



DASNY

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Memorandum

TO: Robert S. Derico, R.A., Director, Office of Environmental Affairs

FROM: Matthew A. Stanley, AICP, Senior Environmental Manager, Office of Environmental Affairs

DATE: January 3, 2022

RE: *State Environmental Quality Review (SEQR) Determination* for the Wagner College 2022 Financing Project, Staten Island (Richmond County), New York

Description of Proposed Action and Proposed Project. Wagner College (“Wagner” or the “College”) has requested financing from the Dormitory Authority of the State of New York (“DASNY”) for its *2022 Financing Project* (the “Proposed Project”). Based on a review of the attached Transaction Summary Update, dated December 28, 2021, it has been determined that the Proposed Action would involve DASNY’s authorization of the issuance of one or more series of tax-exempt and/or taxable, fixed- and/or variable-rate Series 2022 Bonds to be sold through a negotiated offering and/or a private placement, in an amount not to exceed \$110,000,000 in funding under DASNY’s Independent Colleges & Universities Program. The Wagner College campus is located at 1 Campus Road, Staten Island, Richmond County, New York.

2022 Financing Project. The proceeds of the bond issuance would be used to finance the *2022 Financing Project*, which would involve:

Refunding. Refunding all or a portion of the College’s Series 1998 and Series 2009 Bonds issued by DASNY, as well as the College’s Series 2012 Bonds issued by Build NYC Resource Corporation; and the refinancing of a bank term loan.

Design and Engineering Services. Various updates to campus planning documents.

Student Union Roof. Upgrades to existing roof.

Tiers Parking Lot & Inner Campus Repaving. Repaving of various parking lots and campus roadways.

Spiro Sports Roof and HVAC. Upgrades to existing roof and improvements to heating and cooling system.

Campus Hall Renovations. Exterior façade repairs, new windows, new roof, interior renovations, conversion of required rooms to ADA, renovation of all bathrooms to be semi-private.

Information Technology Improvements. Replacements and upgrades to enterprise resource planning and other applications.

Guild Hall Renovations. Exterior façade repairs, new windows, new roof, interior renovations, conversion of required rooms to ADA, renovation of all bathrooms, ADA elevator upgrades.

Harborview Hall Renovations. Interior renovations, conversion of communal restrooms to semi-private.

Towers Hall & Foundation Hall Renovations. Towers: exterior façade repairs, new windows, new roof, interior renovations, conversion of required rooms to be ADA-compliant, renovate all bathrooms to be semi-private; Foundation: cosmetic and mechanical upgrades.

Together, these various project elements constitute the “Proposed Project” for purposes of SEQR compliance.

Institution. Wagner College is an independent, private, liberal arts higher education institution located on Staten Island. The College was founded in 1883 in Rochester, New York and later moved to the Grymes Hill area of Staten Island in 1918. The campus is comprised of 21 buildings on 105 acres. The College is a largely undergraduate institution drawing traditional age, full-time students primarily from the mid-Atlantic and northeastern United States, with other students from the majority of the states in the U.S. and foreign countries. Wagner offers over 40 undergraduate programs including majors in business administration, nursing, theatre/speech, physician assistant, arts administration, and psychology. The College also offers six graduate programs. Wagner is accredited by the Middle States Association of Colleges and Schools.

SEQR Determination. DASNY conducted this environmental review in compliance with the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the *State Environmental Quality Review* (“SEQR”) process. The Proposed Project components are classified as follows:

Refunding. Refinancing of existing debt is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(29).

Design and Engineering Services. This component of the proposed financing would involve “conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action...” which is a Type II action as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(27).

Information Technology Improvements. This component of the proposed financing would involve “the purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.” These would be Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(31).

The remaining components of the proposed financing (*Student Union Roof;; Spiro Sports Roof and HVAC; Campus Hall Renovations; Tiers Parking Lot & Inner Campus Repaving; Guild Hall Renovations; Harborview Hall Renovations; Towers Hall & Foundation Hall Renovations*) would involve “maintenance or repair involving no substantial changes in an existing structure or facility” and the “replacement, rehabilitation, or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy or fire codes...” which are Type II actions as specifically designated by 6 N.Y.C.R.R. § 617.5(c)(1), and 6 N.Y.C.R.R. § 617.5(c)(2), respectively.

Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under *Environmental Conservation Law, article 8.*”¹ Therefore, no further SEQR determination or procedure is required for any component of the Proposed Project identified as Type II.

¹ 6 N.Y.C.R.R. § 617.6(b)(3)(iii).

SHPA Determination. The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980 (“SHPA”)*, especially the implementing regulations of section 14.09 of the *Parks, Recreation and Historic Preservation Law (“PRHPL”)*, as well as with the requirements of the Memorandum of Understanding (“MOU”), dated March 18, 1998, between the DASNY and the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”). In compliance with Article III, Section 3.0 of the MOU, OPRHP would be notified of the Proposed Project being funded with bond proceeds.

It is the opinion of DASNY that the Proposed Project would have no impact on historical or cultural resources in or eligible for inclusion in the National and State Registers of Historic Places.

Cc: Dena T. Amodio
David P. Ostrander
Alex A. Sirdine