



The State University
of New York

Office of the Chancellor

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MEMORANDUM

October 28, 2025

TO: Members of the Board of Trustees

FROM: Dr. John B. King Jr., Chancellor

SUBJECT: Acquisition of Real Property – Cayuga Community College

Action Requested

The proposed resolution approves the site and value of the purchase of real property for Cayuga Community College ("the College").

Resolution

I recommend that the Board of Trustees adopt the following resolution:

Whereas New York State Education Law §6306(4) provides that a community college may acquire real property suitable for carrying out the programs and purposes of the college; and

Whereas the regulations of the State University of New York, set forth in 8 New York Codes, Rules and Regulations (NYCRR) §603.5(a), provide that real property may be acquired for community college facilities by purchase only after A) an appraisal has been prepared, and B) the State University of New York Board of Trustees has approved the selection of the site, the educational value of the property, and a capital budget which includes the acquisition costs; and

Whereas the College's sponsor, the County of Cayuga, has passed a resolution approving purchase of the property ("Site") in question; and

Whereas the College's Board of Trustees passed a resolution approving the purchase and use of the subject property adjacent to the college for non-student-facing services; and

Whereas the subject real property consists of approximately 7,080 square feet and a building of approximately 1,100 square feet, three bedrooms, two baths, and a garage located at 231 Franklin Street, Auburn, New York; and

Whereas the College Sponsor has already purchased such property for a price of \$200,000 and put it in trust for college use and purposes; and

Whereas the College has obtained two appraisals of the property, both completed within the past year, both for \$190,000; confirming the price paid by the College was reasonable; and

Resolved that, contingent upon the completion of an environmental assessment by the College or College Sponsor, and resolution of any findings thereto, the acquisition of the Site be, and hereby is, approved, pursuant to the requirements of NYCRR §603.5(a); and, be it further

Resolved that the value of the Site for purposes of section §6304(1)(c) is determined to be \$190,000; and, be it further

Resolved that the Chancellor, or designee, be, and hereby is, authorized to transmit the determination as to the value of such real property to the New York State Director of the Budget for appropriate action.

Background

Cayuga Community College plans to use this property/facility for non-student-facing administrative services, thereby providing more space for faculty and student service offices in the center of the campus. The Sponsor previously purchased 227 Franklin Street and 229 Franklin Street for college use and purposes; this property completes college ownership of all properties outside the entrance of the college campus.

The College has invested time and effort into participating in essential student success and retention programs such as SUNY Reconnect, ASAP and EOP, which are important for the continued success of the campus. To support this, they are looking to provide sufficient space to support these activities where students are.