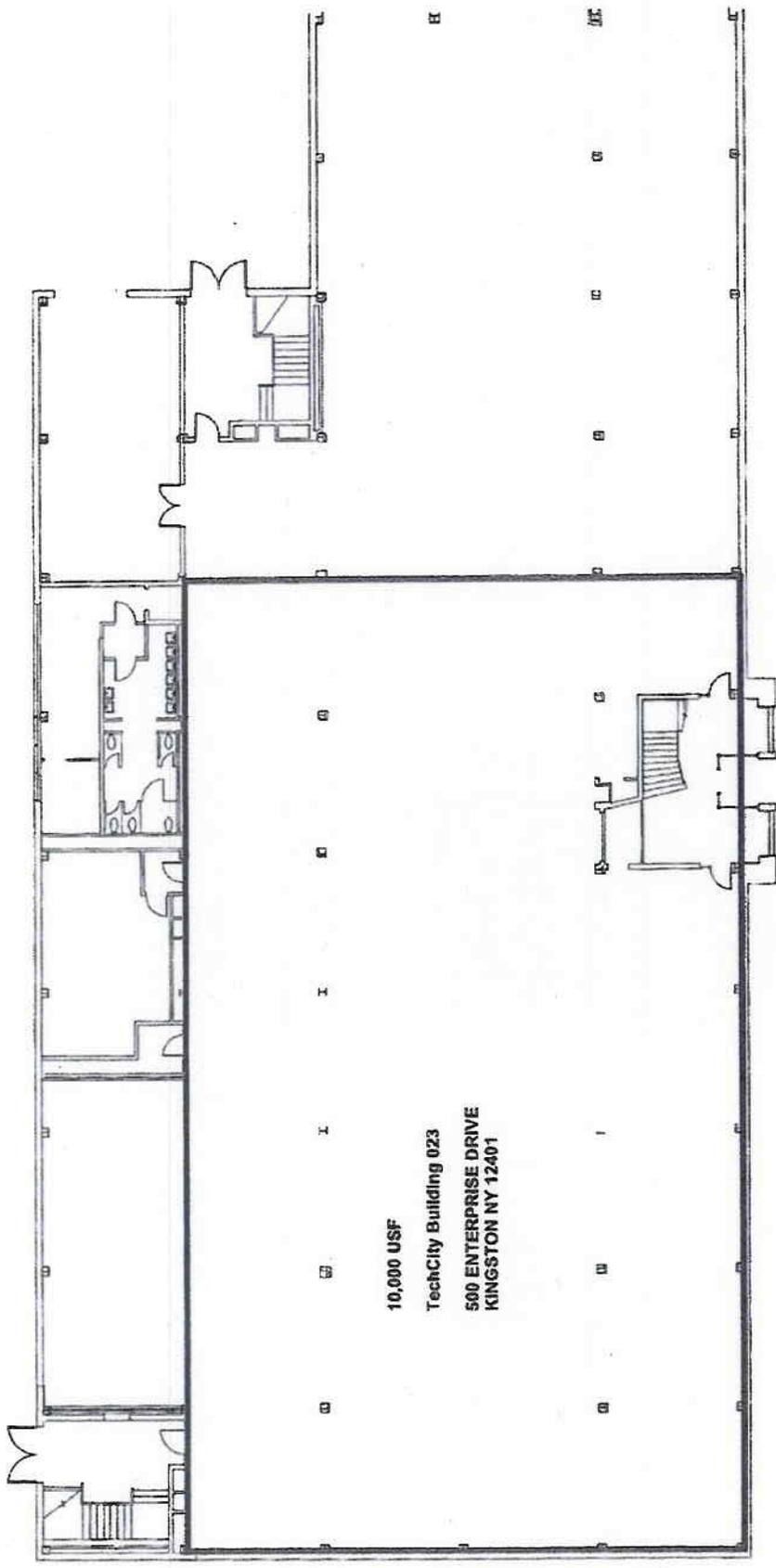
By: Authorized Officer



UNIQUE ID: SU-335-2-B-UCC06-000-A

SQUARE FOOTAGE: 19,700 sq. ft.

ADDRESS: 500 & 600 Enterprise Drive, Kingston, NY 12401



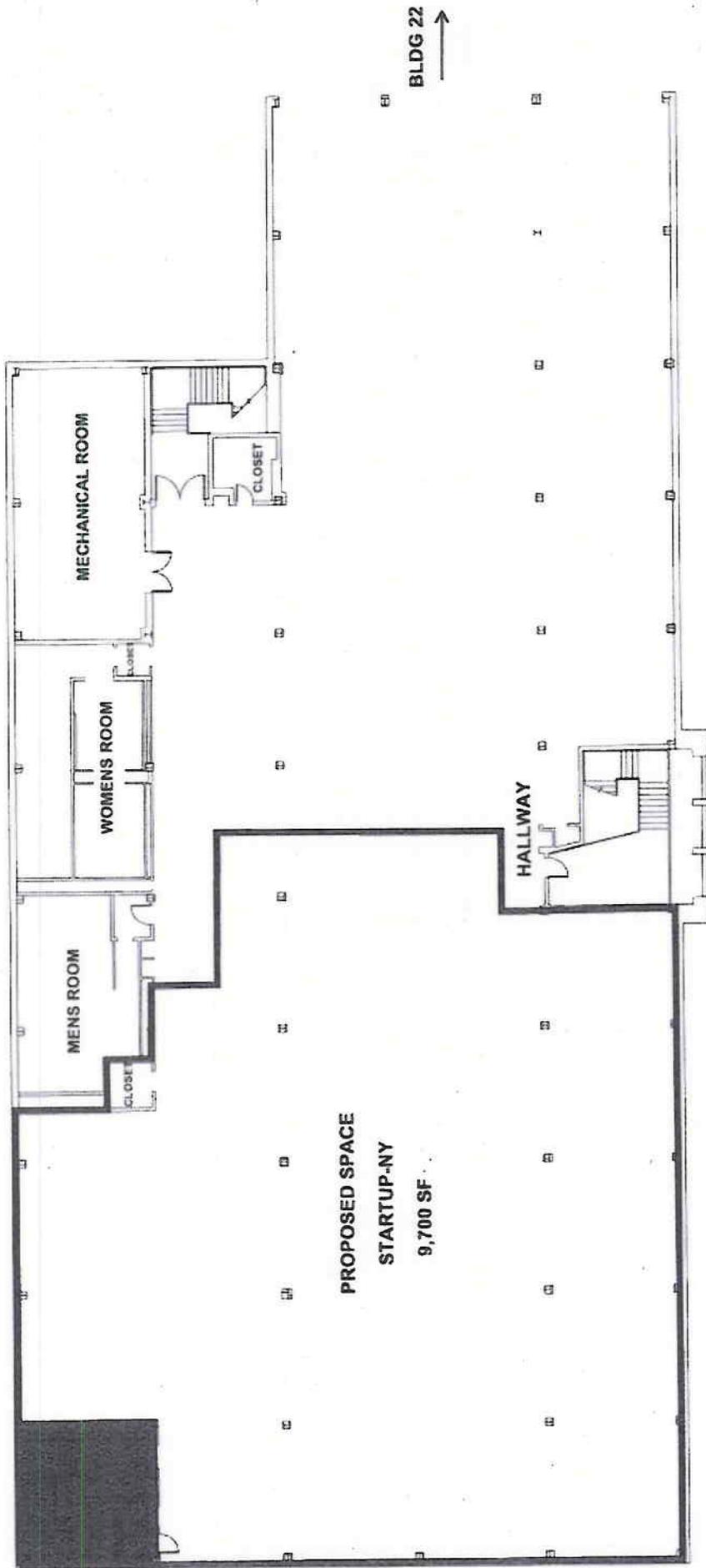
10,000 USF
 TechCity Building 023
 500 ENTERPRISE DRIVE
 KINGSTON NY 12401

BLDG. 23 - FIRST FLOOR
 SCALE 1/4" = 1'-0" FEET
 02301

UNIQUE ID: SU-335-2-B-UCC06-000-A

SQUARE FOOTAGE: 19,700 sq. ft.

ADDRESS: 500 & 600 Enterprise Drive, Kingston, NY 12401



BLDG. 23 - SECOND FLOOR
 SCALE 1/4" = 1'-0"
 02/20/01

UNIQUE ID: SU-335-2-B-UCC06-000-A

SQUARE FOOTAGE: 19,700 sq. ft.

ADDRESS: 500 & 600 Enterprise Drive, Kingston, NY 12401

ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC07-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

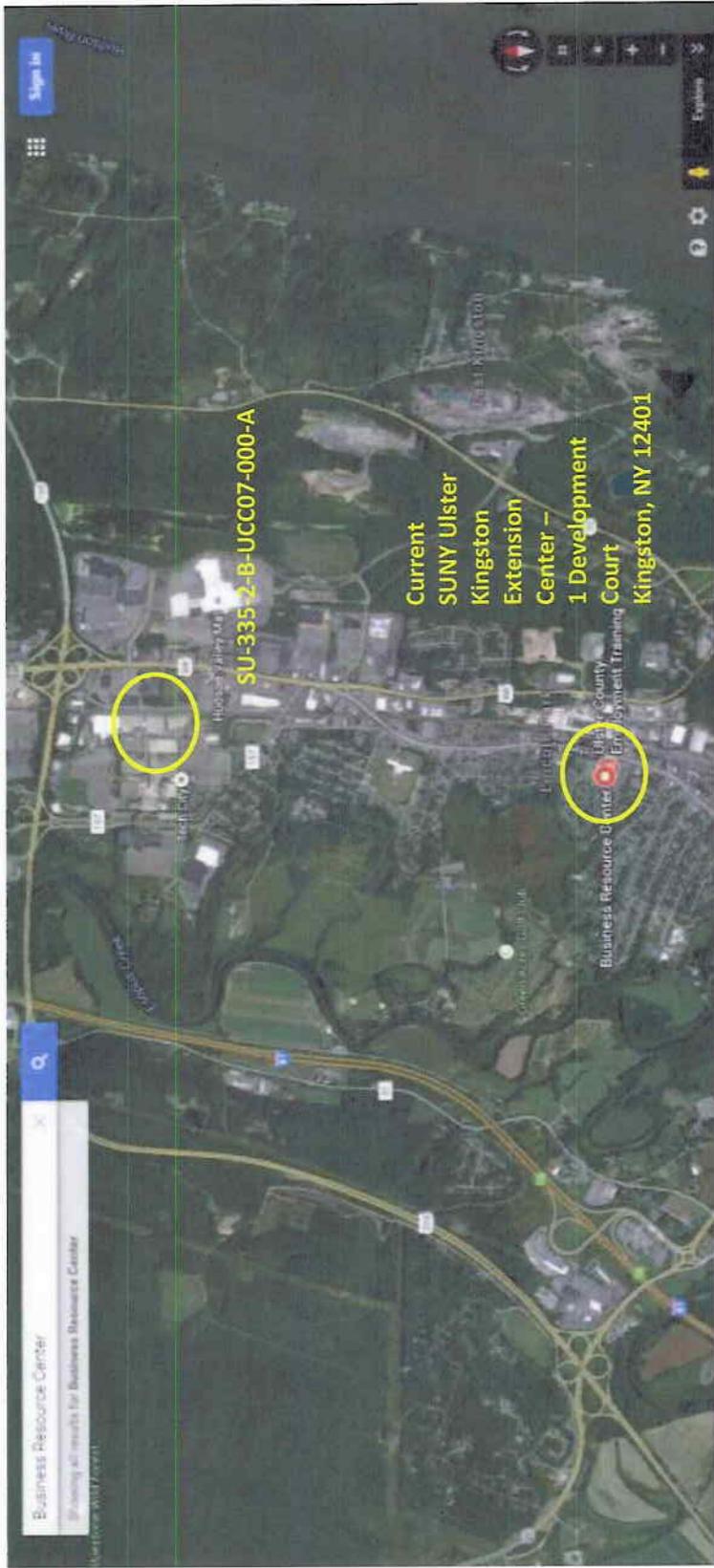
- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **90 Boices Lane, Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 2) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
- 3) Such personnel have also reviewed the books and records of the College regarding the expenditures made with respect to the Facility, including but not limited to the cost of acquisition of the Facility and the costs of construction, reconstruction, rehabilitation, improvement, furnishing and equipping of the Facility;
- 4) Based upon such reviews, no proceeds of any debt issued by DASNY (a) the interest in which is excluded from gross income for federal income tax purposes or (b) for which the issuer receives a federal subsidy were used to pay for, or to reimburse, any costs of the acquisition, construction, reconstruction, improvement or equipping of the Facility;

IN WITNESS WHEREOF, I have hereunto set my hand this 08 day of July, 2015.

Ulster County Community College



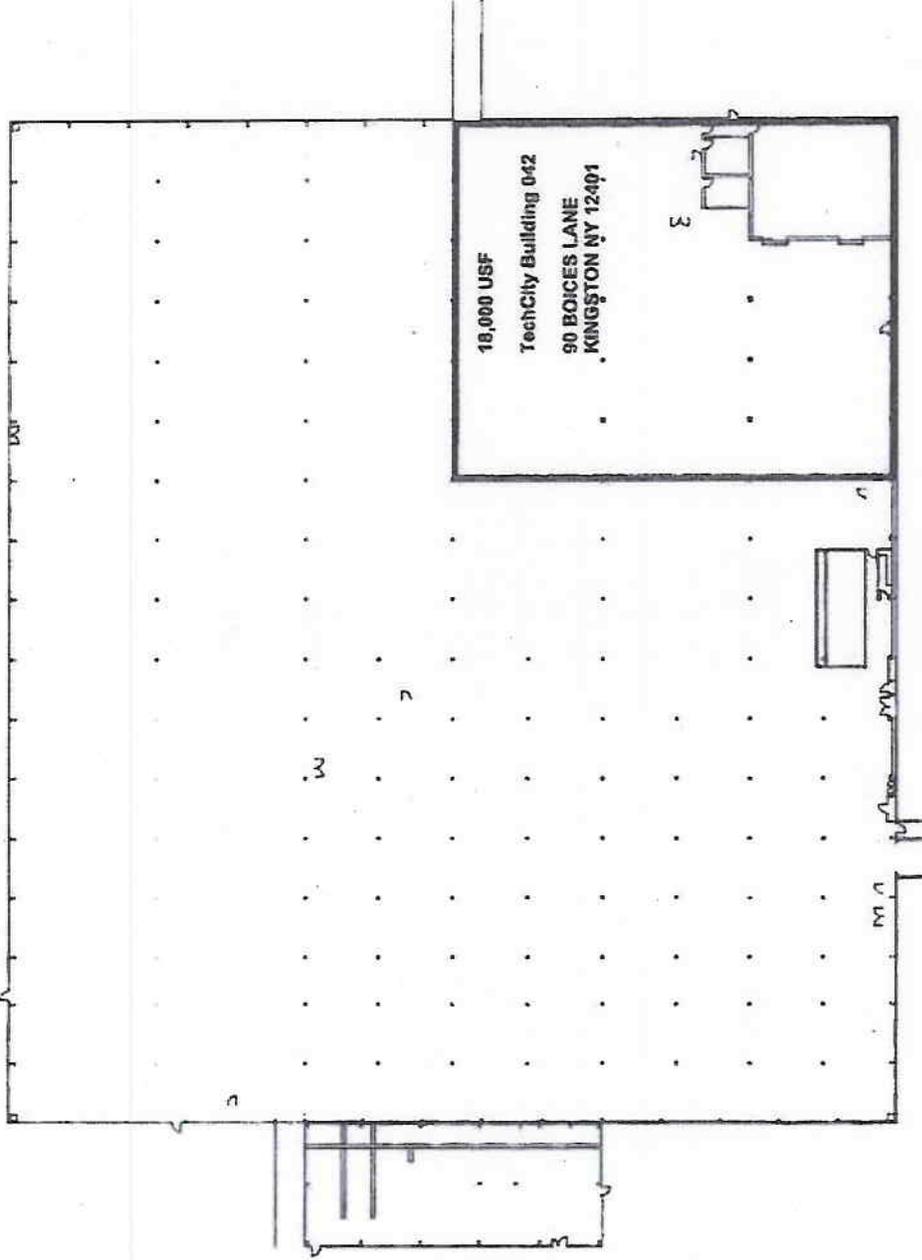
By: Authorized Officer



UNIQUE ID: SU-335-2-B-UCC07-000-A

SQUARE FOOTAGE: 18,000 sq. ft.

ADDRESS: 90 Boices Lane, Kingston, NY 12401



18,000 USF
TechCity Building 042
90 BOICES LANE
KINGSTON NY 12401



UNIQUE ID: SU-335-2-8-UCC07-000-A

SQUARE FOOTAGE: 18,000 sq. ft.

ADDRESS: 90 Boices Lane, Kingston, NY 12401

ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC08-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

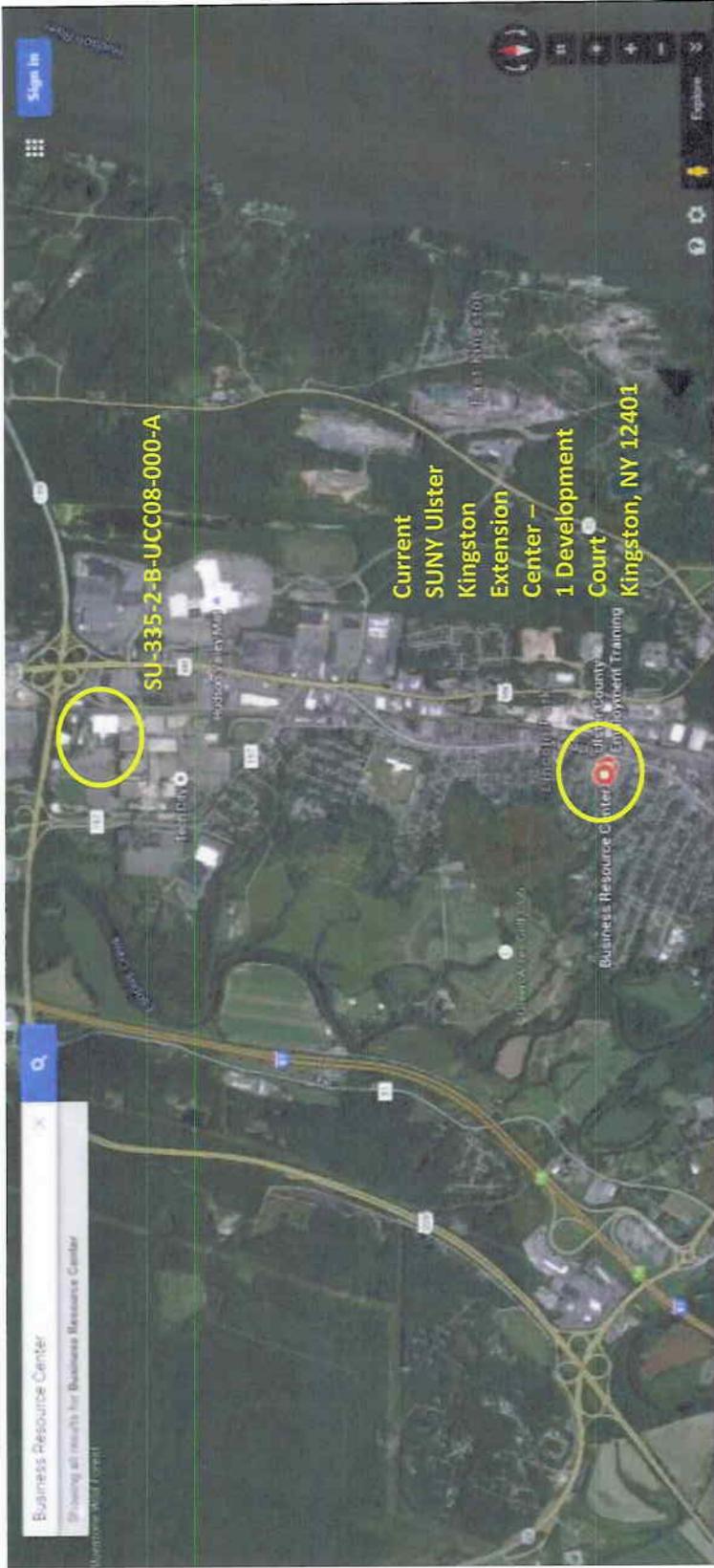
- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **1700 Enterprise Drive, Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 2) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
- 3) Such personnel have also reviewed the books and records of the College regarding the expenditures made with respect to the Facility, including but not limited to the cost of acquisition of the Facility and the costs of construction, reconstruction, rehabilitation, improvement, furnishing and equipping of the Facility;
- 4) Based upon such reviews, no proceeds of any debt issued by DASNY (a) the interest in which is excluded from gross income for federal income tax purposes or (b) for which the issuer receives a federal subsidy were used to pay for, or to reimburse, any costs of the acquisition, construction, reconstruction, improvement or equipping of the Facility;

IN WITNESS WHEREOF, I have hereunto set my hand this 08 day of July, 2015.

Ulster County Community College



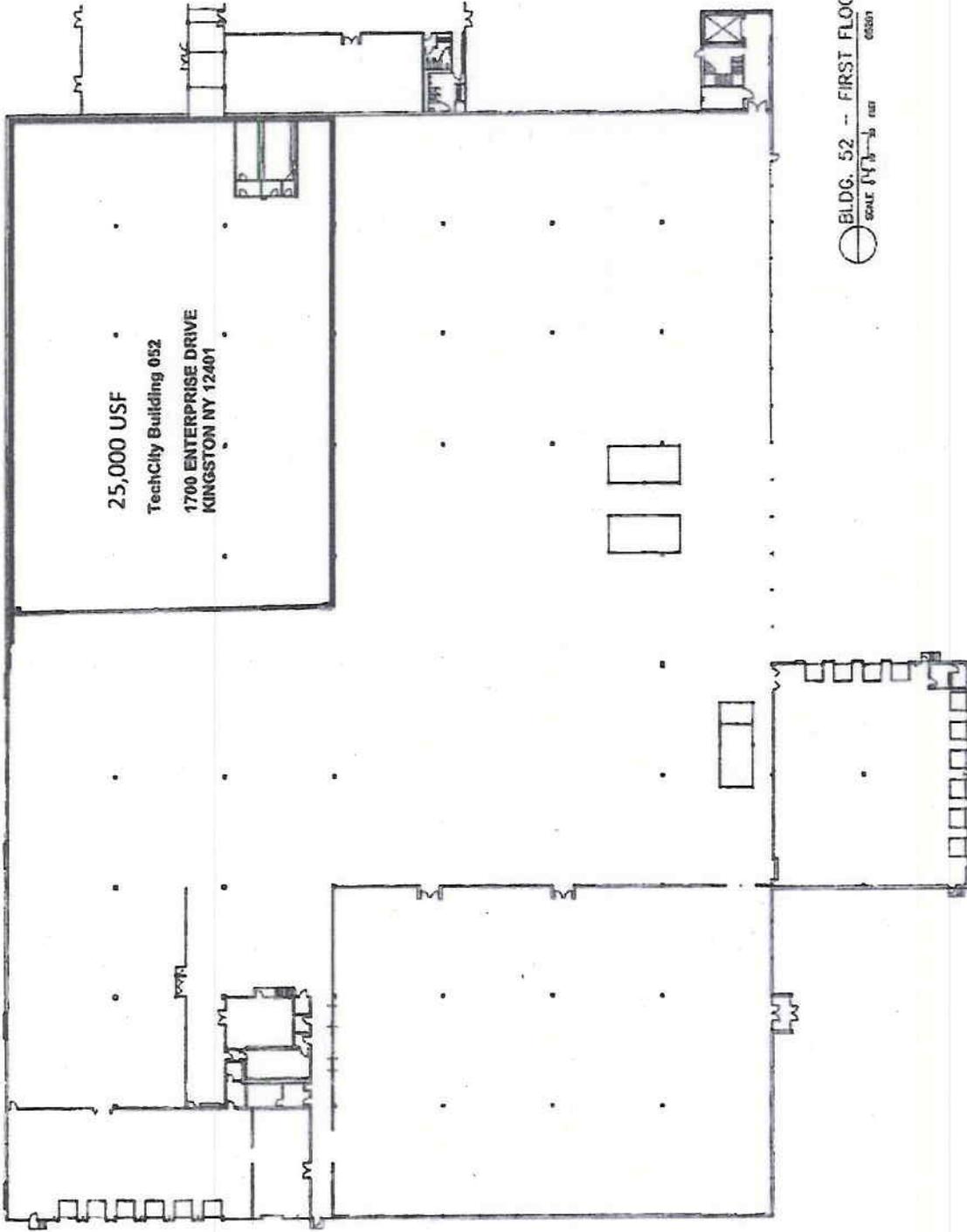
By: Authorized Officer



UNIQUE ID: SU-335-2-B-UCC08-000-A

SQUARE FOOTAGE: 25,000 sq. ft.

ADDRESS: 1700 Enterprise Drive, Kingston, NY 12401



UNIQUE ID: SU-335-2-B-UCC08-000-A

SQUARE FOOTAGE: 25,000 sq. ft.

ADDRESS: 1700 Enterprise Drive, Kingston, NY 12401

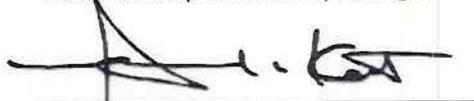
ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC09-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

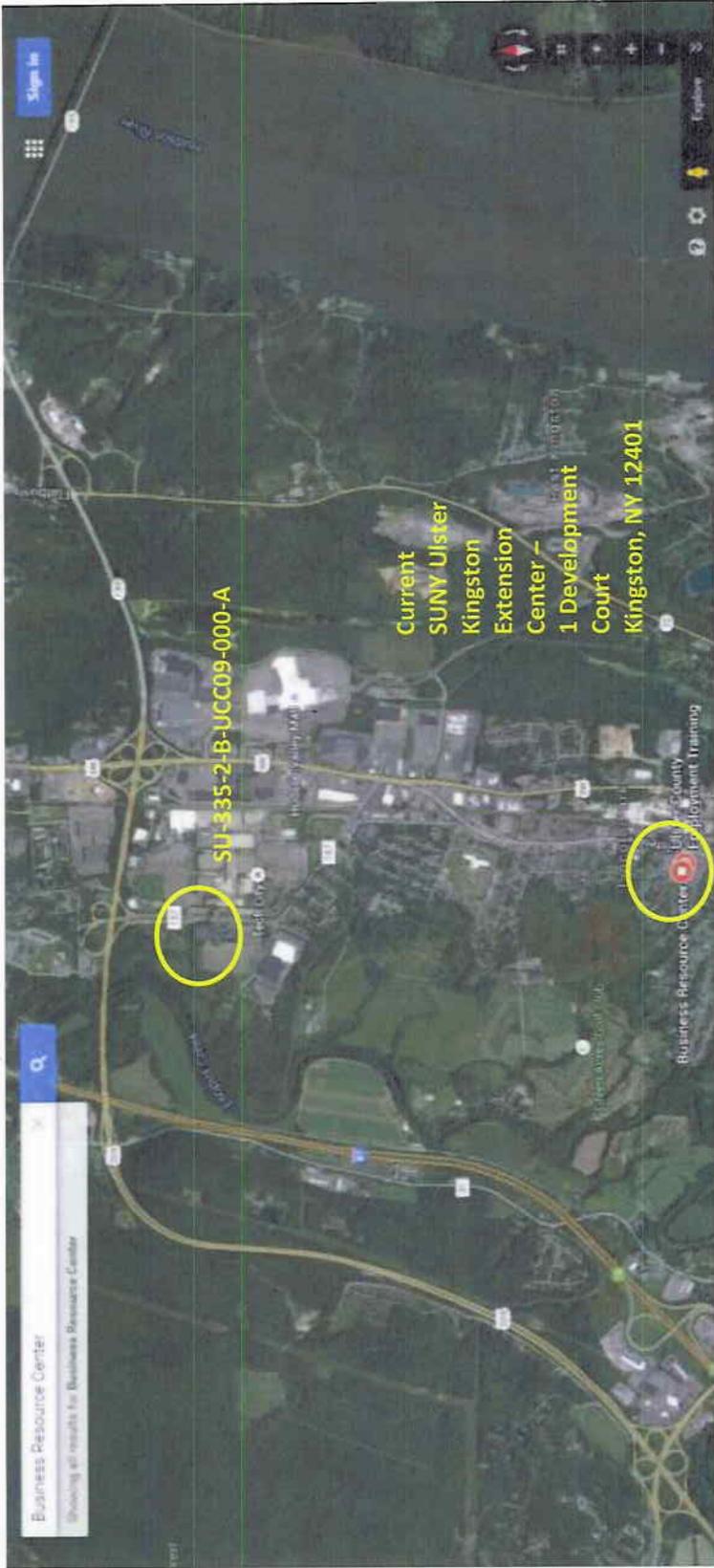
- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **Two Story Building 101 Enterprise Drive #201, Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 2) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
- 3) Such personnel have also reviewed the books and records of the College regarding the expenditures made with respect to the Facility, including but not limited to the cost of acquisition of the Facility and the costs of construction, reconstruction, rehabilitation, improvement, furnishing and equipping of the Facility;
- 4) Based upon such reviews, no proceeds of any debt issued by DASNY (a) the interest in which is excluded from gross income for federal income tax purposes or (b) for which the issuer receives a federal subsidy were used to pay for, or to reimburse, any costs of the acquisition, construction, reconstruction, improvement or equipping of the Facility;

IN WITNESS WHEREOF, I have hereunto set my hand this 08 day of July, 2015.

Ulster County Community College



By: Authorized Officer



UNIQUE ID: SU-335-2-B-UCC09-000-A

SQUARE FOOTAGE: 25,000 sq. ft.

ADDRESS: 101 Enterprise Drive #201, Kingston, NY 12401



SUNY Ulster Board Policy Manual

Policy Number	Policy Title
3.6	ETHICS AND CONFLICT OF INTEREST

Approval Date: January 19, 1988

WHEREAS the Board believes that it and all College officers, employees and trustees should demonstrate the highest standards of personal integrity, truthfulness, and honesty in all College activities; and

WHEREAS the proper performance of official duties sets an example to the students and inspires public trust and confidence in the College and its administration; and

WHEREAS the avoidance of actions which could conflict with the proper conduct of duties and responsibilities is highly advisable;

BE IT RESOLVED that no officer, employee or trustee of the College shall receive a direct or indirect pecuniary or material benefit as the result of a contract with the College, including bonus/commissions for recruitment or perform any act which is in substantial conflict with the proper discharge of the officer's, employee's or trustee's duties and responsibilities; and

BE IT RESOLVED that it shall be the obligation of each officer, employee or trustee of the College to inform the President of the College of any personal interest which he or she may have in any business transaction of the College which is in conflict with the proper discharge of duties in the public interest; and

BE IT ALSO RESOLVED that no officer, employee or trustee of the College shall use his or her position to get privileges for himself or herself or others, or to give the impression that he or she could be influenced to do so; and

BE IT ALSO RESOLVED that nothing herein shall be deemed to preclude conduct authorized by Section 802 of the General Municipal Law, and

BE IT ALSO RESOLVED that each officer, employee and trustee of the College shall annually file with the Office of the President of the College a written acknowledgment of receipt, review and understanding of this policy and a statement that the undersigned has no knowledge of any conflicts required to be reported pursuant to this Board policy; and
BE IT ALSO RESOLVED that the failure of any College officer, employee or trustee to conform with the above policy, subjects him or her to sanctions under the policies of the Board of Trustees and/or the laws of the State of New York.

Adopted January 19, 1988 (88-1-14)

Amended June 18, 2007 (07-6-73)

Amended October 19, 2010 (10-10-111)

SUNY Ulster

CERTIFICATION IN REGARD TO ETHICS AND CONFLICT OF INTEREST

The undersigned, an officer, employee or trustee of Ulster County Community College hereby certifies to the President of the College that he/she acknowledges receipt of a copy of Board Policy 3.6 – Ethic and Conflict of Interest, has read the Policy, understands it and certifies that no conflict of interest exists which must be reported to the President of the College nor, during the twelve (12) months immediately preceding the date of this certification has there been any conflict of interest reportable to the President of the College pursuant to Board Policy 3.6 – Ethics and Conflict of Interest.

The undersigned acknowledges that the obligation to inform the President of the College of any conflict of interest arises immediately upon first notice to the undersigned of any conflict of interest and must be reported to the President of the College as soon thereafter as reasonably practicable.

Date: _____

Signature

Please Print Signed Name

President's Office
August 2013

 <p>Category: Academic Affairs Community Colleges Legal and Compliance Research</p> <p>Responsible Office: Academic Affairs</p>	<p>Policy Title: START-UP NY Program Participation Policy</p> <p>Document Number: 6800</p> <p>Effective Date: February 10, 2014</p> <p>This policy item applies to: Community Colleges State-Operated Campuses</p>
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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 and/or review 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:** After a campus is notified by the Commissioner of Economic Development that its Campus Plan or any amendment(s) to an approved Campus Plan has been approved, it may submit a Sponsoring University or College Application for Business Participation ("Sponsor Application") to the NYS Commissioner of Economic Development and to the Chancellor or designee for concurrent review and approval. Only Commissioner of Economic Development approval is required.
- 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](#)

[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.

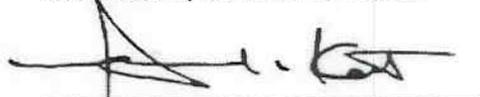
ATTESTATION
REGARDING START-UP NY PROJECT AT ULSTER COUNTY COMMUNITY COLLEGE
UNIQUE ID: SU-335-2-B-UCC00-000-A

I, the undersigned, on behalf of Ulster County Community College (the "College"), by virtue of my position at the College, to the best of my knowledge and belief, DO HEREBY CERTIFY on behalf of the College as follows:

- 1) Appropriate personnel at the College have reviewed the START-UP NY Program enacted pursuant to Chapter 68 of the Laws of 2013 and the plan that was submitted by the College to Empire State Development (the "Plan"). The Plan included the potential use of the **Tech City Two-Story Building #22 located at 310, 315 & 320 Enterprise Drive, Kingston, NY 12401** (the "Facility") by an entity that is not an entity of the State College of New York (the "Non-SUNY Entity");
- 2) Such personnel have also reviewed the sources of revenue available to the College, included but not limited to bonds issued by the Dormitory Authority of the State of New York ("DASNY") for various facilities at the College (except for appropriations to the SUNY Construction Fund) and the uses of proceeds of bonds issued by DASNY to finance or refinance facilities at the College and have consulted with DASNY regarding the foregoing;
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- 4) Based upon such reviews, no proceeds of any debt issued by DASNY (a) the interest in which is excluded from gross income for federal income tax purposes or (b) for which the issuer receives a federal subsidy were used to pay for, or to reimburse, any costs of the acquisition, construction, reconstruction, improvement or equipping of the Facility;

IN WITNESS WHEREOF, I have hereunto set my hand this 08 day of July, 2015.

Ulster County Community College



By: Authorized Officer

ULSTER COUNTY COMMUNITY COLLEGE
APPENDIX A

Location	UniqueID	Owner	PropertyType	StreetAddress	City	ZipCode	Parcel ID	Building	SpaceType	SqFt	Acres	Description	onCampus	Within1mileOf Campus	Latitude	Longitude	Note
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC00-000-A	AG Properties of Kingston, LLC	2	310, 315 & 320 Enterprise Drive	Kingston	12401	48.7-1-29.800	Two-story bldg. - Building #22	G	2,824		First Floor - Partial	No	No	41.970165	-73.998267	*Distance from A: 1.16 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC01-000-A	Silver Hollow Group, LLC	2	459 Hurley Ave.	Kingston	12401	48.17-1-20	Hurley Business Complex	F	13,835.8		All One Floor	No	No	41.934403	-74.046272	Distance from A: 2.3 miles
Town of Esopus Esopus, NY 12429	SU-335-2-B-UCC02-000-A	Callanan Industries Plant #3 New Salem Road	2		Esopus	12429	56.15-1-26; 56.15-1-31; 56.15-1-28; 56.15-1-27; 56.15-1-30; 56.15-1-29	Two buildings, each One-31; To Be Constructed, both totaling 24, 800 sq. ft.	F	24,800		All One Floor	No	Yes	41.904938	-74.004707	Distance from B: .7 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC05-000-A	SPM Associates	2	1112 Morton Blvd.	Kingston	12401	48.42-3-21.110	Two-story building	G	1,430		Partial Second Floor	No	No	41.963053	-73.992521	*Distance from A: 1.08 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC06-000-A	AG Properties of Kingston, LLC	2	500 & 600 Enterprise Drive	Kingston	12401	48.7-1-29.700	Two-story building #23	G	19,700		Partial 1st & 2nd Floor	No	No	41.970909	-73.998157	*Distance from A: 1.16 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC07-000-A	AG Properties of Kingston, LLC	2	90 Boices Lane	Kingston	12401	48.7-1-29.290	One-story building #42	G	18,000		Partial 1st Floor	No	No	41.969750	-73.992602	*Distance from A: 1.16 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC08-000-A	AG Properties of Kingston, LLC	2	1700 Enterprise Drive	Kingston	12401	48.7-1-29.230	One-story building #52	G	25,000		Partial 1st Floor	No	No	41.972335	-73.993439	*Distance from A: 1.16 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC09-000-A	AG Properties of Kingston, LLC	2	101 Enterprise Drive	Kingston	12401	48.7-1-29.100	Two-story building #201	G	25,000		Partial 1st Floor	No	No	41.969766	-74.000305	*Distance from A: 1.16 miles
Town of Ulster Kingston, NY 12401	SU-335-2-B-UCC10-000-A	AG Properties of Kingston, LLC	2	101 Enterprise Drive	Kingston	12401	48.7-1-29.100	Three-story building #202	G	25,000		Partial 1st Floor	No	No	41.971377	-74.000348	*Distance from A: 1.16 miles
City of Kingston, NY 12401	SU-335-2-B-UCC11-000-A	Seven 21 Media Center	2	721 Broadway	Kingston	12401	56.92-2-20.100	Three-level building	G	3,974		15 vacant offices on three levels	No	Yes	41.931147	-74.009832	Distance from B: .79 miles

159563.80

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

** A=entire building
B=floor within building
C=Room within building
D=land on campus
E= land off campus

FOR NOTES COLUMN:
A. Current Kingston Extension Center
1 Development Court
Kingston, NY 12401

B. Additional Kingston Extension Center
94 Mary's Avenue
Kingston, NY 12401

*Asking for distance waive