

STATE OF NEW YORK

10336

IN ASSEMBLY

February 20, 2026

Introduced by M. of A. MAGNARELLI -- read once and referred to the
Committee on Higher Education

AN ACT in relation to authorizing the lease of certain lands at SUNY
college of environmental science and forestry for the purpose of
building undergraduate and graduate student housing

The People of the State of New York, represented in Senate and Assem-
bly, do enact as follows:

1 Section 1. Legislative findings. The legislature finds that the state
2 university of New York College of Environmental Science and Forestry
3 ("ESF") is one of the nation's premier colleges focused on the study of
4 the environment, developing renewable technologies, and building a
5 sustainable future. Located in downtown Syracuse, right across from
6 Syracuse University, ESF is on a mission to educate future environmental
7 leaders, particularly at a time when New York state is working to meet
8 its statewide climate goals and transition into a clean energy economy.

9 The legislature further finds that ESF seeks to use approximately 1.6
10 acres of underutilized land on its campus to build multi-purpose facili-
11 ties to support housing needs and supporting amenities for the college's
12 undergraduate and graduate students. In the past five years, ESF's
13 enrollment has increased by 4.7%, ranking fourth in state university of
14 New York's campuses seeing enrollment growth. Currently, ESF requires
15 freshmen to live on campus and has one residence hall, which can accom-
16 modate 549 students. As a result, most transfer students, upper class
17 students, and graduate students live off-campus at private facilities.
18 ESF believes additional housing will help to attract a diverse student
19 population and continue to meet the demands of its growing enrollment.

20 The legislature further finds that granting the trustees of the state
21 university of New York the authority and power to lease and otherwise
22 contract to make available grounds and facilities on ESF's campus will
23 ensure land is utilized for the benefit of ESF and the surrounding
24 community.

25 § 2. Notwithstanding any other law, rule or regulation to the contra-
26 ry, the state university of New York trustees are hereby authorized and
27 empowered, without any public bidding, to lease and otherwise contract
28 to make available to the Abby Lane Housing Corporation, a not-for-profit
29 corporation (the "ground lessee"), a portion of the lands of the univer-
30 sity, generally described in this act for the purpose of building under-

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

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1 graduate and graduate student housing. Such lease or contract shall be
2 for a period not exceeding 100 years without any fee simple conveyance
3 and otherwise upon terms and conditions determined by such trustees,
4 subject to the approval of the director of the division of the budget,
5 the attorney general and the state comptroller. In the event that the
6 real property that is the subject of such lease or contract shall cease
7 to be used for the purpose described in this act, such lease or contract
8 shall immediately terminate, and the real property and any improvements
9 thereon shall revert to the state university of New York. Any lease or
10 contract entered into pursuant to this act shall provide that the real
11 property that is the subject of such lease or contract and any improve-
12 ments thereon shall revert to the state university of New York on the
13 expiration of such contract or lease.

14 § 3. Any contract or lease entered into pursuant to this act shall be
15 deemed to be a state contract for purposes of article 15-A of the execu-
16 tive law, and any contractor, subcontractor, lessee or sublessee enter-
17 ing into such contract or lease for the construction, demolition, recon-
18 struction, excavation, rehabilitation, repair, renovation, alteration or
19 improvement authorized pursuant to this act shall be deemed a state
20 agency for the purposes of article 15-A of the executive law and subject
21 to the provisions of such article.

22 § 4. Notwithstanding any general, special or local law or judicial
23 decision to the contrary, all work performed on a project authorized by
24 this act where all or any portion thereof involves a lease or agreement
25 for construction, demolition, reconstruction, excavation, rehabili-
26 tation, repair, renovation, alteration or improvement shall be deemed
27 public work and shall be subject to and performed in accordance with the
28 provisions of article 8 of the labor law to the same extent and in the
29 same manner as a contract of the state, and compliance with all the
30 provisions of article 8 of the labor law shall be required of any
31 lessee, sublessee, contractor or subcontractor on the project, including
32 the enforcement of prevailing wage requirements by the fiscal officer as
33 defined in paragraph e of subdivision 5 of section 220 of the labor law
34 to the same extent as a contract of the state.

35 § 5. Notwithstanding any law, rule or regulation to the contrary, the
36 state university of New York shall not contract out to the ground lessee
37 or any subsidiary for the instruction or any pedagogical functions or
38 services, or any administrative services, and similar professional
39 services currently being performed by state employees. All such func-
40 tions and services shall be performed by state employees pursuant to the
41 civil service law. Nothing in this act shall result in the displacement
42 of any currently employed state worker or the loss of position (includ-
43 ing partial displacement such as reduction in the hours of non-overtime,
44 wages or employment benefits), or result in the impairment of existing
45 contracts for services or collective bargaining rights pursuant to
46 existing agreements as provided under article 14 of the civil service
47 law. All positions currently at the state university of New York in the
48 unclassified service shall remain in the unclassified service. No
49 services or work on the property described in this act currently
50 performed by public employees at the time of the effective date of this
51 act, or that is similar in scope and nature to the work being currently
52 performed by public employees at the time of the effective date of this
53 act, shall be contracted out or privatized by the state university of
54 New York. The state university of New York acknowledges its obligations
55 as an employer under the civil service law and agrees that it will not

1 exercise its right to contract out for goods and services under any
2 applicable collective bargaining agreement.

3 § 6. 1. The provisions of this section shall only apply to employees
4 in the unclassified service at the state university of New York.

5 2. Notwithstanding any law, rule or regulation to the contrary, the
6 state university of New York or an affiliated or associated entity of
7 the state university of New York shall not contract out to the ground
8 lessee or any subsidiary of the ground lessee or the research foundation
9 for the state university of New York for any services or privatize any
10 services currently being performed by employees in the unclassified
11 service at the state university of New York college of environmental
12 science and forestry. All such functions and services currently
13 performed by employees in unclassified service shall be performed by
14 employees in the unclassified service.

15 3. Nothing in this act relating to the lease of property to private
16 entities for the development, construction, or operation of facilities
17 shall be deemed to waive or impair any rights or benefits of employees
18 of the state university of New York that otherwise would be available to
19 them pursuant to the terms of agreements between the certified represen-
20 tatives of such employees and the state of New York or provisions of
21 article 14 of the civil service law. The state university of New York
22 and the state of New York acknowledge their obligations as an employer
23 and agree that they will not exercise their right to contract out for
24 services under any applicable collective bargaining agreement.

25 § 7. For the purposes of this act:

26 (a) "project" shall mean work at the property authorized by this act
27 to be leased to the ground lessee as described in section thirteen of
28 this act that involves the design, construction, reconstruction, demoli-
29 tion, excavating, rehabilitation, repair, renovation, alteration or
30 improvement of such property.

31 (b) "project labor agreement" shall mean a pre-hire collective
32 bargaining agreement between a contractor and a labor organization,
33 establishing the labor organization as the collective bargaining repre-
34 sentative for all persons who will perform work on the project, and
35 which provides that only contractors and subcontractors who sign a pre-
36 negotiated agreement with the labor organization can perform project
37 work.

38 § 8. Nothing in this act shall be deemed to waive or impair any rights
39 or benefits of employees of the state university of New York that other-
40 wise would be available to them pursuant to the terms of agreements
41 between the certified representatives of such employees and the state of
42 New York pursuant to article 14 of the civil service law, and all work
43 performed on such property that ordinarily would be performed by employ-
44 ees subject to article 14 of the civil service law shall continue to be
45 performed by such employees.

46 § 9. Notwithstanding the provisions of any general, special, or local
47 law or judicial decision to the contrary, the ground lessee shall
48 require the use of a project labor agreement, as defined in subdivision
49 1 of section 222 of the labor law, for all contractors and subcontrac-
50 tors on the project, consistent with paragraph (a) of subdivision 2 of
51 section 222 of the labor law.

52 § 10. Without limiting the determination of the terms and conditions
53 of such contracts or leases, such terms and conditions may provide for
54 leasing, subleasing, construction, reconstruction, rehabilitation,
55 improvement, operation and management of and provision of services and
56 assistance and the granting of licenses, easements and other arrange-

1 ments with regard to such grounds and facilities by the ground lessee,
2 and parties contracting with the ground lessee, and in connection with
3 such activities, the obtaining of funding or financing, whether public
4 or private, unsecured or secured, including, but not limited to, secured
5 by leasehold mortgages and assignments of rents and leases, by the
6 ground lessee and parties contracting with the ground lessee for the
7 purposes of completing the project described in this act.

8 § 11. Such lease shall include an indemnity provision whereby the
9 lessee or sublessee promises to indemnify, hold harmless and defend the
10 lessor against all claims, suits, actions, and liability to all persons
11 on the leased premises, including tenant, tenant's agents, contractors,
12 subcontractors, employees, customers, guests, licensees, invitees and
13 members of the public, for damage to any such person's property, whether
14 real or personal, or for personal injuries arising out of tenant's use
15 or occupation of the demised premises.

16 § 12. Any contracts entered into pursuant to this act between the
17 ground lessee and parties contracting with the ground lessee shall be
18 awarded by a competitive process.

19 § 13. The property authorized by this act to be leased to the ground
20 lessee is generally described as that parcel of real property with
21 improvements thereon consisting of a total of approximately 1.624 acres
22 of land situated on the campus of the state university of New York
23 college of environmental science and forestry. The description in this
24 section of the parcel to be made available pursuant to this act is not
25 meant to be a legal description, but is intended only to identify the
26 parcel:

27 All that piece or parcel of land situate in the City of Syracuse,
28 County of Onondaga, State of New York, being lots 1-10 of Block 605
29 (part of Farm Lot 185) bounded and described as follows:

30 BEGINNING at a point in the southerly street boundary of the existing
31 East Raynor Avenue (66' ROW) at its intersection with the westerly
32 street boundary of the existing Stadium Place (66' ROW); thence

33 1) Southerly along the westerly street boundary of the existing Stadi-
34 um Place (66' ROW) on a bearing of South 03°44'57" East a distance of
35 268.00 feet to a point in the northerly street boundary of the existing
36 Standart Street (66' ROW); thence

37 2) Westerly along the northerly street boundary of the existing Stan-
38 dard Street (66' ROW) on a bearing of South 86°21'13" West a distance of
39 264.00 feet to a point in the easterly street boundary of the existing
40 Henry Street (66' ROW); thence

41 3) Northerly along the easterly street boundary of the existing Henry
42 Street (66' ROW) on a bearing of North 03°45'17" West a distance of
43 268.00 feet to a point in the southerly street boundary of the existing
44 East Raynor Avenue (66' ROW); thence

45 4) Easterly along the southerly street boundary of the existing East
46 Raynor Avenue (66' ROW) on a bearing of North 86°21'13" East a distance
47 of 264.03 feet to the point of beginning, being 1.624 acres, more or
48 less. Subject to all existing easements and restrictions of record.

49 § 14. The state university of New York shall not lease lands described
50 in this act unless any such lease shall be executed within 5 years of
51 the effective date of this act.

52 § 15. Insofar as the provisions of this act are inconsistent with the
53 provisions of any law, general, special or local, the provisions of this
54 act shall be controlling.

55 § 16. This act shall take effect immediately.