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ASSISTANT DEPUTY MAJORITY LEADER  
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**THE COUNCIL  
OF  
THE CITY OF NEW YORK**

September 9, 2011

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FINACIALLY-DISTRESSED RENTAL HOUSING

Testimony in Support for Item #20125029 HHM

I would like to extend my support for Item #20125029 HHM that is going in front of the Subcommittee on Landmarks, Public Siting, and Maritime Uses today on September 9, 2011. The transfer of the city owned property at 264-272 West 118<sup>th</sup> Street to New York City Health and Hospitals Corporation for use by Harlem Hospital Center at 215 West 125<sup>th</sup> Street is a beneficial move that will benefit everyone in my community.

The relocation of the Sydenham Health Center clinic will provide tremendous cost savings, at the figure of \$1.8 million, for the NYC Health and Hospitals Corporation. Existing public health services will be maintained and it will provide clients with improved facilities. This new location for the Sydenham Health Center is a nice addition in conjunction with the ongoing modernization of Harlem Hospital. The relocation of the Sydenham Health Clinic to 215 West 125<sup>th</sup> Street also provides a central location in my district that would make it convenient for everyone to reap the benefits of the clinic.

Best Regards,

A handwritten signature in black ink, appearing to read "Inez".

Inez E. Dickens  
Assistant Deputy Majority Leader

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE  
THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING  
AND MARITIME USES ON THE DESIGNATION OF THE CITIES SERVICE  
BUILDING (AND FIRST FLOOR INTERIOR) IN MANHATTAN.**

**September 6, 2011**

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Cities Service Building (and first floor interior) in Manhattan.

On May 10, 2011, the Landmarks Preservation Commission held hearings on the proposed designation as a Landmark of the Cities Service Building and its first floor interior. Six people spoke in favor of designation, including representatives of the owners, Manhattan Community Board 1, the Historic Districts Council, and the New York Landmarks Conservancy. On June 21, 2011, the Commission voted to designate the building a New York City individual landmark.

The former Cities Service Building at 70 Pine Street is a 66-story skyscraper, rising from a trapezoidal site bounded by Pine Street, Cedar Street, and Pearl Street. An icon of the lower Manhattan skyline, the building's shaft terminates in a slender pinnacle crowned by an illuminated lantern and stainless steel spire. At the time of completion in 1932, this Art Deco style tower was the tallest structure in lower Manhattan, and at 952 feet, the third tallest structure in the world. Thomas J. George is thought to have been the lead designer, enriching the lower floors with stylized reliefs that rival any architectural ornamentation created during the Art Deco period in New York City. Of particular interest is the company's triangular logo, as well as sunflowers, sunbursts and stepped pyramids, which direct the eye upward and recall the shape of the spire. The first floor of the 66-story Cities Service Building contains one the most impressive office building lobbies in New York City. A respectful renovation of the first floor lobby was undertaken during the 1990s. Many noteworthy Art Deco style skyscrapers were built during the late 1920s and early 1930s, but relatively few buildings from this era can boast such a large, ornate, and well preserved public interior.

The Commission urges you to affirm this designation.



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**STATEMENT OF PAULETTE McCULLOUGH**

**RENAISSANCE HEALTH CARE NETWORK  
DIAGNOSTIC AND TREATMENT CENTER  
NEW YORK CITY HEALTH AND HOSPITALS CORPORATION**

**SEPTEMBER 6th, 2011**

Good morning, my name is Paulette McCullough and I am the Senior Associate Executive Director of the Renaissance Health Care Network which is part of the New York City Health and Hospitals Corporation (HHC). I am joined this morning by Jeremy Berman, Deputy Counsel for HHC. Thank you for the opportunity to testify in support of the transfer of a City-owned property located at 264-272 West 118<sup>th</sup> Street to the New York City Health and Hospitals Corporation (HHC) for use by the Renaissance Health Care network for the operation of the Sydenham Health Center.

The proposed transfer that is before you for approval would allow HHC to take site control of the property for the purposes of the relocation of the Sydenham Health Center. Previously, HHC operated under year to year license agreements with the City of New York Department of Citywide Administrative Services (DCAS) for use of this building. HHC had operated a behavioral health clinic at this location and was the sole occupant of the building.

Harlem Hospital Center, which operates the Sydenham Health Clinic as part of the Renaissance Healthcare Network, now pays approximately \$1.3 million in rent and utilities at the Sydenham site currently located at 215 West 125<sup>th</sup> Street. Operating expenses at the 118<sup>th</sup> Street are estimated to be approximately \$100,000 per year. Relocating the Sydenham Clinic to the 118<sup>th</sup> Street site will realize significant savings for the network. Harlem Hospital Center plans to complete the relocation of the programs to 118<sup>th</sup> Street by October, 2011. This relocation has the approval of the Renaissance Healthcare Network Community Advisory Board.

HHC's Board of Directors approved the transfer in February 2011. Notice of the proposed transfer was published in The City Record on March 24, 2011. A public hearing was held by the Mayor's Office of Contract Services on April 27<sup>th</sup>, 2011 with respect to the proposed transfer. If approved by the Council, HHC will accept the property pursuant to the June 16<sup>th</sup>, 1970 Operating Agreement between the City of New York and HHC.

Thank you for your consideration of this transfer. I would be happy to answer any questions that you have.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 458/159 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/6/2012

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street, 9th Fl. North

I represent: LPC

Address: 21st

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 9/6/2011

(PLEASE PRINT)

Name: Paula McCallough, RN, BSN, MPA

Address: 215 West 125th Street

I represent: Renaissance Health Care Network D+TC

Address: NYC Health & Hospital Corporation

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

Manhattan CB-10  in favor  in opposition

Date: 9/6/11

(PLEASE PRINT)

Name: Jeremy Beran

Address: \_\_\_\_\_

I represent: NYC Health & Hospitals Corporation

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms