M E M O R A N D U M

March 17, 2020

TO: Members of the Board of Trustees

FROM: Kristina M. Johnson, Chancellor

SUBJECT: Transfer of Jurisdiction from the Office of Mental Health to the State University of Building 3 and Building 4 and adjacent land which is located on the grounds of Hutchings Psychiatric Center in Syracuse, New York.

Action Requested

The proposed resolution authorizes application, by the State University, to the Commissioner of General Services for the transfer of jurisdiction from the Office of Mental Health to the State University of two buildings identified as “Building 3” and “Building 4” of the Hutchings Psychiatric Center, with the real property as identified in Attachment A, and approves acceptance of jurisdiction by the State University.

Resolution

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

Whereas Public Lands Law Section 3(4) authorizes a State entity, including the State University, to make application to the Commissioner of General Services, for the transfer of jurisdiction of State-owned real property from another State entity to the applying State entity, and to consent to the transfer of jurisdiction of the State-owned real property under its jurisdiction; and

Whereas the subject real property (“Site”) consists of one parcel of approximately 2.1 acres with two buildings (Building 3 is approximately 31,930 square feet and Building 4 is approximately 29,435 square feet) and is under the jurisdiction of the Office of Mental Health (“OMH”), owned by the State of New York, and located in the City of Syracuse, County of Onondaga, State of New York and currently identified as 713 Harrison Street and 618 Madison Street (the City of Syracuse has agreed to formally change the address to
719 Harrison Street as the buildings are adjacent to each other); and

**Whereas** SUNY Upstate Medical University (“SUNY Upstate”) seeks to acquire the Site for to allow SUNY Upstate to continue to provide out-patient psychiatric services for adults, children and adolescents, and to expand and enhance such services for the benefit of the community served; and

**Whereas** there is bonded debt of $2,076,606.28 (principal and interest) on the Site, which SUNY Upstate is prepared to assume; and

**Whereas** SUNY Upstate has completed a building assessment and an environmental assessment of Buildings 3 and 4; now, therefore, be it

**Resolved** that the Chancellor or designee is authorized to apply to the Commissioner of General Services for the transfer of jurisdiction of the Site from OMH to SUNY and consent to the transfer, including taking all steps necessary to execute and approve documents, notices, maps and other instruments necessary or appropriate to affect such transfer of jurisdiction.

**Background**

Since 1983 SUNY Upstate has leased Building 3 from the Office of Mental Health (“OMH”) on the neighboring property of the Hutchings Psychiatric Center, identified as 713 Harrison Street, Syracuse, which is comprised of three floors. Lease payments were based on the debt service cost of the outstanding debt. On the first and second floors, SUNY Upstate operates within this building two out-patient clinics of University Hospital, providing mental health services for adults, children and adolescents and known as the “Upstate Adult Psychiatry Clinic” and the “Upstate Child & Adolescent Psychiatry Clinic”.

SUNY Upstate has recently been awarded a Delivery System Reform Incentive Payment (DSRIP) Program grant of $1,309,500 – from funds already in receipt from the federal government - to develop a “Child and Adolescent Psychiatry Intensive Outpatient Program” or “IOP”. The IOP will provide an intensive intermediate level of psychiatric care for children and adolescents who are transitioning from hospitalization to out-patient treatment and for those who are at-risk for hospitalization. Currently, Syracuse is the only community from Albany to Buffalo that does not provide this intermediate level of care. SUNY Upstate will be utilizing the third floor of Building 3 for this program. The IOP is expected to serve over 500 children and adolescents ages 5-
18 annually, with the majority being Medicaid patients. The IOP will provide two different intensive out-patient programs. This grant will support 12 providers, clinicians and support staff.

Currently, SUNY Upstate subleases space in Building 3 to one of its practice groups, Psychiatry Faculty Practice, Inc. This Practice currently includes 7 faculty members who are providing services for the College of Medicine. The Practice has agreed to move its offices from Building 3 to Building 4 to accommodate the IOP. Building 4, located immediately adjacent to Building 3, is currently vacant.

OMH has agreed to transfer jurisdiction of both buildings to SUNY provided that responsibility for repayment of the debt service owed to DASNY on each building is accepted by SUNY. SUNY is seeking approval to transfer jurisdiction of Building 3 and Building 4 from OMH to SUNY. A map showing the proximity of the Site to the campus of SUNY Upstate is submitted as Attachment B and a photograph of the two buildings are submitted herewith as Attachment C.
Attachment B

Building #3

Building #4

Upstate Medical University
Attachment C

Building # 3

Building # 4