

**Dutchess County
Local Development
Corporation**

**Application
For Financial
Assistance**

3 Neptune Road
Poughkeepsie, NY 12601
Ph: 845.463.5400 Fx: 845.463.0100
Email: info@thinkdutchess.com
www.dutchesscountylde.com

For Office Use Only
Project #:

Application Received Date:

DCLDC Board and Staff
OFFICERS

Chairman
Charles Daniels III

Vice Chairman
Timothy E. Dean

Secretary/Treasurer
Phyllis DiStasi Keenan

Executive Director
Sarah Lee

Chief Financial Officer
Marilyn Yerks

**Compliance Officer/
Records Access Officer**
Sarah Lee

BOARD OF DIRECTORS

Charles Daniels III
Timothy E. Dean
Mark Doyle
Angela E. Flesland
Phyllis DiStasi Keenan
Edward Summers
Alfred D. Torreggiani

Counsel
Donald Cappillino

COUNTY GOVERNMENT

County Executive
Marcus J. Molinaro
Dutchess County Office Building 22 Market
Street, Sixth Floor
Poughkeepsie, NY 12601
Tel.# (845) 486-2000(B) Fax # (845) 486-
2021
Email: mmolinaro@dutchessny.gov

This e-mail address is being protected from
spambots.

Dutchess County Legislature
Dale L. Borchert, Chairman
Dutchess County Office Building 22 Market
Street, Sixth Floor
Poughkeepsie, NY 12601
Tel # (845) 486-2100(B) Fax # (845) 486-
2113
Email: dborchert@dutchessny.gov

MISSION STATEMENT

The mission of the Dutchess County Local Development Corporation is to reduce underemployment and increase employment; provide assistance and financial incentives for the formation, retention, expansion, and attraction of not for profit and for profit business to improve the economic vitality of the County.

Please answer all questions. Use "None" or "Not Applicable" where necessary

A. Applicant Information (company receiving benefit)

Company Name: Vassar College
Address: Box 2, 124 Raymond Avenue
Phone: 845-437-5500 Fax: 845-437-7443
Email: brswarhout@vassar.edu
Website: www.vassar.edu
Federal Employer ID Number: 14-1338587

Not for Profit Corporation yes
Date of Establishment: January 18, 1861
Place of Organization New York
If a foreign organization, is the Applicant authorized to do business in the State of New York? N/A

B. Individual Completing Application

Name: Bryan Swarhout
Title: Assistant Vice President
Address Box 2, 124 Raymond Avenue
Phone: 845-437-5506 Fax: 845-437-7443
Email: brswarhout@vassar.edu

C. Company Contact (if different from individual completing application)

Name: _____
Title: _____
Address _____
Phone: _____ Fax: _____
Email: _____

D. Company Counsel:

Name of Attorney: Eileen Heitzler
Firm Name: Orrick Herrington & Sutcliffe
Address 51 W. 52nd Street, New York, NY 10019
Phone: 212-506-5235 Fax: 212-506-5151
Email: eheitzler@orrick.com

E. Request for Assistance:

Please check which type of assistance you are applying for (select all that apply):

1	Bond Issuance	<input checked="" type="checkbox"/>
2	Straight Lease	<input type="checkbox"/>
	a. Mortgage Tax Exemption	<input type="checkbox"/>

F. Please list all Officers and Directors for the Not for Profit Corporation:

Please see attached list

G. Applicant Business Description: Describe in detail organization’s background and mission. Attach additional pages if needed.

The mission of Vassar College is to make accessible “the means of a thorough, well well-proportioned and liberal education” that inspires each individual to lead a purposeful life. The College makes possible an education that promotes analytical, informed, and independent thinking and sound judgment; encourages articulate expression; and nurtures intellectual curiosity, creativity, (continued on attached)

H. Is or was the Company assisted by DC LDC?

Yes; the DC LDC has issued debt on behalf of the College previously

I. Industry

Please check off the Project’s Industry Sector:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Education or Healthcare Services | <input type="checkbox"/> Airport |
| <input type="checkbox"/> Cultural Institutions | <input type="checkbox"/> Charitable Organization |
| <input type="checkbox"/> Non-profit nursing homes | <input type="checkbox"/> Government |
| <input type="checkbox"/> Non-profit assisted living facilities | <input type="checkbox"/> Solid waste / sewage facility |
| <input type="checkbox"/> Other (Please write): _____ | |

North American Industrial
 Classifications Number (NAICS) _____

Section II: Project Description & Details

Project Location

Project Address Vassar College (central campus)
124 Raymond Avenue, Poughkeepsie, NY 12604

Property Tax Jurisdiction:

Municipal: Town of Poughkeepsie
School District: Arlington Central School District

Utilities: Indicate which, if any, utilities are on site

Water Electric
 Gas Sanitary/Storm Water

Does the Applicant or any related entity hold fee title to the Project Site? Yes No
If no, Present legal owner of site: _____

Describe the present use of the proposed Project Site

Educational activities in support of the mission of Vassar College

The facility consists of a building/space which will be (check as applicable)

Acquired Constructed
 Renovated Expanded

In the space below briefly describe the proposed project and its purpose (new build, renovations, equipment purchases). Identify specific uses occurring with the project. Describe any and all tenants and any/all end users. Attach detailed information if necessary.

Refinance of existing debt

Describe why the Agency's assistance is necessary and if the applicant is unable to obtain Corporation financial assistance, what will be the impact on the Applicant and Dutchess County and/or municipality? Would the applicant proceed with the project without Corporation assistance? (Attached additional sheets if necessary)

The Agency's assistance will enable Vassar to access the bond markets on a tax-exempt basis, enabling it to achieve a lower cost of financing compared with a taxable issue. The College also has the option of issuing tax-exempt debt through the Dormitory Authority of the State of New York.

To the extent the project serves a local market area, is there a recognized and demonstrable need for the products or services the project will provide in the project's market area?

The proceeds from the 2007 bonds being refinanced were used on projects across the campus. These projects support the mission of the College which serves as of the of the elite higher education institutions in the county, state, and country.

Is the project compatible with and will significantly assist and enhance all development plans for its area established formally or informally by local, county, state and federal authorities?

yes

Will this project initially provide substantial employment and/or substantial capital investment and be of a nature which demonstrates a substantial long-term commitment of the beneficiary to the county, which makes it highly likely that the substantial increase in employment, capital investment will continue for a significant period of time?

The initial bonds provided significant capital investment and supported the mission of the College which is one of the larger employers in the county.

Is the project of a speculative nature?

No

Zoning of Project Site:

Current

IN (Institutional)

Proposed

IN (Institutional)

Are any variances needed? If so, please list:

No

The approximate acreage of the land to be purchased or leased:

N/A

The approximate square footage of the existing building to be purchased or space to be expanded/renovated is:

N/A – refinance of existing projects

The approximate square footage of the planned *new* construction is:

Please note that the Corporation cannot provide any financial assistance until the environmental review required under the State Environmental Quality Review Act (“SEQRA”) has been completed. Please complete the annexed Short Form Environmental Assessment Form. Based upon the information provided in that form and elsewhere in this application, the Corporation may require further information regarding potential environmental impacts.

If this project is likely to have a significant adverse impact on the environment (a “Type I” action), then the action is probably required to be reviewed by one or more other state or local agencies, such as a local zoning or land use authority. In that event, the Corporation generally will not act as “lead agency,” and any action by the Corporation must await completion of the SEQRA review by the other agency. If that is not the case, i.e., if the proposed action is a “Type II” or “unlisted” action under SEQRA, the Corporation may act independently for SEQRA purposes.

Any known environmental contamination or remediation issues? Yes No

If yes, please list:

The Corporation will not provide any financial assistance to the Project until the environmental findings required under SEQR have been made.

Facility Relocation or Closure

Will the project result in the removal of a plant or facility of the Applicant from one area of the State of New York to another area of the State of New York:

Yes No

Will the project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the State of New York to another area of the State of New York?

Yes No

Will the Project result in the abandonment of one or more plants or facilities located in the State of New York?

Yes No

If the answer to either of the foregoing questions in this subpart is positive, please explain in detail, on as many separate sheets as necessary, the reasons for the relocation, abandonment or closure, including, without limitation, (i) any considerations regarding the applicant's (or other occupant's) ability to remain competitive in its industry, and (ii) any consideration which has been given to relocating to any location outside the State of New York. Please note that the Corporation may ask you to provide additional information regarding the foregoing, including documentary support

Project Construction Schedule

What is the proposed date for commencement of acquisition or construction of the Project?

N/A – Project has been complete for several years. Transaction is a refinancing of prior debt.

Please indicate the actual or expected dates of :

Construction completion: _____

Occupancy: _____

Will the company be occupying 100% of the completed facility? Yes No

If no, will there be tenants in the remaining space? Yes No

Investment (Uses and Sources)

Uses (Facility Costs)

Please give an accurate estimate of the costs of all of the following items.

1. Real Estate (Acquisition cost of land and /or existing structures)	\$ _____
2. New Building Construction	\$ _____
3. New Building Addition	_____
4. Infrastructure Work	\$ _____
5. Reconstruction/Renovation	\$ _____
6. Equipment (Taxable) (Spending that will be subject to sales tax – i.e. machinery and equipment)	\$ _____
7. Other Tax Exempt (non-construction spending that will not be subject to sales tax)	\$ _____
8. Professional Services (Architect, Legal Fees ¹ , Engineering fees)	\$ _____
9. Other Taxable	\$ _____
10. Other (please specify) (outstanding callable debt)	\$ 110,315,000
Project Cost	\$ 110,315,000

Uses (Financing, Legal, Miscellaneous)

	<u>Estimated Fees</u>
LDC Administrative Fees (See page 1)	\$ 297,450
LDC Counsel	\$ 50,000
Applicant Counsel	\$ 100,000
Transaction Counsel	\$ _____
Bond Counsel	\$ 75,000
Underwriter Counsel	\$ 60,000
Trustee Counsel	\$ 2,500
Other Costs of Bond Issue (i.e. printing)	\$ 480,050
If this is a bond transaction, will you be refunding bonds? And if so state amount here	\$ 110,315,000

Corporation costs such as public hearings and legal notice fees are the responsibility of the Applicant from the time an application is submitted.

SOURCES

Amount of equity	\$	_____
Amount of other conventional financing	\$	_____
Amount financed by bond issue	\$	<u>111,380,000</u>
Total Cost.....		<u>\$111,380,000</u>

Corporation Financial Information

Please attach the following information:

1. The Corporation's Audited financial statement for the last two years.
2. A copy of the Corporation's most recent Annual Report
3. The Corporation's income projections

Community Benefits

1. Financial Assistance Provided

a. Estimated Mortgage Recording Tax Exemption

$$\begin{array}{r} \$ \\ \hline \end{array} \text{Projected Amount of Mortgage} \times \begin{array}{r} .0105 \\ \hline \end{array} \text{Mortgage Recording Tax} = \$ \begin{array}{r} \\ \hline \end{array} \text{Total}$$

Community Benefits – Employment

1. Benefits = Economic Development Impacts (For Project Location Only)

a. *Employment should be quantified by “FTE”, which shall mean: (a) a full-time, permanent, private-sector employee on the project’s payroll, who has worked (or is projected to work) at the project facility for a minimum of thirty-five hours per week for not less than four consecutive weeks and who is (or will be) entitled to receive the usual and customary fringe benefits extended by the Applicant to other employees with comparable rank and duties;*

b. *or (b) two part-time, permanent, private-sector employees on the Applicant’s payroll, who have worked (or are projected to work) at the project facility for a combined minimum of thirty-five hours per week for not less than four consecutive weeks and who are (or will be) entitled to receive the usual and customary fringe benefits extended by the Applicant to other employees with comparable rank and duties*

	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Current FTE						
Full Time Construction Jobs						

Current FTE at project location 1,006

Estimated average annual salary of jobs to be retained \$72,644

Average estimated annual salary of jobs to be created _____

	Job Category	Number of FTE's Retained	Annual Payroll	Number of FTE's to be created	Annual Payroll
Owner/Executive					
Professional					
Management					
Administrative					
Construction					
Other					

Are employees currently covered by a collective bargaining agreement?
 If yes, Name and Local?

Are employees provided retirement benefits? Yes No

Are employees provided health benefits? Yes No

Have you contacted or been contacted by other Economic Development Agencies? If yes, please identify which agencies and what other assistance or assistance sought and the dollar amount that is anticipated to receive. Yes No

If yes, please list: _____

Items needed for a Bond Closing

The following items shall be furnished to the LDC within thirty (30) days following a bond closing:

- Cost of Issuance
- True Interest Cost
- CUSIP Number
- Interest type or rate
- Trustee bank, address, contact person, and account number
- Schedule of indebtedness
- Any other documentation reasonable requested by the DC LDC

Please sign below to indicate that you have read and understand the above and will provide information on a timely basis.



Chief Executive Officer or Applicant

16 January 2017

Date

J. Bond Information

1. State Bond Issuance Fees: N.Y. Public Authorities Law §2976(2) levies upon the Corporation the following (which amount must be paid to the Corporation by the applicant):

<u>Principal Amount of Bonds</u>	<u>Percentage Fees</u>
\$1,000,000 or less	.168
\$1,000,000 to \$ 5,000,000	.336
\$5,000,001 to \$ 10,000,000	.504
\$10,000,001 to 20,000,000	.672
More than \$20,000,000	.084

2. Total Funds Required _____ Estimated Term _____

Indicate the date by which the proceeds of the Corporation's bonds, if issued will be needed

Date Required _____

DEANNA M. TONNEY
Notary Public, State of New York
Exp. 01/01/2017
Commission Expires _____
Organized in Dutchess County

Certification

Jonathan L. Chenette deposes and says that he/she is
(Name of Officer of Company submitting application)

the Interim Acting President of Vassar College
(Title) (Company Name)

The corporation named in the attached application; that he/she has read the forgoing application and knows the contents thereof; that the same is true to his/her knowledge.

Deponent further says that the reason this verification is being made by the deponent and not by

Vassar College is because the said Company is a Corporation.
(Company Name)

The grounds of deponent's belief relative to all matters in the said application which are not stated upon his/her own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information acquired by deponent in the course of his/her duties as an officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "applicant"), deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the Dutchess County Local Development Corporation (hereinafter referred to as the "Corporation") acting on behalf of the applicant during the attendant negotiations and leading to the issue of bonds. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified time to take reasonable, proper, or request action, or withdraws, abandons, cancels, or neglects the application, or if the Corporation or applicant are unable to find buyers willing to purchase the total bond issue required, then upon presentation of invoice, applicant shall pay to the Corporation, its' agents, or assigns, all actual costs incurred with respect to the application, up to that date and time, including fees of bond counsel for the Corporation and fees of general counsel for the Corporation.* Upon successful conclusion and sale of the required bond issue, the applicant shall pay to the Corporation an administrative fee set by the Corporation.

[Signature]
(Chief Officer of Company submitting)

Jonathan L. Chenette Interim President
Print Name Title
16 January, 2017
Date

NOTARY: Sworn to me before this 16th day of January, 20 17
*Applicant is responsible for payment of any State Bond Issuance Fees.

Deanna M. Touhey
Notary Public (Please Affix Stamp)

DEANNA M. TOUHEY
Notary Public, State of New York
Reg. # 01TO4841167
Qualified in Dutchess County
Commission Expires: 4-30-2019

**Applicant Requirements
For Local Development Corporations**

1. Absence of Conflicts of Interest

The Applicant has received from the Corporation a list of the members, officers and employees of the Corporation. No member, officers or employees of the Corporation has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

2. Job Listing

In accordance with Section 858-b(2) of the New York General Municipal Law, Applicant understands and agrees that, if the Project receives any Financial Assistance from the Corporation, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed within the New York State Department of Labor Community Services Division (the DOL) and with the One-Stop Center of the service delivery area created by the federal Workforce Investment Act (WIA) in which the Project is located.

3. First Consideration for Employment

In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Corporation except as otherwise provided by collective bargaining agreements, Where applicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the One-Stop Center for new employment opportunities created as a result of the Project.

4. Annual Employment Reports

The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Corporation, the Applicant agrees to file, or cause to be filed, with the Corporation, on an annual basis, reports regarding the number of people employed at the project site, salary levels and such other information as part of the Corporation's Employment Report.

5. Fees

This obligation includes an obligation to submit Corporation Fee Payment to the Corporation in accordance with the Corporation Fee policy effective as of the date of this Application.

6. Freedom of Information Law (FOIL)

The Applicant acknowledges that the Corporation is subject to New York State’s Freedom of Information Law (FOIL). Applicants understand that all project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.

New York State Law requires financial reporting requirements from all LDC’s in New York State

7. Bonds

a. All bonds issued, outstanding or retired during the year must indicate the following:

Month and year issued; Interest rate at year end; outstanding beginning of year; issued during year; principal payments during year; outstanding at end of year; and final maturity date. This information will be requested from you in January of each year.

b. All new bonds issued need the following supplemental information:

Name of the project; tax exemptions separated by State and local sales tax, County and school taxes; Mortgages recording; Payments in lieu of taxes; New tax revenue if no exemption is granted; number of jobs created and other economic benefits. This information is required each year and will be requested from you in September of each year.

The Public Authority Accountability Act of 2005 and the Public Authorities Reform Act of 2009, if determined applicable, impose additional reporting requirements on the DCLDC. The applicant agrees to promptly, diligently and accurately provide all information required by the DCLDC to meet its obligations under these laws.

Please sign below to indicate that you have read and understand the financial and employment reporting requirements and will provide information on a timely basis.

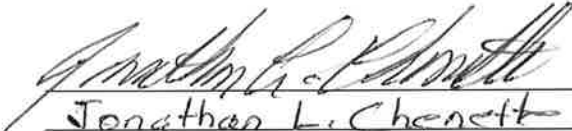
The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Corporation will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Signature
Print Name
Title
Date

Jonathan L. Cherette
Jonathan L. Cherette
Interim President
16 January, 2017

HOLD HARMLESS AGREEMENT

Applicant hereby releases the Dutchess County Local Development Corporation and its members, officers, servants, agents and employees thereof (the "Corporation") from, agrees that the Corporation shall not be liable for and agrees to indemnify, defend and hold the Corporation harmless from and against any and all liability arising from or expense incurred by (A) the Corporation's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Corporation, (B) the Corporation's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Corporation with respect to the Project; including and without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Corporation or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Corporation, its agents or assigns, all costs incurred by the Corporation in the processing of the Application, including attorneys' fees, if any. The Corporation reserves the right at any time, as a condition to further consideration of this application, to require reimbursement of any such costs incurred, or to require a deposit against such costs and to apply such deposit to the Corporation's costs as incurred.

Signature 
Print Name Jonathan L. Chenette
Title Interim President
Date 16 January, 2017

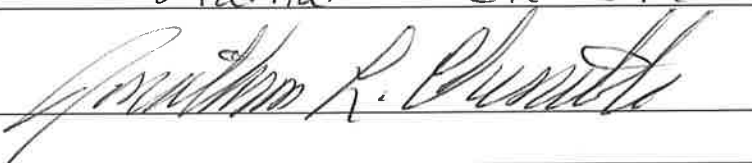
Appendix A

Short-Form Environmental Assessment Form

Please complete the following appendix by answering all questions and submit evidence of any prior environmental review by other government agencies. After review by DCLDC, Applicant may be required to submit a full Environmental Assessment Form. See Appendix B.

Appendix A
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR: Vassar College	2. PROJECT NAME: 2007 Bond Refinance
3. PROJECT LOCATION: Municipality : Poughkeepsie County: Dutchess	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) : 124 Raymond Avenue, Poughkeepsie, NY 12604	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion Modification/alteration Refinance	
6. DESCRIBE PROJECT BRIEFLY: Refinance	
7. AMOUNT OF LAND AFFECTED: Initially None Acres Ultimately acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial Commercial Agriculture <input type="checkbox"/> Park/Forest/Open Space Other Describe: Institutional – College Campus with residential buildings, educational spaces, and open green space	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: : Projects have gone through the Town of Poughkeepsie planning and building processes. Because this is a refinance all projects have certificate of occupancy and closed building permits.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Jonathan L. Chenette</u>	Date: <u>16 January 2017</u>
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A.	DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
B.	WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C.	COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
D.	WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:
E.	IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation that the proposed action **NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Vassar College LDC Application Attachment

F. Officers Of the College

Senior Officers of the College – December 2016

Interim President Jonathan L. Chenette (2016/2017 academic year)

Dean of the Faculty Jonathan L. Chenette – since 2008

Acting Dean of the Faculty Stephen R. Rock (2016/17 academic year)

Dean of the College Christopher F. Roellke – since 2008

Dean of Strategic Planning and Academic Resources Marianne Begemann '79 – since 2012

Acting Vice President for Finance and Administration Stephen R. Dahnert (May 2016 – June 2018)

Vice President for Alumnae/i Affairs and Development Catherine E. Baer – since 1999

Vice President for Communications Susan DeKrey – since 1999

Board of Trustees

Karen Herskovitz Ackman '88

Jamshed J. Bharucha '78

Jason Blum '91

Beth Burnam '77, P'10

Mark Burstein '84

Jonathan L. Chenette, Interim President of Vassar College

Darys Estrella '92

Linda Fairstein '69

Richard Feitler '85

Anthony J. Friscia '78, P'15

Jeffrey A. Goldstein '77, P'12

Lorna Bade Goodman '63, P'88

Heather Sturt Haaga '72

Maryellen Cattani Herringer '65

Huang Hung '84

Philip N. Jefferson '83

Henry P. Johnson '88

Lisa Kudrow '85

Geraldine Bond Laybourne '69, P'93

Susan Zadek Mandel '78

Kenneth W. Miles '07

Tanya M. Odom '92

Carol S. Ostrow '77, P '09, P '15

Tamar Smith Pichette '86

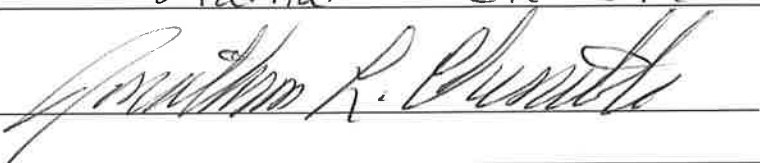
William A. Plapinger '74, P'10, Chair
Kathy Zillweger Putnam '75
Eve E. Slater '67
Karen Strain Smythe '82
Milbrey (Missie) Rennie Taylor '68
Debra Fagel Treyz '74
Jill Troy Werner '71
Christianna A. Wood '81
Kathy Zillweger Putnam '75
Eve E. Slater '67
Karen Strain Smythe '82
Milbrey (Missie) Rennie Taylor '68
Debra Fagel Treyz '74
Jill Troy Werner '71
Christianna A. Wood '81

G. Mission of the College continued

Respectful debate and engaged citizenship. Founded in 1861 to provide women an education equal to that once available only to men, the College is now open to all. Vassar supports a high standard of engagement in teaching and learning, scholarship and artistic endeavor; a broad and deep curriculum; a community diverse in background and experience, and a residential campus that fosters a learning community.

Appendix A
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR: Vassar College	2. PROJECT NAME: 2007 Bond Refinance
3. PROJECT LOCATION: Municipality : Poughkeepsie County: Dutchess	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) : 124 Raymond Avenue, Poughkeepsie, NY 12604	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion Modification/alteration <input checked="" type="checkbox"/> Refinance	
6. DESCRIBE PROJECT BRIEFLY: Refinance	
7. AMOUNT OF LAND AFFECTED: Initially None Acres Ultimately acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial Commercial Agriculture <input type="checkbox"/> Park/Forest/Open Space Other Describe: Institutional – College Campus with residential buildings, educational spaces, and open green space	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: : Projects have gone through the Town of Poughkeepsie planning and building processes. Because this is a refinance all projects have certificate of occupancy and closed building permits.	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Jonathan L. Chenette</u>	Date: <u>16 January 2017</u>
Signature: <u></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A.	DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
B.	WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C.	COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
D.	WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:
E.	IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation that the proposed action **NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)