

**Manhattanville in West Harlem Implementation Plan Report  
October 15, 2020 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 Columbia Neighbors Webpage at <https://neighbors.columbia.edu/content/community-commitments>.





## 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	Total Amount Paid to Tenant Group
December 2016	602 W 132nd St	\$ 159,000.00
December 2018	3289 Broadway	\$ 63,000.00
<b>Total</b>		<b>\$ 222,000.00</b>

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


[illegible]

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 132<sup>nd</sup> 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



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: [REDACTED]

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

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



Vendor No: [REDACTED]

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

PLEASE DETACH BEFORE DEPOSITING CHECK



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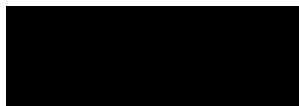
CHECK  
NUMBER

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 features  
included.  
Details on back.

JPMorgan Chase Bank, N.A.  
Syracuse, NY

On behalf of the Trustees of  
Columbia University





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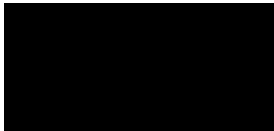
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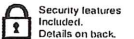
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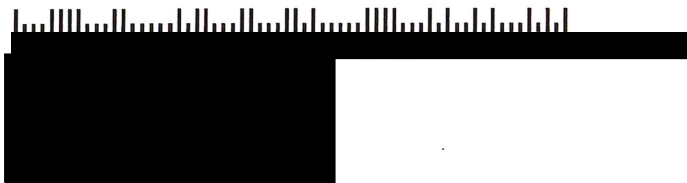
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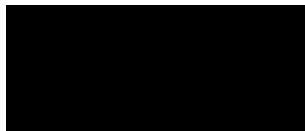
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*[Signature]*  
*[Signature]*

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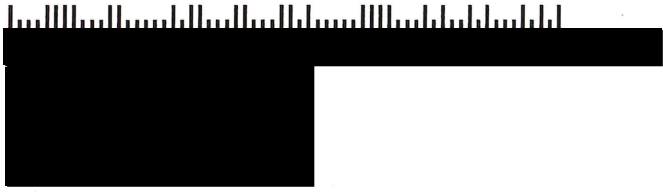
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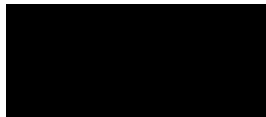
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David Sullivan

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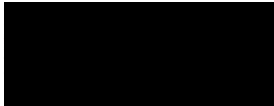
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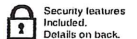
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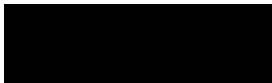
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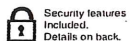
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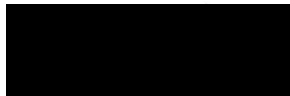
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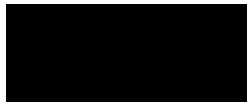
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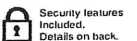
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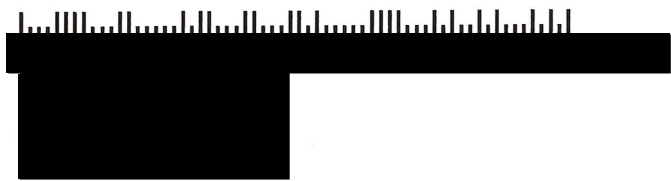
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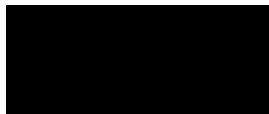
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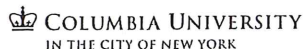
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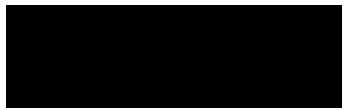
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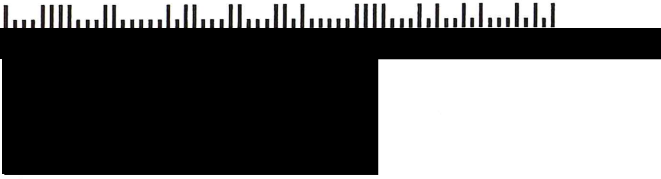
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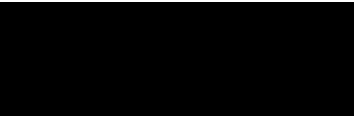
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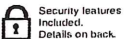
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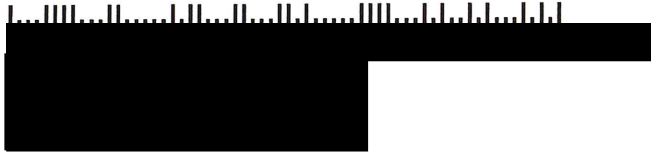
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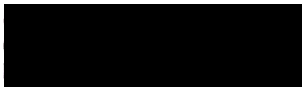
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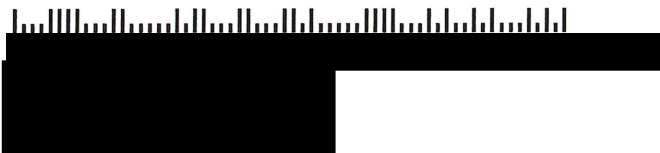
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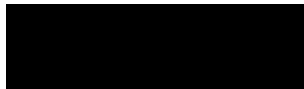
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DATE: November 29, 2016

CHECK NUMBER: [REDACTED]

AMOUNT PAID: \$7,000.00

Direct Inquiries To: 212-854-2122

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



Vendor No: [REDACTED]

Invoice Date	Invoice Number	Contract PO Number	Origin/Description	Net Amount
11/18/16	[REDACTED]		OGC	\$7,000.00
			TOTALS	\$7,000.00

PLEASE DETACH BEFORE DEPOSITING CHECK



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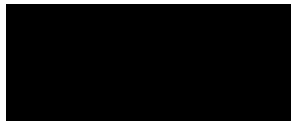
CHECK  
NUMBER

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



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Details on back.

JPMorgan Chase Bank, N.A.  
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On behalf of the Trustees of  
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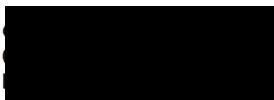
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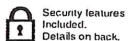
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JPMorgan Chase Bank, N.A.  
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*[Signature]*

*[Signature]*

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Invoice Date	Invoice Number	Contract PO Number	Origin/Description	Net Amount
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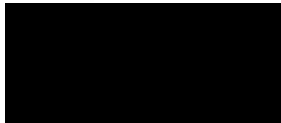
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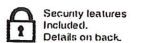
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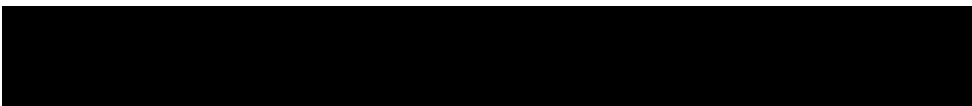
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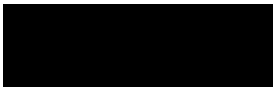
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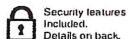
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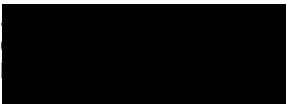
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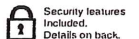
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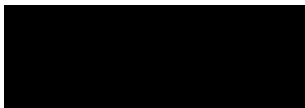
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*Robert M. Sullivan*

*Rose Sullivan*

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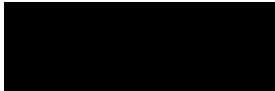
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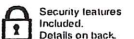
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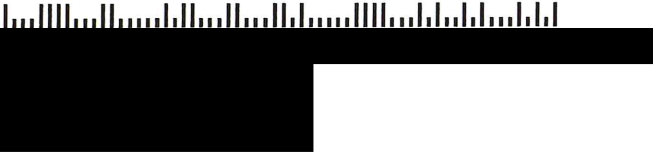
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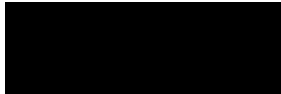
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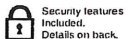
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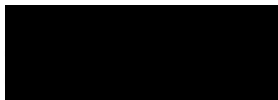
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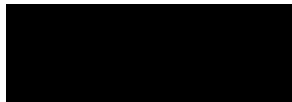
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COLUMBIA UNIVERSITY  
IN THE CITY OF NEW YORK

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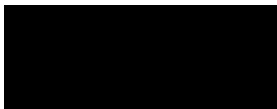
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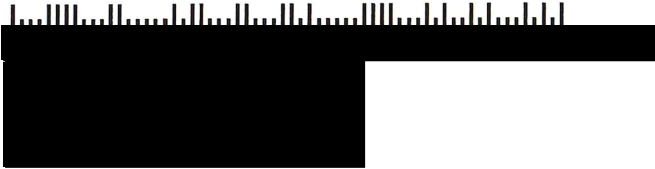
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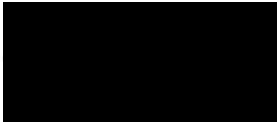
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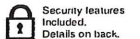
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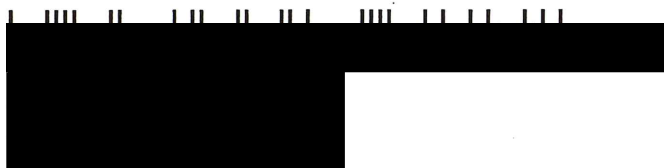
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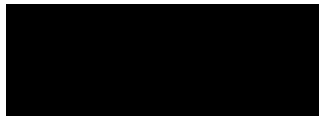
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*Quint M.*

*Anne Sullivan*

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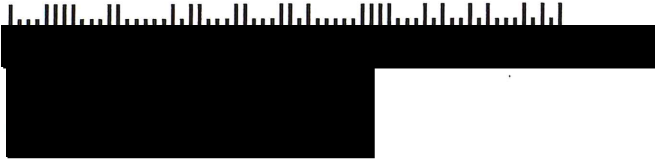
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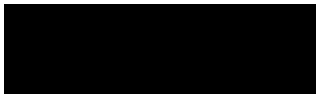
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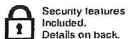
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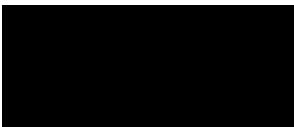
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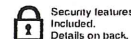
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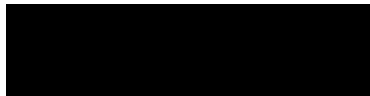
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Included.  
Details on back.

JPMorgan Chase Bank, N.A.  
Syracuse, NY

On behalf of the Trustees of  
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: [REDACTED]

AMOUNT PAID: \$2,000.00

Direct Inquiries To: 212-854-2122

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



Vendor No: [REDACTED]

Invoice Date	Invoice Number	Contract PO Number	Origin/Description	Net Amount
11/18/16	[REDACTED]		OGC	\$2,000.00
			<b>TOTALS</b>	<b>\$2,000.00</b>

PLEASE DETACH BEFORE DEPOSITING CHECK



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

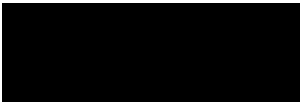
CHECK  
NUMBER

November 29, 2016

\*\*\* VOID AFTER 180 DAYS \*\*\*

50-937  
213

PAY  
TO THE  
ORDER OF:



CHECK AMOUNT

**\$2,000.00**

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



Security features  
included.  
Details on back.

JPMorgan Chase Bank, N.A.  
Syracuse, NY

On behalf of the Trustees of  
Columbia University



**Monarchs (3289 Broadway)**  
**Relocation Payments and Moving Assistance Reimbursements**

Current Address			600 West 148th St	Payments			
Payee Name	Address	Current Apt #	New Apt #	Relocation Benefit Amount	Moving Expenses Reimbursement	Moving Assistance? (Y/N)	Payment Method
██████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
██████████████	3289 Broadway New York, NY 10027	█	█	\$7,000	\$2,000	N	Check
<b>TOTALS</b>				<b>\$49,000</b>	<b>\$14,000</b>		<b>\$63,000</b>



## Memorandum

### VIA HAND DELIVERY

**To:** [REDACTED]  
**cc:** [REDACTED]  
**From:** [REDACTED]  
**Date:** October 10, 2018  
**Re:** 3599 Broadway – Unit B

---

[REDACTED]: 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:

1. 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 [REDACTED].
2. The Receipts must be returned by you to me promptly upon your receipt of them.

Please call me with any questions.

Thank you.

## RECEIPT

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

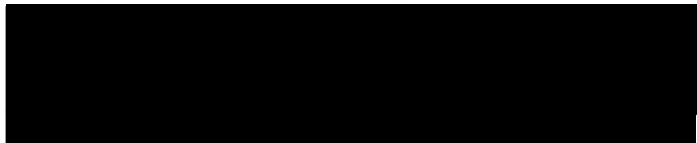
By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(Please circle check(s) received)

(1) Relocation assistance payment of \$7,000

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

Received:



Date: 10/15/18

Address: 3289 Broadway, New York, NY

Apt.

## RECEIPT

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

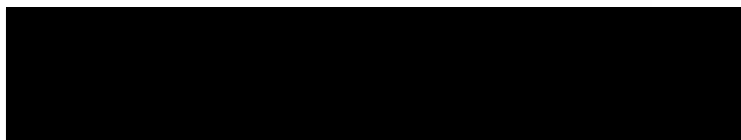
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(Please circle check(s) received)

(1) 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. ■

## RECEIPT

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

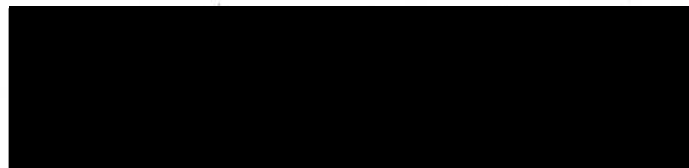
By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

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(1) Relocation assistance payment of \$7,000

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Received:



Date: 15/10/18

Address: 3289 Broadway, New York, NY

Apt. ■

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

Received:



Date: Oct. 15, 2018

Address: 3289 Broadway, New York, NY

Apt. ■



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

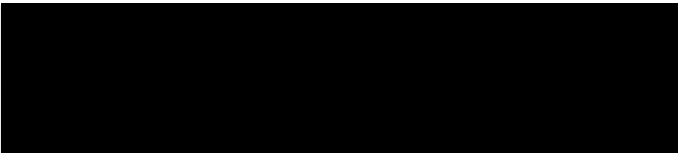
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② Self-moving payment of \$2,000

Received:



Date: 10/15/18

Address: 3289 Broadway, New York, NY

Apt. ■

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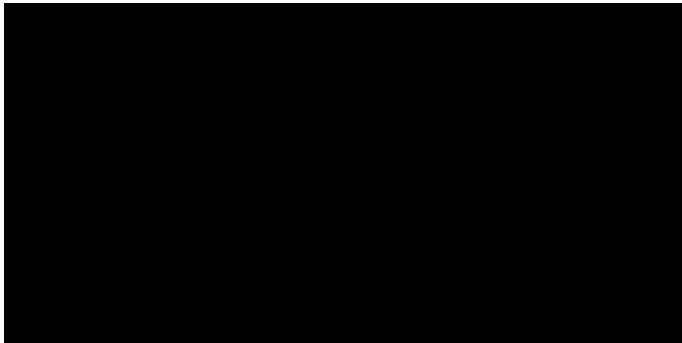
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(2) Self-moving payment of \$2,000

Received:



Date: Oct. 15, 2018

Address: 3289 Broadway, New York, NY

Apt. 1

**VENDOR:**

CHECK NUMBER:

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
██████	Apt. 1	10-10-18	7,000.00		7,000.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

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

**Pay: SEVEN THOUSAND AND 00/100**

To  
The  
Order  
Of

John B. R. K.



**Safeguard Security**

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT

**VENDOR:**

CHECK NUMBER:

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
500120	Apt. 1	10-10-18	2,000.00		2,000.00

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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

\$2,000.00

**Pay: TWO THOUSAND AND 00/100**

To  
The  
Order  
Of

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**VENDOR:**

CHECK NUMBER:

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██████	Apt. 2	10-10-18	7,000.00		7,000.00

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**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

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1177 AVENUE OF THE AMERICAS  
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153 EAST 53RD STREET  
NEW YORK, NY 10022

CHECK NO.

Check Date

Oct 10, 2018

Amount

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To  
The  
Order  
Of

For ARK

SAFEGUARD SECURE

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**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
[REDACTED]	Apt. 2	10-10-18	2,000.00		2,000.00

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NEW YORK, NY 10036

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

CHECK NO. [REDACTED]

Check Date

Oct 10, 2018

Amount

\$2,000.00

Pay: TWO THOUSAND AND 00/100

To  
The  
Order  
Of

[REDACTED]

*[Signature]*



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[REDACTED]

**VENDOR:**

CHECK NUMBER:

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
10100	Apt. 4	10-10-18	7,000.00		7,000.00

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**INTEREST ON LAWYER ACCOUNT (IOLA)**  
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153 EAST 53RD STREET  
NEW YORK, NY 10022

CHECK NO.

Oct 10, 2018

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# KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
[REDACTED]	Apt. 4	10-10-18	2,000.00		2,000.00

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## KRAMER LEVIN NAFTALIS & FRANKEL LLP

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NEW YORK, NY 10036

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

CHECK NO. [REDACTED]

Check Date

Oct 10, 2018

Amount

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To  
The  
Order  
Of

[REDACTED]

*[Signature]*

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[REDACTED]

[REDACTED]

[REDACTED]

**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
[REDACTED]	Apt. 5	10-10-18	7,000.00		7,000.00

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CITIBANK, N.A.  
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NEW YORK, NY 10022

CHECK NO. [REDACTED]

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To  
The  
Order  
Of

[REDACTED]

*[Signature]*



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[REDACTED] [REDACTED] [REDACTED]

# KRAMER LEVIN NAFTALIS & FRANKEL LLP

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CHECK NUMBER:

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
	Apt. 5	10-10-18	2,000.00		2,000.00

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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

\$2,000.00

Pay: TWO THOUSAND AND 00/100

To  
The  
Order  
Of

*Sam A. R. K.*

MP  
SAFE GUARD SECURE  
SAFE GUARD SECURE

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# KRAMER LEVIN NAFTALIS & FRANKEL LLP

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REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
116100	Apt. 6	10-10-18	7,000.00		7,000.00

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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.

116100

Check Date

Oct 10, 2018

Amount

\$7,000.00

Pay: SEVEN THOUSAND AND 00/100

To  
The  
Order  
Of

116100

*Sam ARK*

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116100 116100 116100

**KRAMER LEVIN NAFTALIS & FRANKEL LLP**

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
[REDACTED]	Apt. 6	10-10-18	2,000.00		2,000.00

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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. [REDACTED]

Check Date  
 Oct 10, 2018

Amount
\$2,000.00

Pay: **TWO THOUSAND AND 00/100**

To  
 The  
 Order  
 Of

[REDACTED]

*[Signature]*

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[REDACTED]



## VENDOR:

CHECK NUMBER:

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
██████	Apt. 7	10-10-18	7,000.00		7,000.00

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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

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Amount

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**Pay: SEVEN THOUSAND AND 00/100**

To  
The  
Order  
Of

Swati B R K

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SAFEGUARD SECUR



# KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
[REDACTED]	Apt. 7	10-10-18	2,000.00		2,000.00

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## KRAMER LEVIN NAFTALIS & FRANKEL LLP

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

CHECK NO. [REDACTED]

Check Date

Oct 10, 2018

Amount

\$2,000.00

Pay: TWO THOUSAND AND 00/100

To  
The  
Order  
Of

[REDACTED]

*[Signature]*

SAFEGUARD SECURE  
SAFEGUARD SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

[REDACTED]

# KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
[REDACTED]	Apt. 8	10-10-18	7,000.00		7,000.00

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

CHECK NO. [REDACTED]

Check Date

Oct 10, 2018

Amount

\$7,000.00

Pay: SEVEN THOUSAND AND 00/100

To  
The  
Order  
Of

[REDACTED]

*[Signature]*

SECURE  
SAFE  
GUARD

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[REDACTED]



**VENDOR:**

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REF #	INV. #	INV. DATE	INV. AMOUNT	INV. DESCRIPTION	AMT. PAID
550105	Apt. 8	10-10-18	2,000.00		2,000.00

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**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.

Oct 10, 2018

Amount

\$2,000.00

**Pay: TWO THOUSAND AND 00/100**

To  
The  
Order  
Of

Aut. DRK

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