

**Testimony on the Bank of America Tower at One
Bryant Park
at the City Council, March 26, 2008**

Good Morning, I'm Brendan Sexton, representing the Durst Organization, partner with the Bank of America in developing One Bryant Park.

As you already know, the Durst Organization is a long-time supporter of Business Improvement Districts, and Bank of America is equally enthusiastic. We are particularly pleased to be joining the Bryant Park District Management Association, which can be considered *the* model that convinced the public and the government that the BID idea could work wonders in this dense urban city. Until Bryant Park's success, no one had been certain whether the BID model was right for New York, nor indeed, whether Bryant Park could be saved. It is worth reflecting on this history so that we do not lose its meaning.

The triumphal result is that today Bryant Park is one of New York's jewels, so much so that we very proudly incorporated its name into the name of our building. We hope always to be associated with this marvelous urban place and this great city.

We intend to be active members of the Bryant Park BID, and active and concerned supporters of the park and of the great neighborhood it has rejuvenated. Durst is already a supporter and Board member of the Times Square Alliance, Bryant Park's neighbor, and we expect the two BID memberships will work in terrific harmony to help ensure the future of our building and our host communities. Since One Bryant Park straddles the boundaries of the two BIDs, the building has the opportunity to support both. Appropriate and equal assessments were negotiated for each, totaling \$300,000 annually. This solution is enthusiastically endorsed by all parties.

We are very much looking forward to the Bank of America Tower at One Bryant Park becoming an active member of the Bryant Park BID.

Thank You.

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First, my apologies to all assembled that I am not able to attend in person.

Bank of America is just 5 short weeks away from beginning to move into the new tower at One Bryant Park. Our management team and our associates are very excited and eager to move to the new facility. It has been a long six years in the making but it was worth the wait.

One of the reasons we picked the One Bryant Park site was the attractiveness and convenience of the neighborhood. To build a truly state of the art building, you need a great location. Our block, sandwiched between Times Square and Bryant Park is a superb location for our business and will give us a competitive advantage in attraction and retention of associates. The area is rich in amenities, safe and clean and the efforts to maintain that environment are visible and appreciated. Bank of America looks forward to actively participating in the neighborhood organizations and thereby help preserve the character of the area into the future.

We thank you for your consideration in including us in the Bryant Park District Management Association.

Thank you.

Gregory Patterson

Project Executive

Bank of America Tower at One Bryant Park