Manhattanville in West Harlem Implementation Plan Report October 15, 2019 Submission

Declaration Reference and Key Data

Obligation Section Number: 5.05(b)(iii)

Obligation Title: Residential Relocation Obligations (Relocation Adjustment Payments)

Obligation Page Number: 50

Obligation Trigger: Dates the Four Lots and the HPD Lots are required for Project purposes

Obligation Start: April 7, 2016 (Issuance of TCO for first replacement residential building)*

Obligation End Date: Relocation Completion

Obligation Status: In Compliance

Obligation

CU shall pay for: (A) a one-time relocation adjustment payment of \$5,000 for each residential household on the Project Site, with such payment to be adjusted to the relocation date of each household based on the Consumer Price Index; and (B) (x) moving services, expenses and referrals to alternative housing for each residential household on the Project Site or (y) at the discretion of the occupants of a household, a direct payment to such household when such residential unit is vacated in an amount equal to the moving costs that would have been paid to mover selected through a bid process.

* The University negotiated successfully with the tenants of Block 1998, Lot 38 and Block 1999, Lot 33 to vacate their existing properties and move into a new building constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University was under no obligation to move the tenants of Block 1998, Lot 38 or Block 1999, Lot 33 until just prior to the development on Development Sites 8 and 11, the University completed construction of the new building and worked with New York City and State agencies to finalize arrangements to move the tenants. Tenants on Block 1998, Lot 38 were successfully relocated in December 2016. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

Evidence of Compliance

1. Record of payment or payment schedule, when available

Columbia University's Implementation Plan and all supporting documentation are made available on the Community Services Webpage at http://manhattanville.columbia.edu/community/benefits-and-amenities.

Manhattanville in West Harlem Implementation Plan Report October 15, 2019 Submission

EOC Checklist for Obligation 5.05(b)(iii):
Please check to verify EOC items submitted for review.
1. Record of payment or payment schedule, when available
Monitor's Notes / Comments:
Status: Please check to indicate the status of Obligation 5.05(b)(iii):
☐ In Compliance
☐ In Progress
□ Not In Compliance
□ Not Triggered

Residential Relocation Adjustment Payments

The University negotiated successfully with the tenants of Block 1998, Lot 38 and Block 1999, Lot 33 to vacate their existing properties and move into a new building constructed by the University to the specifications and requirements of the New York City Department of Housing Preservation and Development.

While the University was under no obligation to move the tenants of Block 1998, Lot 38 or Block 1999, Lot 33 until just prior to the development on Development Sites 8 and 11, the University completed construction of the new building and worked with New York City and State agencies to finalize arrangements to move the tenants. Tenants on Block 1998, Lot 38 were successfully relocated in December 2016. Tenants on Block 1999, Lot 33 were successfully relocated in December 2018.

Date	Tenant Former Address	То	tal Amount Paid to Tenant Group
December 2016	602 W 132nd St	\$	159,000.00
December 2018	3289 Broadway	\$	63,000.00
Total			222,000.00

Exodus HDFC Tenants (602 West 132nd Street) Relocation Payments and Moving Assistance Reimbursements

	Current Address	
Payee Name	Address	Current Apt #
	602 West 132nd Street	B.
	New York, NY 10027	
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	New York, NY 10027	
OTALS	,	

600 West 148th St
New Apt #
<u> </u>

	Payments						
Relocation Benefit Amount	Moving Expenses Reimbursement	Moving Assistance? (Y/N)	Payment Method				
\$7,000	\$2,000	N	Check				
\$7,000	\$0	Υ	Check				
\$7,000	\$0	Υ	Check				
\$7,000	\$2,000	N	Check				
\$7,000	\$0	Υ	Check				
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\$7,000	\$2,000	N	Check				
\$133,000	\$26,000		\$159,000				

COLUMBIA UNIVERSITY

IN THE CITY OF NEW YORK

OFFICE OF THE GENERAL COUNSEL

December 1, 2016

Solomon & Bernstein 62 William Street, Eighth Floor New York, New York 10005-1541

Re: Relocation and Self-Moving Checks for 602 West 132nd Street Tenants

Dear

Following up on our discussion, enclosed are 31 checks for the 602 tenants. We have reissued the checks with the correct address. I have also included a copy of each check for your files. I have also enclosed blank copies of the form of receipt and some pens. If you could have each tenant complete a receipt by signing and printing his or her name, the date and apartment number and circling the check or checks he or she has received and scan a copy of the receipts to me, our files will be complete.

Thank you for all of your help on this.

Warm regards,

Felice B. Rosan

Associate General Counsel

By Hand

世 COLUMBIA UNIVERSITY Accounts Payable Office IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY 615 West 131st Street, 3rd Floor New York, NY 10027

PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No: Invoice Date Invoice Number Contract PO Number Origin/Description Net Amount OGC 11/18/16 \$2,000.00 **TOTALS** \$2,000.00

PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

CHECK NUMBER 50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF

EXACTLY *******2,000 DOLLARS AND 00 CENTS

CHECK AMOUNT

\$2,000.00

On behalf of the Trustees of Columbia University

COLUMBIA UNIVERSITY

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

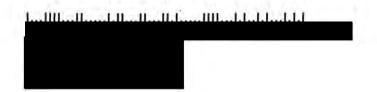
PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$7,000.00

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Vendor No:

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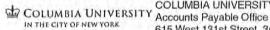
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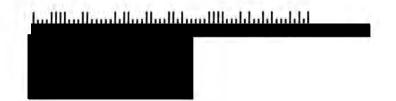


COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 PAGE: 1 of 1

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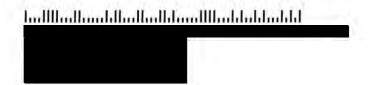
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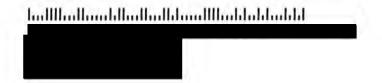
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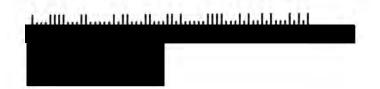
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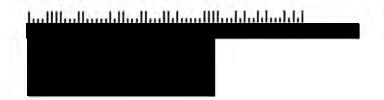
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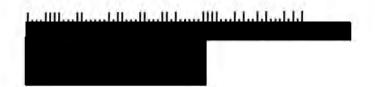
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On behalf of the Trustees of Columbia University

JPMorgan Chase Bank, N.A. Syracuse, NY

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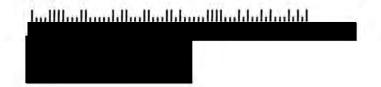
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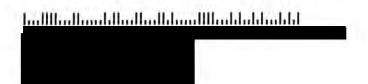
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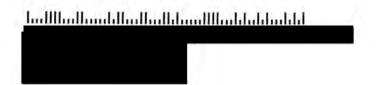
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615 West 131st Street, 3rd Floor
New York, NY 10027

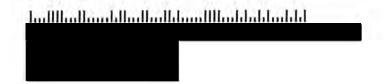
PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No:

Invoice Date	Invoice Number	Contract PO Number	Origin/Description	Net Amount
11/18/16		OGC		\$2,000.00
		TOTALS		\$2,000.00

PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
IN THE CITY OF NEW YORK
615 West 131st Street, 3r

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

CHECK AMOUNT

\$2,000.00

EXACTLY *******2,000 DOLLARS AND 00 CENTS

Security for included. Dotals on it

On behalf of the Trustees of Columbia University

COLUMBIA UNIVERSITY ACCOUNTS PAYABLE OFFICE IN THE CITY OF NEW YORK

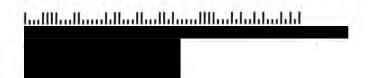
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER: AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





 Vendor No:

 Invoice Date
 Invoice Number
 Contract PO Number
 Origin/Description
 Net Amount

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PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
Accounts Payable Office
IN THE CITY OF NEW YORK

615 West 131st Street, 3r

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

EXACTLY ******7,000 DOLLARS AND 00 CENTS

\$7,000.00

CHECK AMOUNT

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On behalf of the Trustees of Columbia University

COLUMBIA UNIVERSITY Accounts Payable Office IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY 615 West 131st Street, 3rd Floor New York, NY 10027

PAGE: 1 of 1

DATE: November 29 2016

CHECK NUMBER:

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No:					
Invoice Date	Invoice Number	Contract PO Number	Origin/Description	Net Amount	
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PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

CHECK NUMBER 50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

CHECK AMOUNT

\$2,000.00

EXACTLY *******2,000 DOLLARS AND 00 CENTS

JPMorgan Chase Bank, N.A. Syracuse, NY

COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

PAGE: 1 of 1

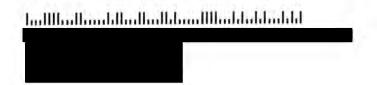
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AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No: Net Amount Contract PO Number Origin/Description Invoice Date Invoice Number \$7,000.00 OGC 11/18/16 \$7,000.00 TOTALS

PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

CHECK NUMBER

50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

CHECK AMOUNT

\$7,000.00

EXACTLY *******7,000 DOLLARS AND 00 CENTS

On behalf of the Trustees of Columbia University

COLUMBIA UNIVERSITY

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

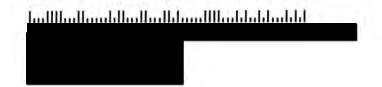
PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





 Vendor No:

 Invoice Date
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PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER ----

50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

CHECK AMOUNT

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EXACTLY *******2,000 DOLLARS AND 00 CENTS

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Security leatures Included. Details on back.

On behalf of the Trustees of Columbia University

COLUMBIA UNIVERSITY
Accounts Payable Office

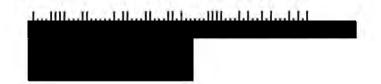
COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER: AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No:

Invoice Date	Invoice Number	Contract PO Number	Origin/Description	Net Amount
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COLUMBIA UNIVERSITY
Accounts Payable Office
IN THE CITY OF NEW YORK
615 West 131st Street, 38

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

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November 29, 2016

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On behalf of the Trustees of Columbia University

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COLUMBIA UNIVERSITY 615 West 131st Street, 3rd Floor New York, NY 10027

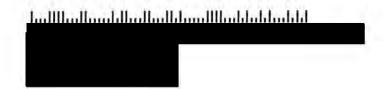
PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No: Contract PO Number Origin/Description Net Amount Invoice Number Invoice Date \$2,000.00 11/18/16 OGC TOTALS \$2,000.00

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COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

CHECK NUMBER

50-937 213

November 29, 2016

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On behalf of the Trustees of Columbia University

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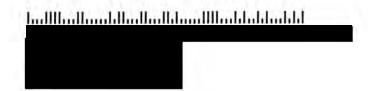
COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No:

Invoice Date Invoice Number	Contract PO Number	Origin/Description	Net Amount
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COLUMBIA UNIVERSITY
Accounts Payable Office
IN THE CITY OF NEW YORK
615 West 131st Street, 31

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

November 29, 2016

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On behalf of the Trustees of Columbia University

PAY TO THE ORDER OF:

EXACTLY *******7,000 DOLLARS AND 00 CENTS

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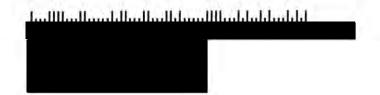
COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





 Vendor No:

 Invoice Date
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PLEASE DETACH BEFORE DEPOSITING CHECK

COLUMBIA UNIVERSITY

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

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November 29, 2016

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JPMorgan Chase Bank, N.A. Syracuse, NY Gaut VIII

COLUMBIA UNIVERSITY
Accounts Payable Office

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1

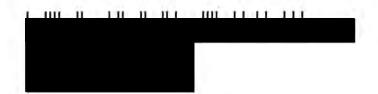
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Direct Inquiries To: 212-854-2122

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Accounts Payable Office
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COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

November 29, 2016

*** VOID AFTER 180 DAYS ***

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JPMorgan Chase Bank, N.A. Syracuse, NY

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COLUMBIA UNIVERSITY Accounts Payable Office

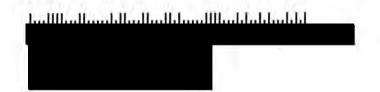
COLUMBIA UNIVERSITY
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PAGE: 1 of 1

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Direct Inquiries To: 212-854-2122

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Vendor No:

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COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

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November 29, 2016

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JPMorgan Chase Bank, N.A. Syracuse, NY

COLUMBIA UNIVERSITY Accounts Payable Office IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY 615 West 131st Street, 3rd Floor New York, NY 10027

PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER:

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No:

Invoice Date Contract PO Number Origin/Description Invoice Number Net Amount 11/18/16 OGC \$2,000.00 TOTALS \$2,000.00

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COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

CHECK NUMBER

November 29, 2016

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PAY TO THE ORDER OF:

CHECK AMOUNT

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EXACTLY *******2,000 DOLLARS AND 00 CENTS

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On behalf of the Trustees of Columbia University

COLUMBIA UNIVERSITY Accounts Payable Office IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY 615 West 131st Street, 3rd Floor New York, NY 10027

PAGE: 1 of 1

DATE: November 29, 2016 CHECK NUMBER: AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

http://finance.columbia.edu/content/finance-service-center





Vendor No

Invoice Date Invoice Number	Contract PO Number	Origin/Description	Net Amount
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COLUMBIA UNIVERSITY IN THE CITY OF NEW YORK

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027

CHECK NUMBER

50-937 213

November 29, 2016

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JPMorgan Chase Bank, N.A. Syracuse, NY

COLUMBIA UNIVERSITY Accounts Payable Office

COLUMBIA UNIVERSITY
Accounts Payable Office
615 West 131st Street, 3rd Floor
New York, NY 10027

PAGE: 1 of 1

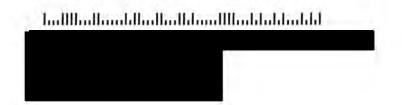
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 Origin/Description
 Net Amount

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Accounts Payable Office
615 West 131st Street, 3

COLUMBIA UNIVERSITY Accounts Payable Office 615 West 131st Street, 3rd Floor New York, NY 10027 CHECK NUMBER

50-937 213

November 29, 2016

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF:

EXACTLY *******2,000 DOLLARS AND 00 CENTS

CHECK AMOUNT

\$2,000.00

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Security leatures Included. Details on back.

On behalf of the Trustees of Columbia University

Monarchs (3289 Broadway) Relocation Payments and Moving Assistance Reimbursements

Current Address					
Payee Name	Current Apt #				
	3289 Broadway				
	New York, NY 10027				
-	3289 Broadway				
	New York, NY 10027				
	3289 Broadway				
	New York, NY 10027				
-	3289 Broadway				
	New York, NY 10027				
	3289 Broadway				
	New York, NY 10027				
	3289 Broadway				
	New York, NY 10027				
	3289 Broadway				
	New York, NY 10027				
TOTALS	·				

600 West 148th St
New Apt #

Payments						
Relocation Benefit Amount	Moving Expenses Reimbursement	Moving Assistance? (Y/N)	Payment Method			
\$7,000	\$2,000	N	Check			
\$7,000	\$2,000	N	Check			
\$7,000	\$2,000	N	Check			
\$7,000	\$2,000	N	Check			
\$7,000	\$2,000	N	Check			
\$7,000	\$2,000	N	Check			
\$7,000	\$2,000	N	Check			
\$49,000	\$14,000		\$63,000			

Kramer Levin



Memorandum

VIA HA	ND DELIVERY
То:	
cc:	
From:	
Date:	October 10, 2018
Re:	3599 Broadway – Unit

: I am enclosing a total of 14 checks, 7 in the amount of \$2,000 and 7 in the amount of \$7,000, payable to the respective 3289 TIL Tenants for moving and relocation expenses, as required by the Agreement between Columbia and the 3289 Broadway TA. I am also enclosing 7 Receipts, one for each of the tenants.

Please hold the checks and then distribute them to the respective tenants in accordance with the following instructions:

В

- Each tenant must, on receipt of its checks, sign, date and deliver to you its respective Receipt, circling both (1) and (2). The Receipt for Apartment 7 must be signed by both
- 2. The Receipts must be returned by you to me promptly upon your receipt of them.

Please call me with any questions.

Thank you.

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(Please circle check(s) received)

Relocation assistance payment of \$7,000

Self-moving payment of \$2,000

Received:

Date:

Address: 3289 Broadway, New York, NY

Apt. ____

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(Please circle check(s) received)

- Relocation assistance payment of \$7,000
- (2) Self-moving payment of \$2,000

Received:

Date: Oct. 15, 2018

Address: 3289 Broadway, New York, NY

Apt. ____

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(Please circle check(s) received)

- (1) Relocation assistance payment of \$7,000
- (2) Self-moving payment of \$2,000

Received:

Date: 15/10/18

Address: 3289 Broadway, New York, NY

Apt. ____

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

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Received:

Date:

11	

Address: 3289 Broadway, New York, NY

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By our signatures below, we acknowledge that we have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(Please circle check(s) received)

- (1) Relocation assistance payment of \$7,000
- (2) Self-moving payment of \$2,000

Received:



Date: 10/15/18

Address: 3289 Broadway, New York, NY

Re: Payments under Relocation Agreement for 3289 Broadway, New York, NY 10027

By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

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Received:

Date: Det. 15, 2018

Address: 3289 Broadway, New York, NY

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KRAMER LEVIN NAFTALIS & FRANKEL LLP INTEREST ON LAWYER ACCOUNT (IOLA) 1177 AVENUE OF THE AMERICAS NEW YORK, NY 10036

CITIBANK, N.A. 153 EAST 53RD STREET NEW YORK, NY 10022

CHECK NO.

Check Date Oct 10, 2018

Amount \$7,000.00

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SEVEN THOUSAND AND 00/100 Pay:

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KRAMER LEVIN NAFTALIS & FRANKEL LLP

INTEREST ON LAWYER ACCOUNT (IOLA) 1177 AVENUE OF THE AMERICAS NEW YORK, NY 10036 CITIBANK, N.A. 153 EAST 53RD STREET NEW YORK, NY 10022

CHECK NO.

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Amount \$2,000.00

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KRAMER LEVIN NAFTALIS & FRANKEL LLP

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Check Date

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CHECK NO.

Check Date Oct 10, 2018

Amount \$7,000.00

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