



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N. Y. 10007

November 10th, 2021

Speaker Corey Johnson
City Hall
New York, NY 10007

Dear Speaker Corey Johnson:

Thank you for your continued partnership and support of the New York Blood Center (“NYBC”) proposal to facilitate the Center East project (“Center East” or the “Project”) currently before the Council. NYBC is a critical piece of the City’s public health infrastructure and the success of life science projects such as this one is key to helping our City recover from the pandemic.

The importance of the work that NYBC will undertake in this new and improved facility cannot be overstated. NYBC provides about 80 percent of the City’s blood supply and serves approximately 200 hospitals in the Northeast USA, including all 11 NYC H+H acute care hospitals. Further, NYBC contributes to the city's health overall through lifesaving research, which supports everyone from newborns and their mothers, to surgery patients, as well as everyone who can benefit from the development of treatments and vaccines for blood-related diseases.

Life sciences is playing a critical role in the City’s economy-it's an important sector helping create new jobs, innovation, and reimagining our use of space. Given the opportunity for job creation and the cost to develop the highly complex spaces needed, the City has committed \$1Bn to support translational research programs, build talent, and create commercial life sciences spaces across New York City, including along the First Avenue corridor of academic medical centers. Longfellow is a well-known, successful life sciences developer in other cities, hence their expertise and partnership on this project with New York City could accelerate industry growth.

In recognition of the significant economic impact that the Project will have on the City, and to encourage Longfellow Real Estate Partners, LLC (the “Company”) to create new jobs in the City, NYCEDC will commit to working to assist with the application process to seek approval from the New York City Industrial Development Agency (“NYCIDA”) of a straight-lease commercial project transaction. Through the transaction, subject to NYCIDA’s policies, practices and procedures, NYCIDA would confer to the Company, if approved, financial assistance in the form of payments in lieu of City real property taxes

("PILOT"), partial exemption from City and New York State mortgage recording taxes, and exemption from City and New York State sales and use taxes.

Based on information provided to date from the Company, and certain assumptions regarding the value of the property, NYCIDA estimates the net present value of these benefits would be in excess of \$100 million.

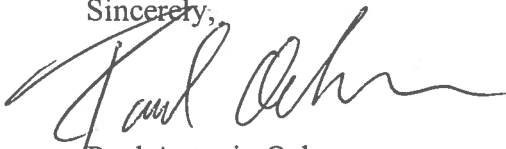
The applicant is bound by the approved set of plans that are a part of the special permit approvals which limits the height of the building to 233 feet inclusive of any mechanical space. To reassure the City Council that the applicant has no intention of building anything aside from the project that has been discussed to date the applicant further committed to recording against their property a restrictive declaration that limits any building to be built on the site that is not the Blood Center to what is permitted by the existing R8B zoning which will be enforceable by the City of New York. Furthermore, if after discussion with the affected Council Members and Borough President, the Council Members and Borough President would like the Department of City Planning to proceed with a follow up zoning action to limit non-life sciences space to what is allowed under the existing R8B zoning on this site the Department commits to evaluating options to achieve this result and take action before the end of 2022.

The Administration also recognizes that the project will expand the existing building's footprint and will need to make sufficient investments to maintain open space in nearby parks and minimize the impact of construction on the Julia Richman Educational Campus. The City and the NYBC will commit to fully funding \$10.65M for capital projects at St. Catherine's Park: 1) \$6.2M to replace the entire playground 2) \$3M to replace the multipurpose play area 3) \$1.15M to replace the sidewalks 4) \$250K to replace the fencing. The NYBC will contribute \$3.6M towards these playground renovations.

The Administration further recognizes technological needs at the Julia Richman Educational Campus and will commit to \$2M in investments to buy new laptops and smart blackboards for the classrooms at the campus in addition to the construction mitigation measures the applicant has proposed.

With the support of the Council, we are looking forward to the passage of Center East and to see its contributions to the life sciences sector for decades to come.

Sincerely,



Paul Antonio Ochoa
Director, Mayor's Office of City Legislative Affairs