

# STATE OF NEW YORK

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4688--A

Cal. No. 413

2019-2020 Regular Sessions

## IN SENATE

March 20, 2019

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Introduced by Sen. BENJAMIN -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT authorizing the commissioner of general services to transfer and convey certain lands in the county of New York, city of New York, to the urban development corporation; and providing for the repeal of certain provisions upon expiration thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Notwithstanding any inconsistent provision of law to the  
2 contrary, the commissioner of general services is authorized to transfer  
3 and convey to the urban development corporation the remaining right,  
4 title, and interest of the people of the state of New York in the lands  
5 and improvements located at 121 West 125th Street and further described  
6 in section two of this act. The conveyance shall be made in consider-  
7 ation of the sum of no less than one million dollars collected by the  
8 state in connection with land transferred pursuant to this act, which  
9 shall be deposited into the 125th Street Improvement Trust Fund, as  
10 amended and as may be further amended, hereinafter referred to as the  
11 "Fund", and shall be used for purposes outlined in the fund agreement  
12 and projects located within the established geographic boundaries of the  
13 Fund.

14 § 2. The lands and improvements authorized by section one of this act  
15 to be conveyed are generally described as follows:

16 Parcel 1

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

LBD10888-03-9

1 All that certain plot, piece or parcel of land, situate, lying and  
2 being in the Borough of Manhattan, City, County and State of New York,  
3 bounding and described as follows:

4 BEGINNING at a point on the northerly side of West 125th Street and  
5 150 feet west of the point of intersection between the westerly side of  
6 Lenox Avenue and the northerly side of West 125th Street;

7 (1) thence running westerly along the northerly side of West 125th  
8 Street, 210 feet to a point;

9 (2) thence running in a northerly direction parallel to the Westerly  
10 side of Lenox Avenue, 199 feet 10 inches to the southerly side of West  
11 126th Street;

12 (3) thence running easterly along the southerly side of West 126th  
13 Street 210 feet to a point;

14 (4) thence running in a southerly direction, parallel to the westerly  
15 side of Lenox Avenue 199 feet, 10 inches to the point of beginning.

16 Parcel 2

17 All that certain volume of space which lies above a horizontal plane  
18 (the "Limiting Plane") drawn at elevation 80.20 feet and intersecting  
19 the vertical planes determined by the above-described boundaries of the  
20 Premises; the elevation of the Limiting Plane being that in the System  
21 known as the Borough Works Datum of the Borough of Manhattan which  
22 designates as zero an elevation which is 2.75 feet above mean sea level  
23 at Sandy Hook, New Jersey.

24 SUBJECT to that certain Easement Agreement and Declaration made by and  
25 between the people of the state of New York, acting by and through the  
26 commissioner of general services, and the New York state urban develop-  
27 ment corporation, doing business as the empire state development corpo-  
28 ration, dated December 13, 2002 and recorded July 10, 2003 as CRFN  
29 2003000222170; and that certain Indenture made the 20th day of December,  
30 1977 by The New York state urban development corporation and The city of  
31 New York recorded on 12/23/77 in Reel 422 page 1084.

32 § 3. The description in section two of this act is not intended to be  
33 a legal description but is intended to identify the parcel to be  
34 conveyed. As a condition of the purchase, the urban development corpo-  
35 ration may submit to the commissioner of general services for her  
36 approval an accurate survey and description of the lands to be conveyed,  
37 which may be used in the conveyance thereof.

38 § 4. The commissioner of general services shall not transfer or convey  
39 the aforesaid lands and improvements unless an application is made by  
40 the urban development corporation within one year of the effective date  
41 of this act. Such application shall be in the form of a resolution  
42 setting forth a comprehensive statement approved by the board of the  
43 urban development corporation acknowledging and accepting the use  
44 restrictions set forth in section five of this act. The commissioner of  
45 general services and the president of the urban development corporation  
46 are hereby empowered to effect the transfer and conveyance and do all  
47 things necessary to carry out the purposes and provisions of this act.

48 § 5. The aforesaid land and improvements shall be used and improved  
49 for the purposes of, the National Urban League headquarters, including a  
50 conference center, a civil rights museum, retail and office space,  
51 approximately one hundred seventy units of affordable housing, which  
52 solely for the purposes of this act, shall mean that one hundred percent  
53 of the rental dwelling units in the building shall, upon initial rental  
54 and upon each subsequent rental following a vacancy, be affordable to

1 and restricted to occupancy by individuals or families in accordance  
2 with a plan developed and approved by the commissioner of New York state  
3 division of homes and community renewal, and any accessory uses as  
4 described in the general project plan prepared by the urban development  
5 corporation in accordance with the urban development corporation act,  
6 including any amendments or modifications thereto, provided that the  
7 proportion of space allotted for retail and office purposes shall not  
8 exceed the other required uses of such transferred land pursuant to this  
9 act. Upon termination of a required use, the people of the state of New  
10 York shall have the right to retake the title to such portion of the  
11 land and improvements described herein that are not committed to such  
12 required uses. In the event of such termination of any required use,  
13 during the term of the conveyance instrument, between said corporation  
14 and the entity or entities engaged to construct and maintain the  
15 improvements, the urban development corporation shall, consistent with  
16 the terms and conditions of the instrument of conveyance, provide writ-  
17 ten notice to such entity or entities and provide such entity or enti-  
18 ties a reasonable opportunity to cure; provided, however, and only with  
19 respect to the National Urban League Headquarters and the civil rights  
20 museum, the Urban Development Corporation is hereby authorized to  
21 approve a comparable community or public use for such land and improve-  
22 ments thereon. If the entity or entities fails or is unable to comply  
23 with any demand to cure, pursuant to this act, in the manner and time  
24 period specified under the terms of the lease or other conveyance  
25 instrument, the urban development corporation shall provide written  
26 notice to the commissioner of general services within one hundred eighty  
27 days thereof, and the commissioner of general services shall request  
28 that the attorney general institute an action in the supreme court for a  
29 judgment declaring a reversion of such title in the people of the state  
30 of New York to the portion of the land and improvements not in compli-  
31 ance with the aforesaid use restrictions, or, in lieu of an action seek-  
32 ing a judgment declaring a reversion of title as aforesaid, allow the  
33 owner of the land and improvements not in compliance with the use  
34 restriction, to purchase the reverter interest from the people of the  
35 state of New York at the current fair market value of the non-compliant  
36 portion of the land less the value of any improvements thereto as deter-  
37 mined by independent certified appraisal or appraisals, and less any  
38 proportionate consideration previously paid, as shall be defined in the  
39 general project plan and lease.

40 § 6. This act shall take effect immediately and the authority of the  
41 commissioner of general services to transfer and convey the aforesaid  
42 lands and improvements pursuant to this act shall expire two years after  
43 such effective date.