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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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November 30, 2022

Steve Heuer
Associate Vice President
for Government Affairs
New York University
25 West 4th Street, 5th floor
New York, NY 10007

Jennifer Pautz
Senior Director of Government Relations
New York University
726 Broadway, 6th floor
New York, NY 10003

Valentine Goldstein
Assistant Director, Community Relations
New York University
665 Broadway, 10th floor
New York, NY 10012

Dear Mr. Heuer, Ms. Pautz and Ms. Goldstein:

At its Full Board meeting on November 17, 2022, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

NYU should extend its 2012 Restrictive Declaration for the NYU rezoning comment period for at least 30 days for the 750 sq. ft. space that NYU committed to building for a community facility tenant

Whereas the Restrictive Declaration(RD) requires not less than 30-day notices by a variety of methods for the comments period notice, the committee felt that both the public and board did not have clear and sufficient notification as described in the RD marketing plan, and

Whereas the RD allows NYU to reclaim the space in its entirety if a qualified tenant has not signed a lease within 12 months of best efforts to find such tenant and to use the space as it sees fit, and

Whereas the process of finding a tenant to rent a space even with an under-market offering rent and actually sign a lease, can often take a year if not longer, and

Whereas the committee felt that the Community Board has no role at all in the process and/or the final selection as a full participant or even to be consulted as such, and

Whereas the RD permits that any nonprofit from any part of NYC can be chosen even if the nonprofit is not of a direct benefit to the communities in CB2 or surrounding areas, such as a sports team or business association or a social club from another borough.

Therefore be it resolved that NYU should extend the comment period for at least for 30 days, which is allowed under the RD, and

Let it be further resolved that CB2 requests that NYU prioritize the needs and interests of the CB2 community in selecting a tenant for this space as is appropriate for a community benefit, and

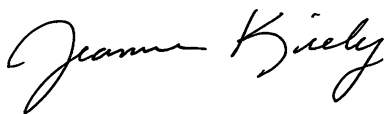
Let it be further resolved that while the RD allows NYU to be the sole entity for selecting a tenant, that NYU in the spirit of working with the Community Board, and by extension the community, allow CB2 to fully be part of the selection process and be given a full role in that mission

And be it finally resolved that as matter of a practical consideration that a potential tenant need only be in lease negotiation rather than requiring an actual signed lease so that NYU's obligation is not terminated.

Vote: Unanimous, 44 Board Members in favor.

Please advise us of any decision or action taken in response to this resolution.


Sincerely,



Jeannine Kiely, Chair
Community Board 2, Manhattan



David Gruber, Chair
Community Facilities Advisory Panel
Community Board 2, Manhattan



Ivy Kwan Arce, Chair
Arts and Institution Committee
Community Board 2, Manhattan

JK/em

cc: Brian Kavanagh, NY State Senator
Brad Hoylman, NY State Senator
Christopher Marte, City Council Member
Eric Bottcher, City Council Member
Mark Levine, Manhattan Borough President
Deborah Glick, Assemblymember
Dan Garodnick, Director of Dept. of City Planning