

9th & 10th Street L.L.C.
186 West 80th Street
New York, NY 10024
(212) 873-5500

HAND DELIVERED

Mayor Bill de Blasio
City Hall
New York, NY 10007

September 14, 2017

Re: 605 E. 9th Street (Old PS 64)
New York, NY

Dear Mayor de Blasio,

As per our conversation in Tompkins Square Park this past Sunday September 10th, we need a building permit to immediately start the renovation on the above referenced property. This property has been vacant and an eyesore to the community for a long time. Our University Square project for a college student dormitory will be a huge benefit to the community, which mostly supports the project with over 1500 signatures from a support petition that was generated from the community. Enclosed is the project brochure. The brochure and video is on our website: www.usquarenyc.com

I want to reassure you again that we are looking to enforce the Deed Restriction placed on the property, when we bought it from the City of New York at Public Auction, for a Community Facility Use. A college student dormitory is a Community Facility Use under Use Group 3 of the NYC zoning resolution. Under DOB Rule 51 a college with a minimum of a 10 year lease for part of the building qualifies to issue a building permit. We have a minimum of a 10 year lease with Adelphi University for two floors whereby they have exclusive use and control of their premises. We have answered all of the DOB's objections but they refuse to issue the building permit.

I also want to reassure you again that our situation is nothing like Rivington. We are not looking to remove or change our Deed Restriction. Our project has no relation to Rivington in any way as we will renovate and be occupied for a Community Facility Use as per the Deed Restriction.

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In addition to be conforming to the law of what can be done with this building, there is a need for this use. We have a study that shows there is a 57,000 dormitory bed shortfall in Manhattan. Another study shows that the City of New York will have a \$17 million per year economic benefit by having the dorm.

I, Adelphi and the community at large would greatly appreciate your personal attention to seeing that we get the building permit as soon as possible. Despite what you have been told, this is straightforward and not a complicated situation at all.

We all just need leadership from City Hall because the City's agencies have failed so far and has gone so far to say we don't know who Adelphi University is and if they qualify. I have enclosed Adelphi's brief description from a document they produced and submitted to the DOB. Also enclosed is a letter from Adelphi, which you probably haven't seen, to you on November 28, 2016 asking for your help in moving this project forward that has not been answered.

Please help get this important project done. Thank you.

Best regards,
9th & 10th Street LLC



Gregg Singer, President
Sing Fina Corp., Manager



OFFICE OF THE TREASURER

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ADELPHI.EDU

November 28, 2016

ONE SOUTH AVENUE P.O. BOX 701
GARDEN CITY, NEW YORK 11530

VIA UPS EXPRESS MAIL

The Honorable Bill de Blasio
City Hall
New York, New York 10007

Re: **605 East 9th Street/350 East 10th Street New York, New York**

Dear Mayor de Blasio:

I am writing to you because it is necessary for Adelphi University to have its students move into the above referenced building on time for the beginning of the Fall 2018 school year, which is only 21 months away. This is required for Adelphi University to expand our Manhattan campus at 75 Varick Street. We are increasing our Manhattan presence and having a dorm for Adelphi's students is critical to that mission. The owner needs a building permit to help us meet that goal. This vacant building, once renovated, will provide affordable student housing for our students who will study at our Manhattan Center.

On August 2, 2016, Adelphi signed a lease with the owner of the building, 9th & 10th Street, L.L.C., to be the anchor tenant. The owner immediately submitted the lease for approval to the Department of Buildings (DOB). The building plans have already been approved by DOB.

I would appreciate any help you can provide to expedite obtaining the requested building permit from the DOB.

Thank you in advance for helping in our efforts to continue to attract talent from all over the world, as it is essential for our future. We expect to enroll almost 1,000 students, mostly from foreign countries, in our efforts to bring even more international students to "the greatest city in the world". With your assistance this plan can become a reality.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Timothy P. Burton', written over a horizontal line.

Timothy P. Burton
Executive Vice President of Finance and Administration

cc: 9th & 10th Street, L.L.C.

ADELPHI UNIVERSITY

FACT SHEET

About Adelphi University

Established in 1896, Adelphi University is a private university with its main campus located 23 miles from Manhattan in Garden City, New York. It is Long Island's oldest private coeducational institution of higher education.

As of Fall 2016, Adelphi enrolled 5,205 undergraduates and 2,482 graduate students from 38 states and 46 different countries. We boast strong programming in nursing, social work, elementary education, biology, accounting, the performing arts, psychology and physical education.

Adelphi University just enrolled its largest and most diverse freshman class in Adelphi history. Many of our students are the first in their families to attend college, and our commitment to a vibrant and diverse educational experience for all groups and all abilities is recognized in the national media.

Adelphi has earned the approval of respected organizations that evaluate institutions of higher education and their programs. With one of the lowest tuitions among the 19 private colleges and universities on Long Island, Adelphi has been named a Best Buy by the *Fiske Guide to Colleges* for the 11th straight year.

Chartered by the Board of Regents of the University of the State of New York, Adelphi University is accredited by the Middle States Commission on Higher Education, the American Speech-Language-Hearing Association, the Council on Social Work Education, The National Council for Accreditation of Teacher Education (NCATE), AACSB International-The Association to Advance Collegiate Schools of Business, and the Commission on Collegiate Nursing Education (CCNE).

A commitment to strong community connections is in Adelphi's DNA, earning the University the Carnegie Foundation for the Advancement of Teaching's prestigious Community Engagement Classification in 2010 and inclusion on The President's Higher Education Community Service Honor Roll for the fifth consecutive year. Adelphi has invested in at least a dozen well-regarded public policy and community services centers, from the 37-year-old Adelphi New York Statewide Breast Cancer Hotline & Support Program—the first of its kind in New York State—to the Institute for Parenting and the Center for Nonprofit Leadership.

Adelphi in Manhattan

Since 1987, Adelphi has operated its downtown Manhattan Center, which occupies the second floor at 75 Varick Street, utilizing 40,869 square feet of space. Adelphi's Manhattan Center enrolls 325 undergraduate and graduate students in social work and teacher education programs designed for working professionals.





Adelphi's Growth in the City

Adelphi's plan for strategic growth includes expanding its undergraduate opportunities to include the NYC Scholars Program, an unforgettable way to experience the world's most exciting city firsthand. This new program takes Adelphi's New York connections to new heights. NYC Scholars will live, learn and intern for one semester of their Adelphi experience in a study abroad model with life-changing internships within the Broadway, tech and financial communities.

Nearly 50 percent of our students participate in academic service-learning, with many more helping out in extracurricular programs through community partnerships and service opportunities across Long Island and in New York City.

Added graduate and continuing/professional degree offerings and programs in Manhattan will extend the reach and resources of the Adelphi community. For more than five decades, Adelphi University has been a leader in the business industry, offering key and relative degrees and other programs to prepare graduates for ever-changing fields. The innovative Global M.B.A. program, to launch in Fall 2017, will build a deeper understanding of global issues and is a signal of Adelphi's growing commitment to improving and making a difference in the business industry.

Maximizing the appeal for New York City includes the creation of a residence hall for students at 605 East Ninth Street, which would house students enrolled in undergraduate and graduate degree programs in education, social work and psychology and in the Global M.B.A. program. The goal is to create a highly immersive living-learning community format for Adelphi students seeking a New York experience to push their boundaries and thinking. We anticipate the majority of our New York City students will be motivated adults, generally graduate students, dedicated to scholarly pursuits and prepared to learn and grow professionally.

Economic Impact

Adelphi is an economic anchor tenant in New York, contributing more than \$500 million each year to the local economy. College students in general are a strong consumer force for social, cultural and athletics spending. According to data compiled by Crux Research Inc., college students nationwide accounted for about \$150 billion in discretionary spending, including \$50 billion on food, \$18.6 billion on clothing and shoes, \$15.3 billion on electronics, \$14 billion on smartphones, and \$9.8 billion on entertainment.

At a neighborhood level, Adelphi students living and learning in downtown Manhattan would mean an increase in local spending generated by students in food, entertainment, clothing, books and electronics—an economic uptick for merchants in the immediate area.