



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 – Schenectady County Community College**

### **Action Requested**

The proposed resolution approves the site and value of purchase of real property for Schenectady County Community College.

### **Resolution**

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

**Whereas** NYS 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 i) an appraisal has been prepared and ii) 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 Schenectady County Community College Sponsor, the County of Schenectady (“Sponsor”), has passed resolutions

approving the acquisition of the 14 properties ("Site") as well as a 15th parcel related to an isolated roadway connecting the Site that is being acquired at no cost; and

**Whereas** the Schenectady County Community College Board of Trustees has also passed resolutions approving the acquisition purchase of the Site in question for a new aquatic center; and

**Whereas** the Site consists of 14 parcels to be acquired comprising approximately 2.28 acres and a 15th area related to a roadway connecting the Site, for a total of 2.43 acres located adjacent to the college's main campus on State Street, Schenectady, New York; and

**Whereas** to ensure the Site was available for the college prior to a final decision on use, the college Sponsor has already purchased such properties for a price of \$4,345,000 and put it in trust for college use and purposes; and

**Whereas** Schenectady County Community College has obtained two appraisals of the properties, both completed within the past year; now, therefore, be it

**Resolved** that for purposes of 8 NYCRR §603.5(a) i) the value of the Site is determined to be \$2,959,929 per the higher market valuation, and ii) the Site is approved from an educational value perspective; 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 NYS Director of the Budget for appropriate action.

## **Background**

The properties will be used to create a new aquatic center for Schenectady County Community College within a half mile of the college itself.

Benefits to Schenectady County Community College students include recreation, athletics, wellness, and academic opportunities. These are in addition to the important services offered to the community served by Schenectady County Community College.

The posited aquatic center is planned to span 80,000 square feet and will include:

- A regulation, Olympic-sized, competition pool and diving well with 1,200-person seating for spectators and on-deck seating for 600 athletes.
- Six-lane warm water instruction pool and heated therapy pool.
- Multi-purpose dry space, including meeting rooms, pro shop, dry land training facilities, locker rooms and concessions.
- Other non-traditional and/or non-aquatics activities, such as stand-up paddleboard yoga, NINJACROSS obstacle course and a rock-climbing wall.

The properties included in this request are in the lower State Street section of downtown Schenectady directly across from the College's main campus and adjacent to its teaching/learning locations on lower State Street and in the Mill Lane artisan district.

The facility will begin construction in 2025 with a tentative opening date in 2027 and will be owned and operated by Schenectady County Community College.

- Total project budget is \$52.0M<sup>1</sup>, comprised of:
- \$15.1M Items Not Eligible for State Match
    - \$10.0M: NY-SWIMS Grant
    - \$5.1M: State Member Item
  - \$18.5M: Items Eligible for State Match
    - \$8.5M: Fundraising
    - \$5.0M: County Funds
    - \$5.0M: Federal Funds
  - \$18.5M: State Match in 2025/26 Executive Budget

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<sup>1</sup> Components may not equal due to rounding.