

**Manhattanville in West Harlem Implementation Plan Report
October 16, 2023 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>.

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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	Total 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

[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 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,

A handwritten signature in blue ink, appearing to read "Felice B. Rosan".

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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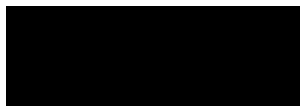
CHECK
NUMBER

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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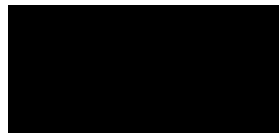
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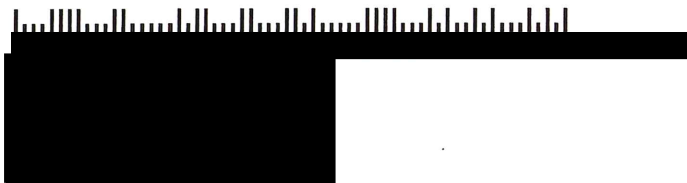
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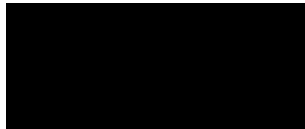
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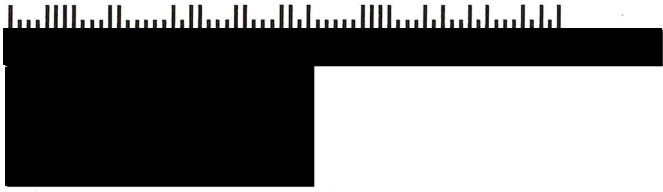
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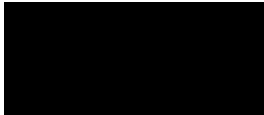


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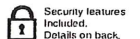
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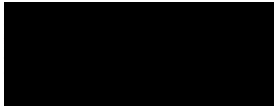
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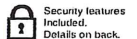
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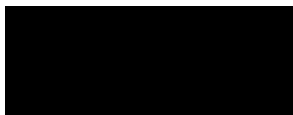
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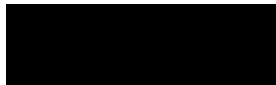
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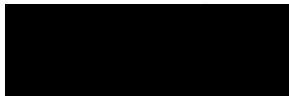
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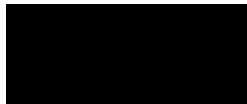
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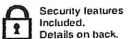
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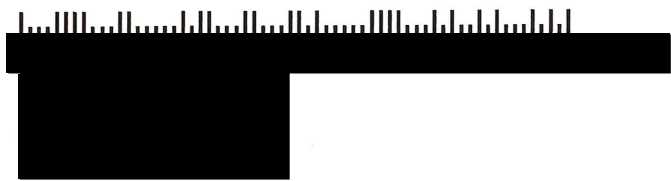
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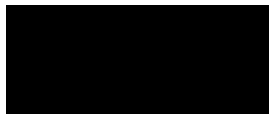
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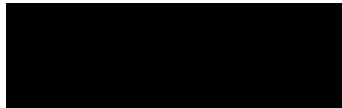
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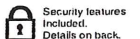
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[Signature]

[Signature]

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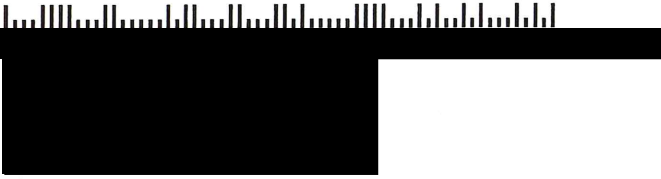
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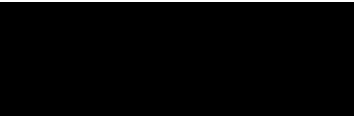
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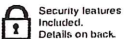
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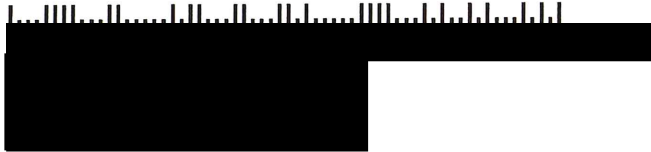
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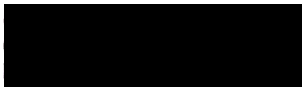
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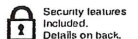
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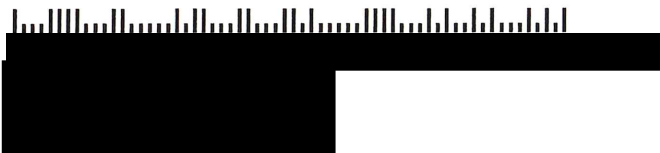
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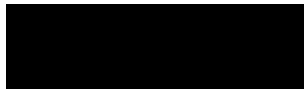
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DATE: November 29, 2016

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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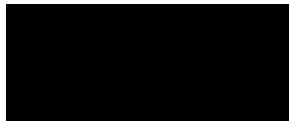
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50-937
213

November 29, 2016

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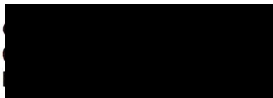
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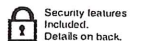
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[Signature]

[Signature]

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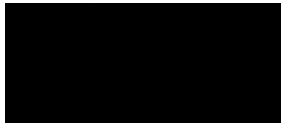
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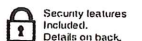
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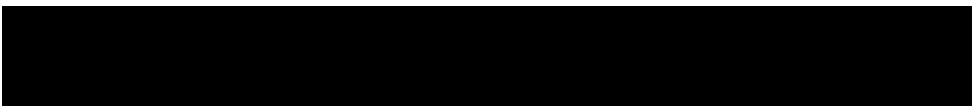
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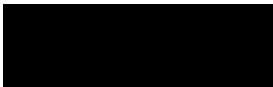
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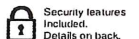
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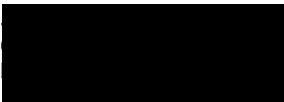
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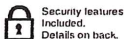
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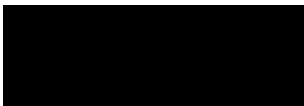
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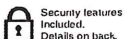
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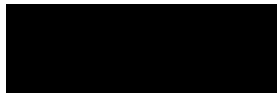
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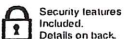
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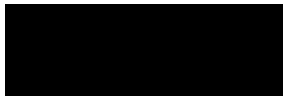
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Paul M...

Ann Sullivan

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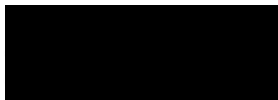
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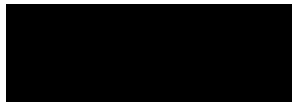
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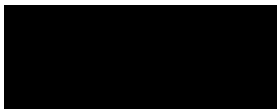
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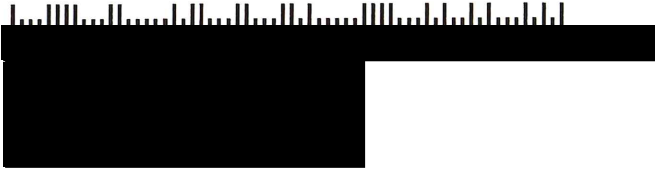
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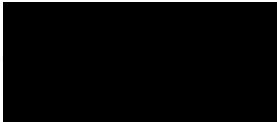
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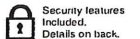
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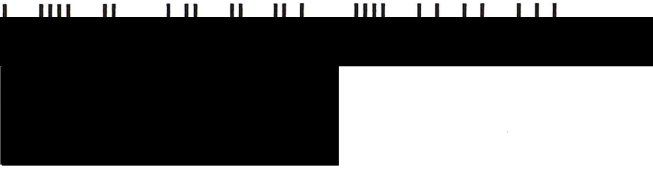
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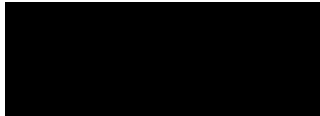
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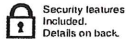


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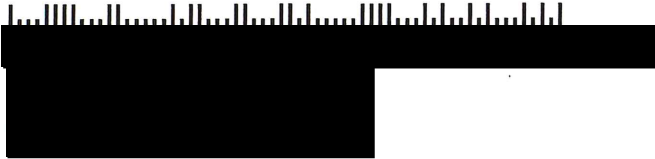
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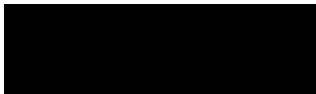
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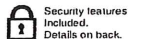
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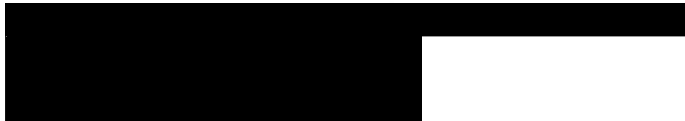
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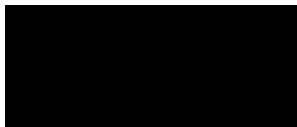
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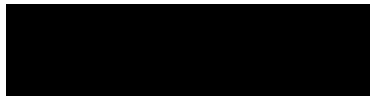
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<http://finance.columbia.edu/content/finance-service-center>



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



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

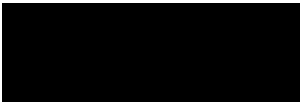
CHECK
NUMBER

November 29, 2016

*** VOID AFTER 180 DAYS ***

50-937
213

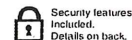
PAY
TO THE
ORDER OF:



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
TOTALS				\$49,000	\$14,000		\$63,000



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

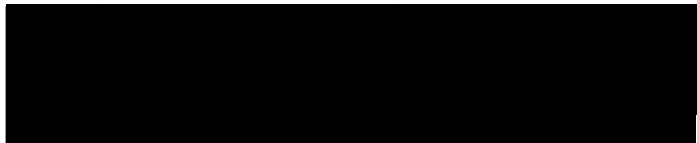
By my signature below, I acknowledge that I have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

(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

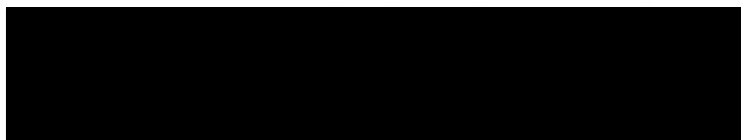
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(Please circle check(s) received)

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(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

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Received:



Date: 15/10/18

Address: 3289 Broadway, New York, NY

Apt. ■

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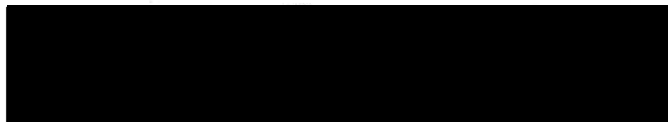
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(2) Self-moving payment of \$2,000

Received:



Date: Oct. 15, 2018

Address: 3289 Broadway, New York, NY

Apt. ■

RECEIPT

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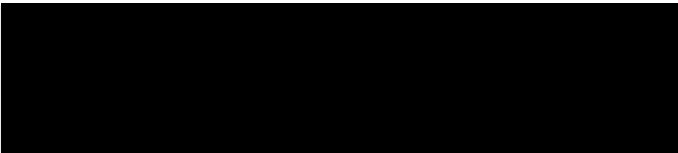
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(Please circle check(s) received)

① Relocation assistance payment of \$7,000

② Self-moving payment of \$2,000

Received:



Date: 10/15/18

Address: 3289 Broadway, New York, NY

Apt. ■

RECEIPT

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

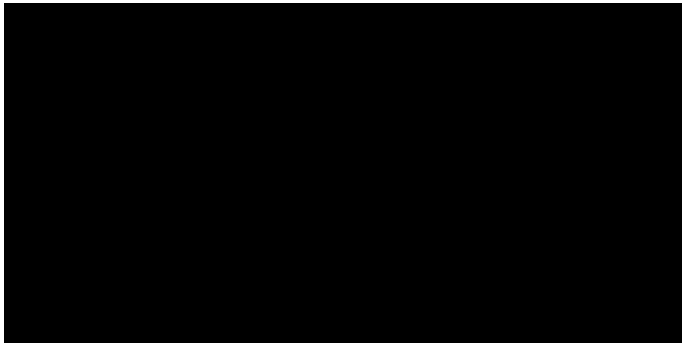
By our signatures below, we acknowledge that we have received the following check(s) from Kramer Levin Naftalis & Frankel LLP as attorneys for and on behalf of Columbia University, on the date shown below:

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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

Amir B. R. K.



Safeguard Security

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

KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

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

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

CHECK NO. [REDACTED]

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To
The
Order
Of

[REDACTED]

[Signature]

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[REDACTED]

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MP

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	7,000.00		7,000.00

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153 EAST 53RD STREET
NEW YORK, NY 10022

CHECK NO. [REDACTED]

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Pay: SEVEN THOUSAND AND 00/100

To
The
Order
Of

[REDACTED]

[Signature]

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[REDACTED]

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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CHECK NO. [REDACTED]

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[REDACTED]

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[REDACTED]

VENDOR:

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KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: [REDACTED]

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[REDACTED]	Apt. 4	10-10-18	2,000.00		2,000.00

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[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

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██████	Apt. 5	10-10-18	7,000.00		7,000.00

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KRAMER LEVIN NAFTALIS & FRANKEL LLP

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[REDACTED]

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[REDACTED]

[Signature]

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[REDACTED]

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VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

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

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CHECK NO. [REDACTED]

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To
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Of

[REDACTED]

[Signature]

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VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

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CHECK NO. [REDACTED]

Check Date

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To
The
Order
Of

[REDACTED]

[Signature]

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[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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NEW YORK, NY 10036

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]

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[REDACTED]

KRAMER LEVIN NAFTALIS & FRANKEL LLP

VENDOR: [REDACTED]

CHECK NUMBER: [REDACTED]

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To
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Of

[REDACTED]

[Signature]



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[REDACTED]