

At a meeting of the St. Lawrence County Industrial Development Agency Civic Development Corporation (the “Issuer”) convened in public session on February 18, 2016 in Canton, New York, the following members of the Issuer were:

<b>MEMBER</b>	<b>PRESENT</b>	<b>ABSENT</b>
Staples, Brian W.		X
LaBaff, Ernest	X	
Blevins, Lynn	X	
Hall, Mark C.	X	
McMahon, Andrew	X	
Burke, John	X	
Weekes, Jr., R. Joseph	X	

The following persons were ALSO PRESENT: IDA Staff – Patrick J. Kelly, Thomas A. Plastino, Lori Sibley, Kimberly Gilbert, and Richard A. Williams.

Upon motion duly made by Mr. Hall and seconded by Mr. McMahon, the following resolution was duly adopted by the Issuer with its members voting as follows:

<b>Member</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Staples, Brian W.				X
LaBaff, Ernest	X			
Blevins, Lynn	X			
Hall, Mark C.	X			
McMahon, Andrew	X			
Burke, John	X			
Weekes, Jr., R. Joseph	X			

**SEQRA RESOLUTION**  
(St. Lawrence University Project)  
Resolution No. CDC-16-02-04

**RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE THE ISSUANCE OF BONDS IN CONNECTION WITH A CERTAIN PROJECT FOR ST. LAWRENCE UNIVERSITY WILL NOT REQUIRE REVIEW UNDER THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT**

WHEREAS, St. Lawrence University (hereinafter referred to as the “University”) has presented an application (the “Application”) to the St. Lawrence County Industrial Development Agency Civic Development Corporation (the “Issuer”) requesting that the Issuer consider an undertaking: (i) to issue its revenue bonds (the “Bonds”) in one or more issues or series in an aggregate amount sufficient to finance all or a portion of the cost of the project described in the following paragraph (the “Project”), and (ii) to loan the proceeds of the Bonds to the University

to pay costs of the Project, all pursuant to Section 1411 of the Not-for-Profit Corporation Law of the State of New York, as amended (the “Act”) and the Issuer’s certificate of incorporation; and

WHEREAS, the Project consists of: (A) the refunding of all or a portion of the St. Lawrence County Industrial Development Agency Civic Facility Revenue Bonds (St. Lawrence University Project), Series 2001A, originally issued on October 24, 2001 in the aggregate principal amount of \$41,400,000 (the “Original Series 2001A Bonds”) and reissued for federal income tax purposes on July 1, 2009 in the aggregate principal amount of \$41,400,000 (as so reissued, the “Reissued Series 2001A Bonds”); (B) the refunding of all or a portion of the outstanding principal amount of the St. Lawrence County Industrial Development Agency Civic Facility Revenue Bonds (St. Lawrence University Project), Series 2005, originally issued on December 7, 2005 in the aggregate principal amount of \$20,850,000 (the “Original Series 2005 Bonds”), as reissued for federal income tax purposes on July 1, 2009 in the aggregate principal amount of \$15,450,000 (as so reissued, the “Reissued Series 2005 Bonds”); (C) the acquisition, constructing, reconstructing, renovating, repairing, modernization of and/or life/fire safety upgrades, and the deferred maintenance of various office, classroom, athletic and laboratory facilities, residential and dining facilities and utility facilities and systems, including the 2001 Facilities and 2005 Facilities described below, (collectively, the “Improvements”) on the University’s approximately 1,000 acre main campus and surrounding properties in Canton, New York (collectively, the “Campus”), and the acquisition and installation in and around the Improvements of certain items of machinery, equipment, fixtures, furniture and other incidental tangible personal property (collectively, the “Equipment”, and together with the Improvements, the “Facility”); (D) the payment of all or a portion of the costs incidental to the issuance of the Bonds, including issuance costs of the Bonds, capitalized interest, if any, and the funding of any reserve funds as may be necessary to secure the Bonds; and

WHEREAS, the Original Series 2001A Bonds were issued by the St. Lawrence County Industrial Development Agency (the “Agency”) for the purpose of financing the cost of (1) the acquisition or retention by the Agency of title to or interest in a portion of the University’s Campus, together with the existing buildings located thereon including, but not limited to, certain academic, teaching and research facilities, certain dormitories and other housing facilities, as more particularly described below (the “Existing Facilities”), (2) the renovation of the Existing Facilities to (i) extend the useful life of the Existing Facilities, comply with mandated lifesafety code and environmental requirements, and maintain energy efficient system operations, and (ii) expand and functionally improve academic, teaching and research facilities, upgrade classrooms to accommodate new technologies and improve and replace major building systems and components which included (a) roof replacement, structural repairs, exterior masonry and window repair and replacement; (b) mechanical and electrical system replacement; (c) upgrades to utility transmission networks, roads and pathways; and (d) the re-engineering of mechanical and electrical systems to reduce consumption, (3) the construction of new facilities to include: (i) an approximately 50,000 square foot student center (Sullivan Student Center); (ii) student housing facilities to accommodate approximately 150 students (Steiner Senior Townhouses); and (iii) an approximately 56,000 square foot science building, all located on the Campus including related site work, parking and auxiliary facilities and utilities (together with the Existing Facilities, the “2001 Facilities”) and (4) the acquisition and installation in the 2001 Facilities of certain machinery and equipment; and

WHEREAS, the Existing Facilities consisted of the following facilities located on the Campus:

**Education and General - Academic and Administration Facilities:**

Payson Hall, Piskor Hall, Memorial Hall, Torrey Health and Counseling Center, Hepburn Hall, Carnegie Hall, Gunnison Memorial Chapel, Owen D. Young Library, Richardson Hall, Herring-Cole Hall, Atwood Hall, Vilas Hall, Griffiths Arts Center, Peterson & Kermani Performance Hall, Noble University Center, Madill Hall, Brown Hall, Flint Hall, Valentine Hall, Bewkes Science Hall, Global Studies/Gender Studies, English Department Offices, Arts Annex and MacAllister House (54 East Main Street);

**Auxiliary Facilities - Dining and Housing:**

Sykes Residence, Dana Dining Center, Dean-Eaton Hall, Whitman Hall, Whitman Annex, Hulett Hall, Jencks Hall, Rebert Hall, Lee Hall, Eben Holden Dining Center, Pub 56, Reiff College (1 Maple Street), Priest College (3 Maple Street), H.O.P.E. Theme Cottage (11 Maple Street); Gilson Hall (78 Park Street), Substance-free Living House (76 Park Street), Beta Theta Phi Fraternity (72 Park Street), Greenhouse Theme Cottage (70 Park Street), Hub Theme Cottage (1 Lincoln Street), Outdoor Alternative Theme Cottage (58 Park Street); LaCasa Latina Theme Cottage (54 Park Street), Ray Ross Theme Cottage (52 Park Street), Habitat Theme Cottage (50 Park Street), Kappa Delta Sigma Sorority (53 Park Street), 48 Park Street Residence, Artists' Guild Theme Cottage (1 University Avenue), Women's Resource Center Theme Cottage (3 University Avenue), Java House Theme Cottage (5 University Avenue), Brush Alumni House (11 University Avenue), Alpha Tau Omega Fraternity (College and Elm), Black Women's Residence Theme Cottage (17 College Avenue), 25 College Street Residence and Gaines College (Hillside Drive);

**Auxiliary Facilities:** Other: Indoor Golf Training Center, Oliver D. Appleton Golf Course, Central Heating Plant, Central Receiving Building, Facilities Operation Building, Augsbury Physical Education Center, Leithead Field House, Stafford Fitness Center, Newell Field House, Leckonby Stadium, Weeks Field, MacAllister Soccer Stadium/Field, Merrick-Pinkard Track, North Country Field, Appleton Arena, Brewer Bookstore and Elsa Gunnison Appleton Riding Hall (Rt 68, Pierrepont Road); and

WHEREAS, the Original Series 2001A Bonds were remarketed as fixed rate bonds on July 1, 2009 and as of such date were treated for federal income tax purposes as having been reissued as, and refunded by, the Reissued Series 2001A Bonds; and

WHEREAS, the Original Series 2005 Bonds were issued by the Agency for the purpose of financing the costs of: (1) the acquisition of an interest in approximately three acres of land on the Campus adjacent to Bewkes Science Hall between Payson Hall and Madill Hall in Canton, New York (the "Land"), (2) the construction on the Land of two interconnecting buildings of three floors each, plus a partially earth-sheltered lower level, consisting of approximately 130,000 square feet (Johnson Hall of Science) to house the University's Biology,

Chemistry and Psychology Departments (the “2005 Facilities”), and (3) the acquisition and installation in the 2005 Facilities of certain machinery and equipment; and

WHEREAS, the Original Series 2005 Bonds were remarketed as fixed rate bonds on July 1, 2009 and as of such date were treated for federal income tax purposes as having been reissued as, and refunded by, the Reissued Series 2005 Bonds; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the “Regulations”), the Issuer desires to comply with the SEQR Act and the Regulations with respect to each element of the Project and to determine whether the elements of the Project may have a “significant effect on the environment” (as that term is defined in the SEQR Act and the Regulations) and therefore require the preparation of an environmental impact statement; and

WHEREAS, Type II actions are those actions or classes of actions which have been found not to have a significant effect on the environment, and, therefore, will not require preparation of an environmental impact statement and thus require no further processing under the SEQR Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ST. LAWRENCE COUNTY INDUSTRIAL DEVELOPMENT AGENCY CIVIC DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Type II actions are those actions or classes of actions which have been found not to have a significant effect on the environment, and, therefore, will not require preparation of an Environmental Impact Statement (EIS). Thus, any action or class of action listed as a Type II action under the Regulations (6 NYCRR §617.5) is not environmentally significant and requires no further processing under the SEQRA Act. See also 6 NYCRR §617.3(f) (“No SEQR determination of significance, EIS or findings statement is required for actions which are Type II.”)

If the action is a Type II action, the Issuer has no further responsibilities under the SEQRA Act and the Regulations. The elements of the Project described above clearly fall within several Type II classifications specified under 6 NYCRR §617.5(c), including:

- (2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in Section 617.4 of this Part [Type 1 actions];
- (8) routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area and school closings, but not changes in use related to such closings;
- (23) investments by or on behalf of agencies or pension or retirement systems, or refinancing existing debt; and



## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b> St. Lawrence University, 23 Romoda Drive, Canton, NY 13617			
Name of Action or Project: Refunding of 2001A & 2005 Bonds + New Money for Renovations and Equipment			
Project Location (describe, and attach a location map):  St. Lawrence University Campus, Canton, NY			
Brief Description of Proposed Action:  New money, the amount in excess of the refunded 2001A and 2005 Bonds, will be used for the renovation of existing facilities and new equipment purchases on campus over next 3 years.			
Name of Applicant or Sponsor: St. Lawrence University c/o Joseph P. Manory, VP Finance		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 23 Romoda Drive			
City/PO: Canton		State: NY	Zip Code: 13617
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Local permitting as needed based on the scale and scope of renovation of existing facility		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1000 Acres main campus	
b. Total acreage to be physically disturbed?		0	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1000 Acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Yes Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): Educational <input type="checkbox"/>			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO X <input type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO X <input type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO X <input type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor: _____ Date: <u>1/11/16</u> Signature: _____		

Agency Use Only (If applicable)

Project:

Date:

*Short Environmental Assessment Form  
Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only (If applicable)

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
St. Lawrence County IDA-CDC	2/12/16
Name of Lead Agency	Date
[Redacted]	Chief Executive Officer
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
[Redacted]	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM