



MCC's Downtown Campus at the Kodak Complex

December 2012

On Tuesday, December 11, the Monroe County Legislature approved the issuance of \$28 million in bonds for a new MCC campus downtown. This is a significant milestone in the project—and one to be celebrated!—but there are additional steps in the process. Below are answers to some of your questions.

FAQ

Q: As I understand it, the bonding resolution did not specify a location for our downtown campus. Why not and what does that mean for the Kodak properties?

A: You are correct; the resolution that the county legislature passed Tuesday, December 11, was to bond \$28 million for the purchase or lease of a downtown campus for MCC. The resolution did not specify a location for the campus. This compromise language helped garner the necessary votes needed for the legislation to pass. (Bonding requires support from two-thirds of the legislators, or 20 legislators.)

With that said, our interest in the Kodak properties has not wavered. We continue to believe that it is the best location for our students and the most affordable option for taxpayers.

This compromise language also does not change the next step: the county legislature will be asked to approve the purchase of property for MCC's downtown campus. Our county partners will now work to finalize purchase terms with Kodak officials and that will be followed by a vote of the county legislature early in 2013. Approval for the sale requires support from a majority of legislators (15).

Q: Why only \$28 million? I thought this was a \$72 million project.

A: Funding for all large capital projects is bonded annually. The \$28 million is enough to purchase the property, begin design and cover other year one expenses. The legislature will be asked to bond funds for subsequent years in December 2013, 2014 and 2015.

While the county bonds the entire project, it is important to remember that SUNY reimburses 50 percent of the project. That 50 percent reimbursement is what makes owning our campus so much more viable than leasing.

Q: Moving forward, what are the major milestones?

A: The next significant milestone is the vote by the county legislature authorizing the purchase of the Kodak properties. We anticipate that vote will occur early in 2013. Once the purchase is complete, we move into the design phase, then construction, then moving day. Our lease in the Sibley Building runs through December 2016; we hope to be moving into our new campus in the 2016 fall semester.

Q: What is our plan if we are unable to move to the Kodak location?

A: Our focus is steadfast on securing the Kodak property. With a Sibley Building lease through 2016, there is time to consider alternatives in the unlikely event that we need to.

Q: What is the status of the SEQR process?

A: The required environmental review (SEQR) has been completed and a negative declaration was issued, indicating that the project will not have a negative impact on the environment.

Q: When is the next opportunity for the college community to become part of the process and provide input?

A: There will be opportunities throughout the design phase for college community input. Updates will be shared in college forums and through the MCC Daily Tribune. Stay tuned!

Q: I didn't have a chance to participate in a tour of the Kodak building. Will there be more opportunities?

A: We can plan more tours after we take possession of the buildings.

Q: How long do we have to use the bonded money? Will we lose it after a certain time?

A: This is an interesting question. SUNY has been holding its half of the project's funding for some time and we are increasingly hearing Albany voices saying "Use it or lose it." It's critical that this project move forward now while the money is still there.

Q: Now that Winn Development is investing in and improving the Sibley Building, is there a chance the Damon City Campus will stay at Sibley?

A: We are very happy that Winn is making improvements at Sibley. Our faculty, staff and students will be there through 2016 and we want the best learning and working environment possible. Those improvements, however, don't change the fact that the Kodak properties remain the best location for our students and the most fiscally responsible choice for taxpayers.

Q: What is the next step for MCC? What can I do to help?

A: If you haven't yet signed the online petition (www.monroecc.edu/downtown) indicating your support for the campus at Kodak, please do. Our ability to show widespread support for the Kodak location is helping to garner the legislative support that we need. You may think one voice can't make a difference but so more than 650 individual voices have come together to collectively make a clear and strong statement: It's Time to Move!

Q: What is the timeline for the new campus?

Q: Our goal remains to occupy the new campus in fall 2016.

Q: Does the Dec. 11 vote mean we can start construction/renovations in 2013?

A: The vote provides funding to purchase the property and begin designing the new campus. It won't be long before you will see great things happening at the site.

Q: What is the impact of Kodak's bankruptcy?

A: We are confident that the bankruptcy will not affect the project. MCC and county officials have consulted bankruptcy attorneys, who assure us that the bankruptcy should have no negative impact on the sale of these properties. Bankrupt companies are permitted to sell assets within a certain threshold and we expect this purchase to be within that threshold.

If you have additional questions, please visit www.monroecc.edu/downtown or contact the College at collcommrelations@monroecc.edu.

Search Process Timeline: For 20 years, Monroe Community College has been searching for a permanent downtown campus location that would be owned by the college. During that time, MCC has been a part of many proposals that combined downtown redevelopment efforts with the need for a more suitable campus.

1992

- MCC establishes temporary downtown campus at the Sibley Building.

2001

- Plans announced to build MCC's Advanced Technology Education Center (ATEC) at a site on Plymouth Avenue. Intent is to vacate the Sibley Building for new location.

2003

- County Executive Doyle proposes a joint facility—college campus, transit center and performing arts center—to supersede ATEC.

2005

- ATEC vision reconstituted as the Renaissance Square project. MCC joins.

2009

- The Renaissance Square project ends.
- President Kress convenes internal Downtown Campus Steering Committee to develop site selection criteria.

2010

- MCC Board authorizes hiring of Cecil Group as site selection consultants.
- List of 18 potential sites narrowed to six by Board of Trustees.
- At County request, MCC team tours Sibley Building with County officials.
- President Kress, County Executive Brooks and Interim Mayor Richards hear presentation from Winn Companies.
- MCC and Monroe County explore Gateway/Edwards as a possible location but project cannot be done within budget.
- President Kress meets with Carlos Carballada on Winn's proposal for Sibley Building.
- MCC explores possibility of purchasing Sibley Building.

2011

- Kodak and MCC discuss potential acquisition of property at the State Street corporate campus.
- President Kress, some MCC Trustees and other MCC representatives hear Sibley Building redevelopment proposal from Winn Companies.
- President Kress meets with Mayor Richards to discuss the challenges with selecting the Sibley Building.

2012

- Monroe County Legislature adopts a 2013-2018 Capital Improvement Program that includes a new MCC downtown campus.
- Required SEQR (New York State Environmental Quality Review) report is completed. No negative environmental impact is found.
- The Monroe County Legislature approves bond resolutions for the 2013 Monroe County capital budget, including funding for MCC's new downtown campus, at its December meeting.