

The Case for MCC's Downtown Campus at the Kodak Complex

December 2011

MCC's Recommendation: After spending many months gathering information and considering proposals for potential sites for a new downtown campus, the MCC Board of Trustees has recommended to the County that the new campus be located at space purchased at the Kodak complex on State Street.

FAQ

Q: Why Kodak?

- The space gives our students the best possible opportunity to succeed in their education and find a job.
- It gives MCC the space needed to grow.
- It is the least expensive option.
- It is a location that MCC would own as opposed to leasing.
- It keeps the campus in the downtown area.

Q: What factors led you to decide against remaining at the Sibley Building?

- Cost: Continued leasing at the Sibley Building isn't the best financial investment for taxpayers. The cost of rehabilitating the property for MCC ownership exceeds the Kodak option by about \$10 million.
- Safety issues: The Sibley Building is too empty, and there are too many security and safety concerns in the area around the building.
- Need room to grow: Enrollment growth has increased the demand for an expanded facility that offers better parking, safety and educational features than those offered by the Sibley Building or even a rehabilitated Sibley Building.

Q: What is the benefit of having a downtown campus?

- MCC's downtown campus provides a much-needed educational option for a population that is mostly urban, economically challenged and serious about academic achievement.
- The students at MCC's downtown campus deserve an educational experience that equals that of the students at our suburban Brighton Campus. The disparities between the two campuses are stark and unacceptable.
- MCC's downtown campus delivers strong economic benefits to the region and contributes in many ways to the economic and social vibrancy of downtown Rochester.

- The most important economic benefit of the campus is the development of students into a strong workforce for the region.

Q: How is the Kodak site more cost-efficient than the Sibley Building?

- Over these many months we have looked at a number of sites and, with our County partners and LaBella Engineers, developed cost and space analyses on sites that looked promising. In the end, the Kodak site met the dual requirements of meeting the needs of our students and being financially viable. The Sibley Building did not.
- The cost of acquiring and renovating the Kodak site is \$10 million less expensive than the Sibley Building option.

Q: Why not have all MCC students attend the Brighton Campus?

- The MCC campus on East Henrietta Road doesn't have the capacity to accommodate the thousands of students who currently attend the downtown campus.
- According to SUNY space standards, Brighton Campus classroom space is oversubscribed by 30 percent. Adding on to the Brighton Campus would further strain campus infrastructure (most obviously parking) and likely cost more than purchasing existing space in the downtown area.

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. Unfortunately, that approach has not worked.

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 Ave. 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 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.