

**NOTICE OF PUBLIC HEARING ON PROPOSED PROJECT  
AND ISSUANCE OF BONDS BY  
THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK  
FOR ROYAL CHARTER PROPERTIES-EAST, INC.**

Public notice is hereby given that, at the time designated below, the Dormitory Authority of the State of New York (“DASNY”) will conduct a public hearing for the purpose of giving interested persons an opportunity to be heard on the project described below (the “Project”) and the proposed issuance by DASNY of tax-exempt revenue bonds (the “Bonds”) in an aggregate principal amount not to exceed \$200,000,000 for the Project. The public is invited to comment either by telephonic conference or in writing (each as described below) with respect to the Project and the issuance of the Bonds.

The Bonds will be issued pursuant to a plan of financing as tax-exempt bonds in accordance with Section 1313(a) of the Tax Reform Act of 1986 and Section 145 of the Internal Revenue Code of 1986, as amended, for the purpose of financing or refinancing costs of the Project and paying costs of issuance of the Bonds. The Project involves the refinancing of the Helmsley Tower (debt in the par amount of approximately \$71,180,000) and the refinancing of the Coleman Tower (debt in the part amount of approximately \$113,550,000), which are owned by Royal Charter Properties-East, Inc., a New York not-for-profit corporation (the “Institution”), or by RCP-East, LLC, a New York limited liability company of which the Institution is the sole member, and operated by the Institution and/or its affiliates. The Helmsley Tower is located at 1320 York Avenue, between East 70<sup>th</sup> Street and East 71<sup>st</sup> Street, New York, New York. The Coleman Tower is located at 1330 First Avenue, between East 71<sup>st</sup> Street and East 72<sup>nd</sup> Street, New York, New York.

The Project consists of the refinancing of (i) a loan made to the Institution by the New York City Housing Development Corporation (“HDC”) from proceeds of the New York City Housing Development Corporation Multi-Family Rental Housing Revenue Bonds (Royal Charter Properties–East, Inc. Project), 2005 Series A (the “2005 Bonds”), and (ii) a loan made to the Institution by DASNY from proceeds of the Dormitory Authority of the State of New York Royal Charter Properties-East, Inc. Revenue Bonds, Series 2006A (the “2006 Bonds”).

The 2005 Bonds refinanced a portion of the costs of the design and construction of the Helmsley Tower, a 36-story mixed-use facility. The residential portion of the building provides housing for nurses, resident doctors, clinical fellows and other employees and staff members of The New York and Presbyterian Hospital (“NYPH”) and other affiliated institutions (floors 13 to 36), and temporary housing for patients requiring daily outpatient therapies, and accommodations for families and visitors of hospitalized patients and for visiting hospital staff (floors 8 to 12). The remaining portion of the building includes space leased to retail tenants on the first floor and clinical and administrative offices on floors 1 to 7.

The 2006 Bonds financed or refinanced a portion of the costs of the design and construction of the Coleman Tower, a 20-story building with subsurface parking. The ground floor has retail tenants and offices for NYPH’s Real Estate Department and the building’s managing agent. Floors 2 through 20 provide housing for nurses, resident doctors, clinical fellows and other employees and staff members of NYPH and other affiliated institutions, and includes 13 units of inclusionary

housing. Space in the Coleman Tower leased to commercial tenants and the inclusionary housing units were financed with the proceeds of taxable bonds.

A public hearing with respect to the Project and the proposed issuance of the Bonds will be held at 10:00 a.m. on December 30, 2024. Such public hearing is being conducted remotely, through the use of telephone conference. Interested persons are invited to listen to, and participate in, the public hearing by calling into the teleconference using the toll-free-number (866) 705-2554 and entering conference code 293301#. In order to facilitate registration of participants to the teleconference, it is requested that such persons call the above number no later than 9:55 a.m. Written comments can be submitted to DASNY via email at [damodio@dasny.org](mailto:damodio@dasny.org) no later than 10:30 a.m. on the date of the public hearing. General inquiries can be submitted to DASNY at the above email address at any time prior to the public hearing.