

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] LU 0238-2025
Date: Friday, February 28, 2025 1:08:16 PM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I am writing to convey my grave concerns over item [LU 0238-2025](#), the public hearing held yesterday on 2/26/25 which included a proposed transfer of City-owned property at 1727 Amsterdam to Health and Hospitals Corp. This amendment to a long standing Operating Agreement between the City and H+H has been done with NO notification to the public or the local Community Board 9 district where this property lies. Neither has the public had the opportunity to review the text of the Operating Agreement (G 250066 HHY) as it does not appear anywhere on the Council website. That is unacceptable and gives the appearance that it is being done with the purpose of excluding the public voice and opinion.

The Community Board 9 has been on record since 2023 expressing concerns regarding the ownership of this site and the lack of transparency in the process and that it should be reviewed by the Board and the community through the Uniform Land Use Review Process. The community continues to demand that HHC cease their illegal circumvention of the ULURP and asks that the City Council demand the legal right of the community be followed.

In addition, the medical and mental health services currently on site will be greatly reduced if the current proposed lease to Bowery Residents Community for a new housing development is approved. This is unacceptable. Having just completed my re-application to the Community Board, I will note the newly added question concerning the importance of mental health services for our neighbors. This proposed transfer of property to HHC would reduce services in a majority black and brown neighborhood and is antithetical to this question. If that is truly a top concern for the city then I urge the Council to review the alternate proposal made by Community Board 9 which keeps the mental health services AND increases the needed housing units which we all believe are needed in our city. This could only happen if the ULURP is allowed to move forward and an up-zoning is considered.

In conclusion, I strongly object to the inclusion of 1727 Amsterdam Avenue's inclusion in [LU 0238-2025](#), consider the transfer and planned subleasing of 1727 Amsterdam Ave to be illegal, and urges that the full text of application G 250066 HHY be published and released and public hearing be held after such release.

With thanks for your attention,

Alan Zamchick

[REDACTED]

From: [Alexa Donaphin](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony Re: 1727 Amsterdam Avenue Transfer LU 0238-2025
Date: Saturday, March 1, 2025 1:02:25 AM

[REDACTED] N: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

As a longtime Hamilton Heights/West Harlem resident and voting constituent, I have grave concerns about item LU 0238-2025. The public hearing that was held on Wednesday, February 26, 2025, was not given wide public notice, and it included the proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. I am **OPPOSED** to this transfer and hereby request that the subcommittee reject any item that would place 1727Amsterdam in the HHC operating agreement.

The existing 1727 Amsterdam Avenue facility is a Federally Qualified Health Center (FQHC) that has been providing vital medical services to our community and beyond for decades, and primarily serves people of color. The healthcare organizations currently located there offer primary care, maternal care, dentistry and orthodontic care, radiology services, family planning, a WIC program, gynecology, ophthalmology, podiatry, psychiatric care for all ages, and addiction counseling as well as other services. HHC has never provided any of these services at this site and now plans to evict these not-for-profit healthcare organizations in order to demolish the health center and use the site for other purposes.

The project proposed by HHC for this site has been planned without taking our community's needs and concerns into consideration and without any interface with our local Community Board (MCB9), which has issued a resolution against the HHC project. Additionally, their plan has a critical major problem. The plot of land on which 1727 Amsterdam Avenue is located, Block 2060 Lot 1 in Manhattan, is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam Avenue is illegal for these reasons.


Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC currently operates and provides healthcare services. In its second article, the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam Avenue by evicting the existing community health

providers runs directly counter to this key and crucial condition of the operating agreement. The Subcommittee can verify the validity of these terms by reviewing the articles of this agreement.

By giving control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will only exacerbate current healthcare problems in our community. I therefore urgently request this Subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC so that it can be shuttered and demolished. To do so would show a clear disregard for the health of Harlem residents and contempt for our community's support of development that promotes health, economic growth, truly affordable housing, and a vision that responds to its most pressing needs.

Thank you for your consideration.

Sincerely,
Alexa Donaphin


New York, NY 10031

From: [Andres Orejuela](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Re: Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 11:39:31 AM

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Amendment to my testimony:

Andres Olmedo Orejuela

[REDACTED]
New York NY 10031

Andrés

On Fri, Feb 28, 2025 at 8:18 PM Andres Orejuela <[REDACTED]> wrote:
Submission of public testimony regarding LU 0238-2025 by Andres Olmedo Orejuela, concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. I have been following plans for this site since a demolition project for 1727 Amsterdam was uncovered by my Harlem neighbors in 2022. While I'm disappointed that neither my Councilmember nor BRC nor HHC made any attempt to invite my testimony, as I have been deeply invested in the future of the 1727 Amsterdam Avenue site and have written communications with them all, I'm proud to write to you today after three years of working alongside concerned citizens in my neighborhood to address the serious and illegal problems in the plan that HHC has for 1727 Amsterdam. It is the crucial reason why the subcommittee must reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been serving mainly Black and Latinx residents of

Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodontic care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the heart of COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, this land is real property of New York City subject section 197-c of the City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal, but it is also wrong because it attempts to circumvent ULURP in order to avoid giving the community a clear understanding of its consequences. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in the operating agreement, which only pertains to sites where HHC operates and provides healthcare services. Furthermore, the second article of the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must continue to be offered and operated by HHC in order to maintain the terms of the agreement. The plan by HHC is to terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers, directly countering this article of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historic and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem succeeded in their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful in part because of the closure of Logan and in part because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York, months after the closing of Logan. Today, the two healthcare operators at 1727

Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

My neighbors—an immigrant Spanish-speaking family of six from the Dominican Republic, among them—lost their primary care physicians in 2022 because of this plan. These doctors, who slowly earned the trust of this family over years, left to find more stable employment once plans to vacate and demolish the site were made public by HHC in 2022. Under the plan, I myself will lose the services of Dr. Ralph K. Jackson, who began serving Harlem as an ophthalmologist in the 1970s, providing vision to generations of Harlemites in a committed service that Dr. Jackson has told me would end with the closure of the site. These losses are by no means may trivial—especially to me—but pale in comparison to what the loss in services will mean for addicts in recovery and those losing services who experience severe mental illness and psychiatric distress.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its future. The amendment's inclusion is also a formal attempt to avoid the ULURP due process as developments in the HHC operating agreement are subject to much less scrutiny and absolutely no community input. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that coheres with its history and addresses its most pressing needs.

Finally, I have viewed the recording of the February 26, 2025 Landmarks, Public Sitings, and Dispositions subcommittee hearing with Maidel de la Cruz, Jeremy Berman, and Leora Jonteff, all at HHC. I have attended meetings with all three in the past. At these meetings, my neighbors made clear losses of healthcare at the site and warned about further future losses. So when de la de la Cruz told Councilmember Marte during the subcommittee hearing that no losses of healthcare would occur at any of these sites she was lying. I will let the New York City Council decide how to address de la Cruz's lying under oath, though I will be referring the matter to the offices of Investigation and Inspectors General.

The subcommittee has a critical opportunity to stymie further healthcare losses and promote the vitality of West Harlem and the City despite this travesty of a hearing—I urge its

members to take it.

Thank you to Chair Hanks and subcommittee members,

Andrés Olmedo Orejuela

Andrés

From: [Andres Orejuela](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 8:22:46 PM
Attachments: [23 Orejuela 235 - Responsive Record HH OPERATING AGREEMENT 1970.pdf](#)
[Harlem Health Center To Be Bulldozed For Housing, Surprising Neighbors Harlem, NY Patch.pdf](#)
[111020782 1727 1979 nyt article key.pdf](#)
[MCB9 Reso re 1727 Amsterdam Avenue \(1\).pdf](#)

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evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

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among them—lost their primary care physicians in 2022 because of this plan. These doctors, who slowly earned the trust of this family over years, left to find more stable employment once plans to vacate and demolish the site were made public by HHC in 2022. Under the plan, I myself will lose the services of Dr. Ralph K. Jackson, who began serving Harlem as an ophthalmologist in the 1970s, providing vision to generations of Harlemites in a committed service that Dr. Jackson has told me would end with the closure of the site. These losses are by no means may trivial—especially to me—but pale in comparison to what the loss in services will mean for addicts in recovery and those losing services who experience severe mental illness and psychiatric distress.

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The subcommittee has a critical opportunity to stymie further healthcare losses and promote the vitality of West Harlem and the City despite this travesty of a hearing—I urge its members to take it.

Thank you to Chair Hanks and subcommittee members,

Andrés Olmedo Orejuela

AGREEMENT made this 16th day of June, 1970, pursuant to Chapter 1016 of the Laws of 1969, between THE CITY OF NEW YORK (herein called "City") and the NEW YORK CITY HEALTH AND HOSPITALS CORPORATION (herein called "Corporation"), a public benefit corporation.

W I T N E S S E T H :

WHEREAS, by Chapter 1016 of the Laws of 1969 (herein called "Act") the Corporation was created to deliver high quality and dignified health and medical services and provide health facilities for comprehensive care and treatment for the ill and infirm, both physical and mental, particularly to those who can least afford such services, and

WHEREAS, the parties hereto are required by the Act to enter into an agreement by July 1, 1970 for the operation of the hospitals then being operated by the City for the treatment of acute and chronic diseases, and

WHEREAS, pursuant to the Act, the Board of Estimate by resolution (Cal. No. 244 - June 18, 1970), has duly authorized the execution of this Agreement on behalf of the City, and

WHEREAS, Section 2 of said Act entitled, "Declaration of Policy and Statement of Purposes," provides as

follows:

"§ 2. Declaration of policy and statement of purposes

It is hereby found, declared and determined that the provision and delivery of comprehensive care and treatment of the ill and infirm, both physical and mental, are of vital and paramount concern and essential to the protection and promotion of the health, safety and welfare of the inhabitants of the state of New York and the city of New York.

There are serious shortages in the number of personnel adequately trained and qualified to provide the quality care and treatment needed. A myriad of complex and often deleterious constraints and restrictions place a harmful burden on the delivery of such care and treatment. Technological advances have been such that portions of the health and medical services now delivered by the city are not as advanced as they should be. A system permitting legal, financial and managerial flexibility is required for the provision and delivery of high quality, dignified and comprehensive care and treatment for the ill and infirm, particularly to those who can least afford such services.

It is further found, declared and determined that hospitals and other health facilities of the city are of vital and paramount concern and essential in providing comprehensive care and treatment for the ill and infirm, both physical and mental, and are thus vital to the protection and the promotion of the health, welfare and safety of the people of the state of New York and the city of New York.

There are inadequate general and specialized health care facilities including but not limited to nursing homes and related laboratories and ambulatory care clinics and centers and diagnostic treatment centers. The inadequacy and shortage of health facilities derives from such factors among others as the rapid technological changes and advances taking place in the medical field. These changes and advances have created the need for substantial structural and functional changes in existing facilities. Many of the health facilities of the city are overcrowded. Buildings are deteriorating and many suffer harm as a result of piecemeal and uncoordinated additions. The

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facilities available for education, research and development are inadequate to meet the demands of the medical field. Procedures inherent in the administration of health and medical services as heretofore established obstruct and impair efficient operation of health and medical resources.

It is found, declared and determined that in order to accomplish the purposes herein recited, to provide the needed health and medical services and health facilities, a public benefit corporation, to be known as the New York City health and hospital corporation, should be created to provide such health and medical services and health facilities and to otherwise carry out such purposes: that the creation and operation of the New York City health and hospitals corporation, as hereinafter provided, is in all respects for the benefit of the people of the state of New York and of the city of New York, and is a state, city and public purpose; and that the exercise by such corporation of the functions, powers and duties as hereinafter provided constitutes the performance of an essential public and governmental function."

NOW, THEREFORE, it is agreed:

ARTICLE I

LEASE

Section 1.1. In accordance with Section 7 of the Act, the City leases to the Corporation at an annual rent of \$1 for a term co-existent with the life of the Corporation commencing at 12:01 A.M., E.D.S.T., July 1, 1970 (herein called the "effective date") for use in the execution of the corporate purposes of the Corporation all of the following hospitals, including the equipment and property contained therein or used in connection with the operation thereof, and including any building, structure, unit or any improvement

to real property, all necessary and usual attendant and related equipment, facilities and fixtures thereof or any combination or combinations thereof. The only hospitals leased hereunder are those being operated on the effective date by the City and do not include any building or buildings now being constructed as an addition to or replacement of any of the named hospitals nor any of the areas surrounding such building or buildings which are being used by the contractor during construction, but the City agrees that it will lease such buildings and areas to the Corporation upon their completion in accordance with the terms of this agreement.

Manhattan

Bellevue Hospital Center

Harlem Hospital Center

Sydenham Hospital

Francis Delafield Hospital

Goldwater Memorial Hospital

Bird S. Coler Memorial Hospital

Metropolitan Hospital

Brooklyn

Coney Island Hospital

Kings County Hospital Center

Cumberland Medical Center

Greenpoint Hospital

Queens

City Hospital Center at Elmhurst

Queens Hospital Center

Bronx

Bronx Municipal Hospital Center

Forham Hospital

Morrisania Hospital

Lincoln Hospital

Richmond

Seaview Hospital and Home

In addition, the City hereby transfers to the Corporation as of the effective date all of the supplies and materials contained in the above mentioned hospitals.

Section 1.2. The City hereby leases space at 125 Worth Street, Manhattan, and 346 Broadway, Manhattan, to the Corporation. Both premises are owned by the City. The space leased is hereby set forth in the attached Schedule "A". These leases of the aforementioned space may be terminated by either party upon six months' notice.

Section 1.3. The City hereby assigns its leases to the following property, which property is presently leased by The City of New York for use by the Department of Hospitals in connection with or incidental to the operation of such hospitals:

241 Church Street, Manhattan, third, fourth and fifth floors

2 Lafayette Street, Manhattan, part of the fifth floor

117 West 128th Street, Manhattan, the entire building consisting of three floors used by Harlem Hospital as a psychiatric annex

313-15 West 125th Street, Manhattan, two floors used as a laboratory in connection with the Columbia-Harlem affiliation contract

2006 Pitkin Avenue, Brooklyn, ambulance garage presently used by the Department of Hospitals as an ambulance station

280 East 160th Street, Bronx, two ambulance garages presently used by the Department of Hospitals for an ambulance station

1152 Randall Avenue, Bronx, motor vehicle repair shop

1165 Morris Park Avenue, Bronx, entire third and fourth floors used as a psychiatric clinic

The Corporation agrees to be responsible for the rentals of the above mentioned properties. Attached hereto and made a part of this agreement, marked Schedule "B" is a schedule of said leased properties and their rentals.

Section 1.4. The Corporation accepts the hospitals, the equipment and any other supplies and property incidental to or necessary for the operation of said hospitals and all other real property, including the real property which is presently leased by The City of New York and used by the Department of Hospitals in connection with or incidental to the operation of such hospitals, in its condition as of the effective date without warranty or representation

of the City, subject to existing encumbrances and leases affecting such property. The Corporation agrees to maintain all property which is the subject matter of this agreement as will enable its continued use, including the yards, areas, fences, railings, sidewalks and any and all of the adjacent property that may be part of any of its premises and all connections with the street, sewer, steam, water, electricity gas, power and the elevators, boilers, machinery and each and every fixture used in connection with the use or operation of any structure or building on the subject premises.

Section 1.5. The Corporation shall not acquire by deed or lease any real property without the prior approval of the Mayor, nor shall the Corporation acquire by gift any real property which will impose an additional burden upon the City without such approval.

ARTICLE II

CONDITIONS OF SERVICE

Section 2.1. The Corporation acknowledges that the hospitals under its jurisdiction and the services that it will render are particularly for those who can least afford such services.

Section 2.2. The Corporation agrees that the services that it shall render will comply with all applicable governmental rules and regulations, and further agrees to conform to the standards implementing Titles XVIII and XIX of Public Law 89-97, and further agrees to render services in accordance with Section 6, Subdivision 7 of the Act.

Section 2.3. The Corporation shall operate the facilities under its jurisdiction consistent with the standards promulgated by the Joint Commission on Accreditation of Hospitals and Council on Medical Education of the American Medical Association, where appropriate.

Section 2.4. The Corporation, recognizing that heretofore the municipal hospitals have rendered services to various agencies of The City of New York, agrees to continue these services. Payment for said services has been included in the Expense Budget for the fiscal year commencing July 1, 1970 and will be included in future expense budgets.

to the extent that reimbursement for said services is not provided from any other source.

.. Section 2.5. The Corporation agrees to provide any additional services required by the City not heretofore rendered by the municipal hospitals provided that whenever the city requires the corporation to provide such health and medical services to persons in the city, the city shall pay the corporation for the cost of such services as are actually rendered, such cost to be determined by agreement between the city and the corporation; provided, however, that such payments shall only be made by the city to the extent that no reimbursement allowances or other payments are paid to the corporation from any other government or other sources for the payment of such costs.

Section 2.6. In order to assure continued State reimbursement of psychiatric and other mental health services, the Corporation agrees to provide said services in accordance with Section 8-A of the Mental Hygiene Law and the regulations promulgated thereunder by the New York State Department of Mental Hygiene, or any amendments thereto.

ARTICLE III

SERVICES TO BE RENDERED BY CITY AGENCIES TO THE CORPORATION

Section 3.1. Pursuant to Section 5, paragraph 19 of the Act, City agencies may continue to render services to the Corporation in order for the Corporation to carry out its purposes. These services will be rendered by agreement between various City agencies, including the Comptroller, and the Corporation, and pursuant to the Act, subject to approval of the Mayor. The cost of such services is to be charged to the Corporation and paid from funds appropriated to the Corporation for such purposes.

ARTICLE IV

OFFICE OF THE CORPORATION COUNSEL.

Section 4.1. The Corporation Counsel shall be the attorney for the Corporation so long as the City's budget contains an appropriation for the Corporation. In the event of a conflict of interest between the City and the Corporation, however, the Corporation shall retain its own counsel. Nothing in this Article shall prevent the Corporation from hiring its own attorney or from employing outside counsel whenever the Board of Directors of the Corporation deems it desirable. Such appointment will be made only in accordance with law and after consultation with the Corporation Counsel.

Section 4.2. The Corporation Counsel, in his discretion, may appear, or direct any of his assistants to appear, in any action or proceeding, whether criminal or civil, which may be brought against any officer, subordinate or employee in the service of the Corporation, by reason of any acts done or omitted by such officer, subordinate or employee while in the performance of his duty, whenever such appearance is requested by the President of the Corporation or whenever the interests of the City require his appearance. The President shall submit all pertinent papers with other documents to the Corporation Counsel.

ARTICLE V

COLLECTIVE BARGAINING AGREEMENTS

Section 5.1. In all instances where collective bargaining is being conducted with certified employee organizations and bargaining units of employees whose titles and duties are substantially unique to the Corporation, such collective bargaining negotiations shall be conducted by the Office of Labor Relations of The City of New York jointly with representatives of the Corporation. Such agreements shall be effective upon approval by the City on economic matters and by the Corporation on non-economic matters.

Section 5.2. In all other instances where negotiations are being conducted with certified employee organizations and bargaining units of employees of the Corporation whose titles and duties are not substantially unique to the Corporation, the Office of Labor Relations of The City of New York shall bargain for and approve agreements on behalf of the Corporation. The parties agree that there will be a continuing liaison between the Office of Labor Relations and the Corporation with regard to any special problems of hospital operations which may bear on the negotiations then in progress.

Section 5.3. In all cases where a dispute arises as to whether or not the titles and duties of the employees

concerned are or are not substantially unique to the Corporation, such dispute shall be submitted to the Office of Collective Bargaining of The City of New York whose decision shall be final and binding.

Section 5.4. The method of financing the cost of any collective bargaining agreement will be the subject of negotiations between the City and the Corporation.

ARTICLE VI

INDEMNIFICATION

Section 6.1. The City agrees to keep, save and hold harmless the Corporation from any and all liability, loss or damage arising from or in connection with the provision and delivery of health services, including any liability under the Workmen's Compensation Law. The City will also keep, save and hold harmless the Directors, members, officers or agents of the Corporation from any act done or omitted in good faith and with ordinary discretion pursuant to its by-laws, rules, regulations or statutes governing the Corporation. It is the intent of the parties that such exoneration of liability be consonant with the privileges afforded to the aforementioned pursuant to New York City Charter Section 1724.

Section 6.2. The City further agrees to keep, save and hold harmless the Corporation and its physicians and dentists, as well as the medical schools and voluntary hospitals with whom the Corporation has an affiliation agreement by assignment from the City or otherwise to operate the hospitals transferred to the jurisdiction of the Corporation, from any and all liability, loss or damage for malpractice of the Corporation, its physicians and dentists, arising from the operation or supervision of the hospitals transferred

to the Corporation, or the malpractice of the physicians and dentists of the medical schools and voluntary hospitals occurring during the performance of the affiliation agreements existing now or hereafter with medical schools and voluntary hospitals for medical services in the hospitals named in Article I.

The foregoing shall not apply to acts performed at the medical school or voluntary hospital or apply or inure to the benefit of any physician or dentist who shall charge a fee for his services whether or not payment is made directly to him or not. However, a physician or dentist, who, at the direction of the Corporation, executes an assignment of his fee for the benefit of the Corporation shall not be deemed to charge a fee for his services hereunder. It is understood that the City shall not be liable for or obligated to defend, save harmless or indemnify the medical school or voluntary hospital or its physicians or dentists against or from any claim arising out of any act or omission on or at the premises of the medical school or voluntary hospital.

The foregoing is conditioned upon each of the following:

1. The Corporation, its physicians and dentists, and the medical school or voluntary hospital and its physicians and dentists, shall promptly forward to the City

all summonses or notices of whatsoever nature, pertaining to claims received or served upon them or each of them.

2. The Corporation and each of its physicians, and dentists, and the medical schools and voluntary hospitals and their dentists and physicians, shall cooperate fully in aiding the City to investigate, adjust, settle or defend each claim, action or proceeding.

3. The defense of all claims, actions and proceedings within the purview of this Article shall be conducted by the City. The Corporation Counsel of the City shall appear and defend such actions and proceedings on behalf of the Corporation, its physicians and dentists, the medical schools and voluntary hospitals and their physicians and dentists.

No settlement shall be made without the approval of the City, including the Comptroller, and in accordance with procedures previously employed to settle actions involving municipal hospitals.

In the event of any appeal from a judgment against the Corporation, its physicians and dentists, or the medical schools or voluntary hospitals and their physicians and dentists, the City will promptly satisfy the judgment or stay the execution thereof by filing the appropriate bonds or instruments, so that execution shall not issue against the property of the Corporation, its physicians or dentists, or

against the property of the medical schools or voluntary hospitals and their physicians and dentists.

It is understood that the City is not obligated to save harmless or indemnify the medical schools or voluntary hospitals or their physicians and dentists as well as the physicians and dentists employed or associated with the Corporation as a result of any act committed by them, tortious or otherwise, other than an act of malpractice or an act arising out of the treatment of patients.

The Corporation shall in no way increase the liability of The City of New York pursuant to this Article by agreement with its employees, officers, directors or with third parties by increasing the scope of its own liability for the actions of its officers, employees, directors and third parties.

ARTICLE VII

REIMBURSEMENT ALLOWANCES

Section 7.1. The Corporation shall apply for and receive all reimbursement allowances or other moneys available to the Corporation from any sources for the provision of health and medical services for which such reimbursement allowances or other moneys are available through or in the facilities of the Corporation and such reimbursement allowances or other moneys shall be collected and received by the Corporation directly from any such sources and used by the Corporation for its corporate purposes.

ARTICLE VIII

PROPERTY TO BE RETAINED BY THE CITY
AND INTERIM FINANCING

Section 8.1. All property, including cash or choses in action, under the jurisdiction of the Department of Hospitals of the City at 12 midnight June 30, 1970, which is not part of the leased property shall be retained by the City, except such property as is included in Section 1.1. All moneys due to The City of New York relating to and in connection with the operation of the Department of Hospitals prior to July 1, 1970 shall be transferred to The City of New York, including but not limited to all unexpended moneys repayable to The City of New York under affiliation agreements terminating on June 30, 1970, moneys derived from patient fees, reimbursement from private parties or govern-

mental sources, rentals or fees charged for concessions or privileges.

.. Section 3.2. Interim financing arrangements will be made to insure cash flow to the Corporation consistent with the responsibilities of the City and the Corporation under this Agreement.

ARTICLE IX

EXPENDITURE OF FUNDS BY THE
CORPORATION

Section 9.1. The City shall each year provide funds in its expense and capital budgets for the Corporation, in consideration whereof the Corporation shall expend funds derived from any budgeted source whatsoever in conformity with the budgets appropriated by the City and in conformity with the memoranda of understanding agreed upon by the Corporation and the Mayor of The City of New York.

Section 9.2. The Corporation shall not make any payment for work done on any capital project unless fifteen (15) days have elapsed after notice of intent to make such payment is received by the Comptroller of The City of New York. The Comptroller shall notify the Corporation of any objections or reservations that he might have in regard to such payment, setting forth the reasons for such objections or reservations. Said objections or reservations shall be binding upon the Corporation, and no payment shall be made in excess of the amount recommended by the Comptroller.

STATE OF NEW YORK)
CITY OF NEW YORK : SS.:
COUNTY OF NEW YORK)

On this 14th day of July, 1970, before me personally came JOHN V. LINDSAY, to me known, who, being by me duly sworn, did depose and say that he resides at Gracie Mansion, Borough of Manhattan, City of New York; that he is the Mayor of The City of New York, the municipal corporation described in and which executed the foregoing instrument; that he knows the corporate seal of The City of New York; that the seal affixed to said instrument is said corporate seal; that it was so affixed under and by virtue of the authority conferred on deponent by the Board of Estimate of The City of New York, and that he signed his name thereto by virtue of like authority.

Mary Rita Rheinwald

MARY RITA RHEINWALD
NOTARY PUBLIC, State of New York
No. 42-2545500
Certificate filed in Richmond County Clerk's
Commission Expires March 29, 1972

STATE OF NEW YORK)
CITY OF NEW YORK) SS.:
COUNTY OF NEW YORK)

On this 1st day of July, 1970, before me personally came JOSEPH ENGLISH, to me known, who being by me duly sworn, did depose and say that he resides at 157 East 71st Street, New York City, N. Y., Apt. 1-R; that he is the President of the NEW YORK CITY HEALTH AND HOSPITALS CORPORATION, the corporation described in and which executed the foregoing agreement; that he knows the seal of said corporation; that the seal affixed to said agreement is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Maria Rita Filinwald

MARIA RITA FILINWALD
JEWEL PUBLIC, State of New York
No. 43-03955-00
Certificate filed in District Court
Commission Expires March 31, 1972

ARTICLE X

DEFINITIONS

Section 10.1. Whenever words defined in Section 3 of the Act are used in this Agreement, they shall be construed to have the same meaning described in said section.

ARTICLE XI

HEADINGS

Section 11.1. The descriptive headings of the articles of this Agreement are inserted for convenience and reference only and shall not be construed to amend, modify, vary or extend the meaning or construction of any of the provisions of this Agreement.

ARTICLE XII

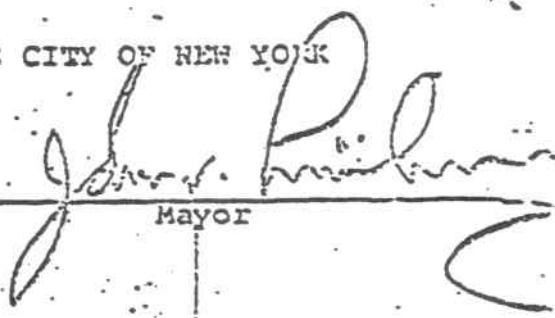
AMENDMENT

Section 12.1. This Agreement will be reviewed by the parties after twelve months and may be amended from time to time upon the written consent of the parties and the approval of the Board of Estimate.

IN WITNESS WHEREOF, this Agreement has been duly
executed by the parties as of the day and year first above
written.

THE CITY OF NEW YORK

By


Mayor

NEW YORK CITY HEALTH AND
HOSPITALS CORPORATION

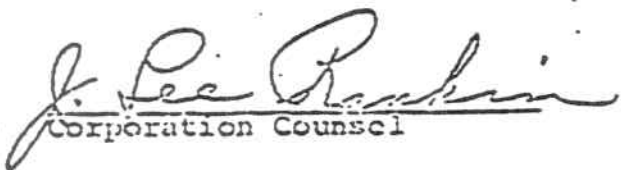
By


President

ATTEST:


City Clerk

APPROVED AS TO FORM:


Corporation Counsel

STATE OF NEW YORK)
CITY OF NEW YORK : SS.:
COUNTY OF NEW YORK)

On this 14th day of July, 1970, before me personally came JOHN V. LINDSAY, to me known, who, being by me duly sworn, did depose and say that he resides at Gracie Mansion, Borough of Manhattan, City of New York; that he is the Mayor of The City of New York, the municipal corporation described in and which executed the foregoing instrument; that he knows the corporate seal of The City of New York; that the seal affixed to said instrument is said corporate seal; that it was so affixed under and by virtue of the authority conferred on deponent by the Board of Estimate of The City of New York, and that he signed his name thereto by virtue of like authority.

Mary Rita Rheinwald

MARY RITA RHEINWALD
NOTARY PUBLIC, State of New York
No. 43-634-0500
Certificate filed in Richmond York County
Commission Expires March 29, 1972

STATE OF NEW YORK)
CITY OF NEW YORK)
COUNTY OF NEW YORK)

SS.:

On this 1st day of July, 1970, before me personally came JOSEPH ENGLISH, to me known, who being by me duly sworn, did depose and say that he resides at 157 East 71st Street, New York City, N. Y., Apt. 1-R; that he is the President of the NEW YORK CITY HEALTH AND HOSPITALS CORPORATION, the corporation described in and which executed the foregoing agreement; that he knows the seal of said corporation; that the seal affixed to said agreement is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Margaret P. Plimack

MARGARET P. PLIMACK
NOTARY PUBLIC, State of New York
No. 43-0250510
Certificate filed in District Court of New York
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Harlem Health Center To Be Bulldozed For Housing, Surprising Neighbors

A prominent Harlem medical center is set to be demolished and replaced with supportive housing, sparking fears that services could be lost.

Nick Garber, Patch Staff 

Posted Thu, Sep 15, 2022 at 1:54 pm ETUpdated Mon, Sep 19, 2022 at 3:42 pm ET



A medical center on Amsterdam Avenue and West 145th Street, home to a mental health clinic and other practices, is set to be demolished and redeveloped as a multi-story supportive housing building. (Google Maps)

HARLEM, NY — The city's hospital system plans to demolish a prominent Hamilton Heights medical center and replace it with a supportive housing development, stunning some neighbors who fear it could cause a loss of health services.

Plans for redeveloping the health center, a brick building that spans a full block of Amsterdam Avenue between West 145th and 146th streets, were detailed during a Sept. 8 [meeting](#) by Community Board 9 — organized after the appearance of dumpsters outside the clinic sparked questions about its future.

A representative for New York City Health + Hospitals, which controls the site, said tentative plans call for a roughly nine-story building containing 200 apartments to be built there. It will not include a homeless shelter, contrary to some local rumors, officials said.

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While some of the existing clinics hope to return to the future building, community leaders say they have learned that the facilities will be squeezed into a much smaller space and forced to pay more rent, potentially hampering their level of care.

Among those is the [Emma Bowen Center](#), a mental health provider that has rented space in the building for more than 35 years. Emma Bowen has secured funding to relocate a few blocks away during construction, and is negotiating a possible return with the new building's developers, the clinic's board chair said last week.

But some neighbors expressed outrage that they were not notified earlier about the new development, which has been in the works since as far back as 2019, according to the Emma Bowen representative.

"I'm a little shocked, surprised, that we were not made aware of this," community board member Victor Edwards said during the meeting.

The board later learned that the medical centers would be relegated to just 17,000 square feet in the new project, compared to more than 50,000 square feet in their current building, CB9 Chair Barry Weinberg told Patch this week — an outcome that would be difficult to square with the high demand for mental health services in the neighborhood.



Deborah Brown, a senior vice president of New York City Health + Hospitals, speaks during the Sept. 8 Community Board 9 meeting. (Manhattan CB9)

The providers will also be asked to pay roughly twice their current rent, according to Weinberg.

"We've concluded that that's unacceptable," Weinberg said.

Demand "Through The Roof"

The fate of the medical center's other tenants appears mixed. Ralph K. Jackson, an optometrist, is also discussing a potential return to the newly developed building, but Heritage Health Care Center, a primary care clinic, has told Health + Hospitals that it would not come back, according to Weinberg.

After this article was published, a Heritage representative told Patch that the facility has no plans to close permanently, but instead hopes to move its services into another building that it owns just a few blocks away.

Heritage hopes to work with the city to ensure that the neighborhood does not lose out on any care, the representative added.

The Bowen Center has been given a move-out date of March 2023, Weinberg said. Deborah Brown, a senior vice president at Health + Hospitals, apologized to the board for not having revealed the project before last week's meeting, saying they had been waiting to finalize more details before making the development public.

A priority, she said, was "ensuring that there is no diminution of services" from the clinics.

"We are here to serve the community and we really do believe this will be good for the community and for our patients," she said.

Developed by the nonprofit Bowery Residents' Committee, the new building would consist mostly of permanent supportive housing for people referred by the city hospital system, according to Miguel Guadalupe, a representative for the developers.

About 40 percent of the 200 apartments would be standard affordable housing, listed through a city housing lottery and available to people making below 60 percent of the area median income — roughly \$56,000 for a single person, Guadalupe said. Residents of [Community District 9](#) would be given preference for half of those 40 units.



Another view of the Amsterdam Avenue medical center. (Google Maps)

Affordable and supportive housing has long been named by CB9 as among the neighborhood's top needs, and some board members acknowledged last week that the project would put a dent in West Harlem's shortage of affordable units — though the board has no formal power to approve or reject it.

The new building will not include a homeless shelter, according to the presenters who spoke last week. Misinformation circulating in the neighborhood had forced the developers and Health + Hospitals to divulge their plans prematurely, they suggested.

"Someone decided to create facts and basically scare people," Guadalupe said, adding that developers had planned to reveal the project by this fall.

As the development looms, an Emma Bowen representative said that no practitioners have departed the clinic — though he was unsure whether any patients have been turned away.

Board members were also skeptical of Brown's belief that the new development would not need to go through the months-long [ULURP review process](#) that requires input from the community board and local officials — normally a [required step](#) when city-owned land is leased or sold. (Brown said Health + Hospitals only expects a single vote by the City Council on the project's lease.)

In a statement sent after this article was published, a Health + Hospitals spokesperson said the organization believes "that housing is fundamental to health, which is why we are striving to use our property for permanent affordable and supportive housing."

"We intend that this will house members of the community and our patients," the statement reads. "We will continue working diligently with the elected officials, Community Board, and other local partners to keep them engaged about the project and its status."

Edwin Torres, another board member who spoke during the meeting, noted that demand for the Bowen Center's mental health services was already "through the roof" during the pandemic, and feared that the development could compromise its mission.

"The center has a responsibility to the community," he said.

Have a Harlem news tip? Contact reporter Nick Garber at nick.garber@patch.com.

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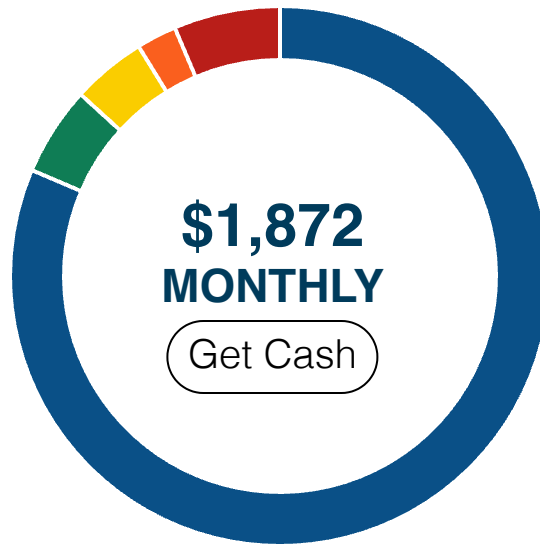
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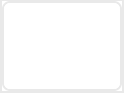
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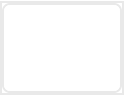
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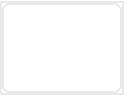
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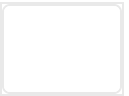
The Dying Of Swan Lake

Sat, Mar 1, 2025 at 3:00 PM



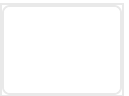
"Murdered By The Mob" Mystery Dinner Theater Show / Party

Sat, Mar 1, 2025 at 7:00 PM



New Date: Metropolitan Hospital Center/Community Advisory Board Legislative Breakfast

Thu, Mar 6, 2025 at 9:00 AM



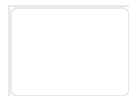
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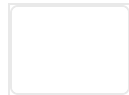
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After 5 Years, Harlem Family-Care Center Is to Open

By RONALD SULLIVAN

The building stood unused in West Harlem for five years, its gleaming glass facade unable to hide the shiny chrome-and-steel medical equipment that filled its four floors.

As the years went by, the chrome tarnished, dust settled over the equipment and the building — the Lower Washington Heights Neighborhood Family Care Center — became a daily affront to the impoverished community around it. Residents said they could not understand why the city would build and fully equip a health-care center for them and then refuse to open it.

"It was like getting kicked in the face every day," said State Senator Carl H. McCall of Harlem. "People watched it being built and then watched it sit, just sit, every day. It was like looking at one more broken promise — a reminder, if anyone needed one, that nobody really cared about poor people."

A year ago the city opened part of the center, on Amsterdam Avenue between 145th and 146th Streets, as a mental-health clinic, but the half that would provide other medical care remained closed. Harlem's elected officials and community leaders pleaded repeatedly, but in vain, that its services were desperately needed in their community, which has been designated by the Federal Government as having critical health problems.

Closing One to Open One

Now, after years of delay, it appears that the other half will open later this year. But officials involved in the decision said it took an unusual combination of events to make it happen, including the closing of the nearby Arthur C. Logan Memorial Hospital and the loss of its medical services.

Some assert it also included a political calculation by the administration of Mayor Koch that was designed, in part, to allow Haskell G. Ward, Deputy Mayor for Human Services, who has a reputation among some blacks as "Koch's black hatchet man," to give something to a black community instead of taking something away.

Mr. Ward supported the decision after initial misgivings, in a move said to have stunned some black officials who were prepared for the opposite.

The turnabout came in the face of strong opposition from municipal union leaders, who saw the center as a place of employment over which they would have no job jurisdiction, and hardening resistance by city officials to any independent community group operating programs in city-owned property.

In many ways the center was a miniature "Woodhull Hospital." Woodhull, a \$200 million municipal institution in Brooklyn, remained closed because officials feared its opening would further drain the city's financial resources. The officials, however, are now planning to open Woodhull.

Like Woodhull, the West Harlem center became a monument to the health-care planning of the 1960's, when governments were optimistic about possibilities and built accordingly. It was completed in 1973 at a cost of nearly \$7 million. One year later the building was fully equipped as a medical and mental-health institution in the expectation that it would soon begin treating patients.

But the city was already feeling the first shocks of the fiscal crisis, and the Health and Hospitals Corporation, the city agency that operates municipal hospitals and neighborhood family-care centers, decided to mothball the building — at least temporarily, it told the community. The building remained completely closed for the next four years, at a cost to the city of nearly \$1 million a year in upkeep costs and debt-service payments.

The costs could have been much more,

considering that unused buildings in impoverished neighborhoods are often inviting targets for vandals. But William Hatcher, head of the community-based council that sponsored the center in 1968 and will operate its programs, recalled recently that "hardly a window was ever broken or an outside wall marked up by graffiti."

Last year the council succeeded in getting a Federal grant to open the mental-health clinic, but it failed to persuade the city to open the medical section under either municipal or community auspices. Its major break came on Feb. 2 with the closing of the Logan hospital, a bankrupt, rundown voluntary hospital on Convent Avenue, about 14 blocks south of the center.

To replace the services that were lost at Logan, the state's Office of Health Sys-

tems Management and the state's Health Planning Commission agreed to allocate \$1.3 million for a variety of primary-care programs at the center. At the same time the Federal Department of Health, Education and Welfare offered the center a \$229,000 Urban Health Initiative grant and \$384,000 more to pay for National Health Service Corps physicians and medical personnel.

On March 8, with funds from eight different programs and the support of state and Federal health aides, elected officials from the area confronted the Koch administration and demanded that the city extend a lease to the council so it could open the health clinic.

The Union Position

In granting the two-year lease, Deputy Mayor Ward won some unexpected support from blacks, but at the cost of antagonizing Victor Gotbaum and Lillian Roberts, the two leaders of District Council 37, Federation of State, County and Municipal Employees. They wanted the prospective jobs at the center to be under the jurisdiction of their municipal union.

Moreover, Health and Hospital Corporation officials did not support a community-operated clinic — even though the corporation was contending that it could not afford to open the clinic itself.

The city, in return, intends to collect a percentage of the Medicaid and Medicare revenue generated by the center. Moreover, all patients to be hospitalized are to be referred to Harlem Hospital Center, and not to any competing private hospital.

After five years of stagnation, the center's chrome equipment will be polished, and may soon be performing the function for which it was intended.

Senator McCall said of the center recently: "The tragedy is that it stayed shut for so long and for no good reason."



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

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Manhattanville
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Sugar Hill

3291 Broadway, New York, NY 10031
(212) 864-6200

June 20th, 2023

Hon. Dr. Mitchell Katz
President and Chief Executive Officer
NYC Health + Hospitals Corporation
50 Water St., Suite 1702
New York, NY 10004

Dear Dr. Katz:

During its regularly-scheduled General Board Meeting held on June 15, 2023, in a hybrid in-person and virtual format, Manhattan Community Board 9 passed the resolution below regarding plans put forth by New York City Health and Hospitals Corporation (HHC) and Bowery Residents Committee (BRC) for redeveloping the site of the Emma L. Bowen Community Services Center at 1727 Amsterdam Avenue on the northeast corner of West 145th Street and Amsterdam Avenue by unanimous consent with 43 members in attendance.

I also want to personally express my frustration with the events of the past 9 months. MCB9 had to find out about this development from a call from a constituent in the district in late August 2022. When we inquired with HHC as to the plans for the site, we were told "I don't think you're supposed to know about that yet," and it was explained that HHC had planned to brief the community only after the plans had been filed with the Department of Buildings. The proposed developers and HHC still have not conducted any outreach to the neighboring school, PS 153 Adam Clayton Powell Jr. Elementary School, despite being urged to do so as early as September 2022. I cannot help but feel that a more experienced affordable and supportive housing developer with stronger ties to the West Harlem community would not have made these mistakes.

This type of secretive, years-long development process that deliberately avoids public scrutiny is completely unacceptable and antithetical to the processes and principles laid out in the New York City Charter. Had MCB9 been included in the process from the beginning, we could have outlined our preference for a larger building with more affordable housing units and increased square footage for healthcare services 3 years ago, allowing the project to have already completed the Uniform Land Use Review Process required for an upzoning.

City-owned land is a rare commodity in our district, and public subsidies for affordable housing are valuable and scarce. It does not make sense to waste the opportunity to use them to create as much housing as possible when the opportunity arises. MCB9 looks forward to being an active and engaged partner in coming up with a new proposal for 1727 Amsterdam Avenue that fully meets the community's needs for healthcare and mental health services, supportive housing, and affordable housing.

To that end, please see the below resolution:

WHEREAS on or about August 24, 2022, a member of the West Harlem community observed dumpsters being filled up with debris and soil samples being taken at 1727 Amsterdam Avenue (Manhattan Block 2060, Lot 1) and reached out to Manhattan Community Board 9 (MCB9) to inquire as to what was happening at the healthcare facility at that site; and

WHEREAS MCB9 had not received notice of any proposed change in use at the site, which formerly housed City Department of Health and Mental Hygiene (DOHMH) services and offices and is currently home to various health providers serving the West Harlem community, including Heritage Health and Housing (a federally qualified health center providing primary care and other services), Jackson Ophthalmology group, and the Emma L. Bowen Community Service Center (“the Emma Bowen Center,” which provides mental health care for individuals with moderate to severe mental health issues, addiction treatment services, a food pantry, a daycare for children with special developmental and behavior needs, and which currently has a contract with DOHMH to provide Psychosocial Club and Behavioral Health Care Coordination at 1727 Amsterdam Avenue); and

WHEREAS when MCB9 asked New York City Health and Hospitals Corporation (HHC or “H+H”) what was happening at the site, MCB9 was told “I don’t think you’re supposed to know about that yet;” and

WHEREAS MCB9 has always maintained that City agencies and other partner organizations like HHC can best serve the West Harlem community by working proactively with MCB9 to jointly develop plans *before* they are implemented; and

WHEREAS MCB9 was subsequently informed in September 2022 that HHC planned to lease the site to Bowery Residents Committee (BRC) to be developed into a building called “Hill Top Apartments” with 120 supportive housing studio units and 80 affordable housing units and a unit

for a live-in superintendent over 159,000 square feet of residential space, with only 17,000 square feet of space reserved for health care facilities to enable the return of the Emma L. Bowen Community Service Center; and

WHEREAS MCB9 subsequently found out that HHC began this process during the administration of Mayor Bill DeBlasio and selected BRC to redevelop the site three years prior in 2019 without notifying the community or MCB9; and

WHEREAS the current structure at 1727 Amsterdam Avenue has approximately 59,209 square feet of space for health care facilities; and

WHEREAS there is a deep and growing need for community-based mental health services to treat sharp increases in mental health problems that have emerged before and during the COVID-19 pandemic; and

WHEREAS HHC and BRC informed MCB9 that the Hill Top Apartments plan does not envision the return of Heritage Healthcare or the primary care services they provided; and

WHEREAS access to primary care, mental health services, and other services needs to be *expanded* in West Harlem, not curtailed; and

WHEREAS community-based mental health services like the Emma Bowen Center were intended as part of the “deinstitutionalization movement” in the 1960s and 1970s to replace state and private psychiatric institutions and hospitals that had been documented to be severely mistreating individuals with mental health issues while sequestering them from society, but very few community-based mental health service providers were ever built and run to deal with individuals who would previously reside in such psychiatric institutions; and

WHEREAS MCB9 finds the reduction of healthcare provider space in the Hill Top Apartments plan developed by HHC and BRC to be unacceptable, ill-advised, and counter to the needs of the West Harlem community; and

WHEREAS BRC’s operations are approximately 75% homeless shelters and transitional housing, with less than a quarter of their operations comprising of supportive housing projects; and

WHEREAS BRC has recently been the subject of investigations by the Comptroller of the City of New York relating to their contracts to provide homeless outreach services at Penn Station; and

WHEREAS BRC has no track record of operations in West Harlem; and

WHEREAS both the existing structure and public plaza at 1727 Amsterdam Avenue and the proposed Hill Top Apartments plan lack any ground floor retail space that could provide “eyes on the street,” street activity, and connect the existing important retail corridor along West 145th Street; and

WHEREAS the West Harlem community has proposed an alternative plan (“the community proposal”) that would rezone 1727 Amsterdam Avenue from its current R7A designation to an R8A designation, which would allow for approximately 297,792 square feet of developable space (not including basement or cellar space), which could be used for 20,000 square feet of ground floor commercial space to house retail including but not specifically a supermarket; 40,000 square feet of healthcare facility space; and 237,000 square feet of residential space, which would be an increase of approximately 50% to the residential square footage on the site, and which also calls for BRC to be replaced or partnered with a local supportive housing provider with a longer track record of providing supportive housing in West Harlem; and

WHEREAS MCB9 maintains that there is a large unmet need for additional family-sized apartments of 2 bedrooms and up in West Harlem, and that a disproportionate influx of studio apartments is not as beneficial to the community as a project with a larger number of family units; and

WHEREAS when on February 13, 2023, MCB9 met with the City Department of Housing Preservation and Development (HPD), which administers financing for supportive housing for projects including the Hill Top Apartments project, to inquire whether a revision of the project could be made to include additional housing in line with the community proposal, HPD responded that they were trying to “avoid ULURP” (the Uniform Land Use Review Process) as it would require a longer timeframe than the Hill Top Apartments proposal that built within the limits of the existing R7A zoning; and

WHEREAS MCB9 maintains that the Hill Top Apartments proposal must *also* go through the ULURP because it is a lease or disposition of land/real property owned by the City of New York, which means that there is no delay caused by the community proposal; and

WHEREAS Section 197-c of the New York City Charter regarding the Uniform Land Use Review Process (ULURP) mandates that

“Except as otherwise provided in this charter, applications by any person or agency for changes, approvals, contracts, consents, permits or authorization thereof, respecting the use, development or improvement of real property subject to city regulation shall be reviewed pursuant to a uniform review procedure in the following categories:

...

(10) Sale, lease (other than the lease of office space), exchange, or other disposition of the real property of the city, including the sale or lease of land under water pursuant to section sixteen hundred two, chapter fifteen, and other applicable provisions of law;”

and

WHEREAS 1727 Amsterdam is owned by the City of New York while being managed and operated by HHC, thus making it “the real property of the city;” and

WHEREAS the proposed lease of 1727 Amsterdam Avenue by HHC to BRC is therefore a “sale, lease..., exchange, or other disposition of the real property of the city,” regardless of whether or not the City is managing or operating the site; and

WHEREAS the decision in *Campaign to Save Our Pub. Hosps.-Queens Coalition v Giuliani*, 172 Misc 2d 893 2nd Dept 1997, declared that “the subleasing of HHC facilities requires the application of ULURP and the approval of the Council” and further declared that “the sublease of CIH [Coney Island Hospital, an HHC facility] to PHYS-NY [a third-party nonprofit operator] constitutes an *ultra vires* act and violates the HHC Act,” findings that were upheld by the New York Court of Appeals on March 30, 1999 in *Council of the City of New York v. Giuliani*, 99 NY Int. 0041, where the Court of Appeals ruled, “HHC must continue to fulfill its statutory mission within the confines of its powers and purposes as established by its enabling legislation;” and

WHEREAS the proposed Hill Top Apartments project and its requisite lease to BRC has not gone through the ULURP as mandated by the New York City Charter; and

WHEREAS a title search for 1727 Amsterdam Avenue performed by ProNational Title Agency on December 12, 2022 confirmed that the owner of 1727 Amsterdam Avenue is the City of New York; and

WHEREAS HHC knows that the City owns 1727 Amsterdam, having recorded in the minutes of its Thursday, April 24, 2014 meeting of the HHC Board of Directors (the April 2014 minutes) that Mr. Jeremy Berman, at the time the Deputy Counsel in HHC’s Office of Legal Affairs, stated, “This is a building which is owned by the City of New York and was built in the early

1970s and for the purpose of housing DOH [DOHMH] programs of a community-based health care provider;” and

WHEREAS prior to the April 24, 2014 minutes, HHC explained the history of the 1727 Amsterdam Avenue’s ownership and control on September 12, 2013 in a resolution (the September 2013 resolution) before the Capital Committee of the HHC Board of Directors, noting

“WHEREAS, in the mid 1970’s the Building, consisting of four floors totaling approximately 59,000 square feet plus a basement, was jointly constructed by the Corporation and the City of New York (the “City”) to serve as a primary care facility to be operated by the Corporation but the fiscal crisis left both the City and the Corporation without funds to develop and operate such a program; and

WHEREAS, to make use of the Building, the City licensed approximately half to Washington Heights-West Harlem-Inwood Mental Health Council, Inc. (“Council”) for the operation of a community mental health center which evolved in subsequent years into a license of the entire Building with the balance being used for an ambulatory care facility both of which were financed largely by City Medicaid and other City funds; and

WHEREAS, although the Corporation had no program at the Building, it was drawn into being its manager and administrator due to the original (though aborted) plans and intentions of the planners and builders of the Building; and

...

WHEREAS, since the late 1980’s the Corporation has endeavored, without success, to withdraw from any role with the Building given *its tangential relationship to the Corporation* [emphasis added] thereby leaving the Corporation with the burden of operating the Building through Harlem Hospital Center, collecting the license fees from the occupants of the building and supporting the deficit at which the Building operates;”

Thereby demonstrating that HHC knows that it does not own the building, even though it has the responsibility of operating and maintaining the building; and

WHEREAS on July 20, 2022, Jeremy Berman, the Deputy Counsel to HHC, swore in an affidavit (the July 2022 affidavit) that “H+H has jurisdiction over the property known as 1727 Amsterdam Avenue, New York, NY (the ‘**Property**’ [emphasis original]) which is owned by the City of New York (the “**City**” [emphasis original])” in order to “facilitate BRC’s filings of the necessary applications for building permits for the Property with the City Buildings Department” by authorizing BRC to make such filings on behalf of HHC; and

WHEREAS all of the above-referenced documents (the September 2013 resolution, the April 2014 minutes, and the July 2022 affidavit) indicates that while HHC may operate the building, they know that it is the real property of the City of New York and a site at which City-funded

services are provided and which City capital funds have been used to construct and upgrade, which makes it subject to the ULURP; and

WHEREAS given that HHC knows or ought to know that they are required to go through the ULURP when leasing and redeveloping the 1727 Amsterdam Avenue site because MCB9 raised the issue with HHC during MCB9's September 8th, 2022 Executive Committee meeting and then again in a meeting with Deputy Counsel Jeremy Berman and others from HHC and BRC in a September 29, 2022 meeting titled by HHC as "ULURP with Manhattan CB9"; and

WHEREAS HPD, being a City agency, knows or ought to know that lease and redevelopment of the City-owned site at 1727 Amsterdam Avenue is required to go through the ULURP; and

WHEREAS DOB, being a City agency, knows or ought to know that they should not issue permits for construction on the City-owned site at 1727 Amsterdam Avenue by a third party to whom an affidavit has been sworn that is intended to be a lessee of the City-owned real property without that property first going through the ULURP; and

WHEREAS MCB9 *definitely* knows that the relevant parties must go through ULURP when leasing and redeveloping City-owned real property because we have read the New York City Charter; and

WHEREAS while MCB9 is not a law firm or law enforcement agency, MCB9 believes that violating the New York City Charter Section 197-c exposes the City, HHC, and BRC to lawsuits or other legal action; and

WHEREAS the proposed HHC and BRC project at 1727 Amsterdam is using public land owned by the City of New York and public financing from both supportive housing funding mechanisms and bonds from the Housing Development Corporation (HDC) to advance a project that does not maximize the public benefit in that it does not build enough housing and reduces healthcare services in West Harlem; and

WHEREAS on the West Harlem community values the preservation of landmarks and the importance of maintaining the character of our neighborhood; and

WHEREAS the redevelopment of the block at 1727 Amsterdam presents an opportunity to create a beacon of architectural excellence and cultural significance; and

WHEREAS it is essential to prioritize the inclusion of fine renderings that showcase the building as a jewel on the hill, reflecting its historic and cultural signature rather than a generic

design; and

WHEREAS the consideration of lighting, facade design, plaza design, and visible artwork at 1727 Amsterdam should be culturally and historically appropriate, adding to the overall aesthetic and appeal of the community; and

WHEREAS the local community has expressed a preference that the entrance the residences be placed on West 145th Street, instead of Amsterdam Avenue or West 146th Street; and

WHEREAS our community is committed to ensuring a healthy environment and managing air quality concerns and prefers any new residential construction be of non-smoking buildings with discrete and dedicated outdoor spaces for smoking that do not push smokers to adjacent properties; and

WHEREAS conducting comprehensive environmental assessments and seeking input from the established community is crucial to address potential air toxicity and mitigate any adverse effects; and

WHEREAS our community recognizes the need to balance population growth with the availability of essential services; and

WHEREAS it is important to provide housing for our current and long-time residents; and

WHEREAS our community is deeply appreciative of the medical and clinic facilities, such as the Emma Bowen Community Center, the Jackson Center of Ophthalmology, Heritage Health and Housing, Inc., and occasional City Department of Health and Mental Hygiene services provided over the years at 1727 Amsterdam Avenue, which have been instrumental in eradicating health disparities and providing high-quality care; and

WHEREAS the facilities mentioned above have demonstrated proficiency, stability, patient preference, and an array of expertise and resources, contributing significantly to the well-being of our community; and

WHEREAS concerns have been raised by both MCB9 and the general public in West Harlem about the lack of transparency and community involvement in the decision-making process for the redevelopment of 1727 Amsterdam Avenue, and there is a strong desire to reevaluate the current plan and engage in meaningful public discussion;

THEREFORE BE IT RESOLVED that Manhattan Community Board 9 calls on HHC, HPD, and all other City agencies and relevant partners to cease the illegal circumvention of the

Uniform Land Use Review Process at 1727 Amsterdam Avenue and submit any proposed lease or other disposition of the site through the ULURP; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 calls upon the administration of Mayor Eric Adams to abort this unnecessary and illegal redevelopment plan concocted by the administration of former Mayor Bill de Blasio and instead support the plan put forth by the West Harlem community to generate **50% more housing** at 1727 Amsterdam Avenue while expanding the mental health services at that site; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 expresses its most severe disquietude with regards to the legal risk to which HPD, HHC, and BRC are exposing the City by illegally circumventing the ULURP and thus inviting Article 78 proceedings or other legal challenges to the HHC and BRC project; and

THEREFORE BE IT RESOLVED that MCB9 urges HDC to confirm that their financial plans for any bonds related to 1727 Amsterdam Avenue account for the additional time that the ULURP may add to the project compared to if the project were developed as-of-right on private property; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 supports the community plan as an alternative to the HHC and BRC plan and urges HHC and the City to revise the redevelopment plans for 1727 Amsterdam Avenue to address the community's concerns and needs around affordable housing, healthcare and mental health services, and an active retail streetscape at the site; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 urges the City and HHC to ensure that the new blueprint for the redevelopment of 1727 Amsterdam Avenue is done with an R8A zoning designation that allows for the inclusion in the project of the same square footage required to accommodate the existing and necessary community services while creating **50% more housing** than what is planned under the Hill Top Apartments proposal put forth by HHC and BRC by an estimated 78,000 square feet be embraced by HHC and the City; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 urgest the City and HHC to either select as a development partner for or as a replacement for BRC a different developer with extensive experience in developing supportive housing and/or affordable housing in West Harlem; and

THEREFORE BE IT FURTHER RESOLVED that the refined blueprint for 1727 Amsterdam Avenue must ensure adequate space, staffing, and equipment for the facilities mentioned earlier, enabling them to continue their essential functions and serve the community effectively; and

THEREFORE BE IT FURTHER RESOLVED that the community must actively participate in the process to refine the proposal for 1727 Amsterdam Avenue, providing input on design elements, cultural appropriateness, and the integration of artwork that reflects the history and heritage of our neighborhood, including moving the entrance of the residences to West 145th Street; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 urges HHC, the City DOHMH, and other relevant parties to conduct a health needs assessment of Manhattan Community District 9 to understand the needed amount of primary care services, mental health services, and other relevant services to ensure that the project at 1727 Amsterdam Avenue provides adequate capacity for those services in a non-smoking building; and

THEREFORE BE IT FURTHER RESOLVED that efforts be made to balance population growth with the availability of services, including the City's Behavioral Health Emergency Assistance Response Division (B-HEARD) service, ensuring that the redevelopment of 1727 Amsterdam Avenue contributes to a sustainable population-to-services ratio; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 calls on HHC and the City to conduct comprehensive environmental assessments, and their findings be shared with the community, allowing for collaborative efforts to mitigate any potential air toxicity concerns and; and

THEREFORE BE IT FURTHER RESOLVED that future decision-making processes regarding the redevelopment of community landmarks and facilities must prioritize transparency, public engagement, partnership with MCB9, and the inclusion of town hall meetings to gather input and address community concerns so that no further obviously inadequate and harmful proposals that underutilize public land and public subsidies while attempting to illegally avoid the Uniform Land Use Review Process do not emerge into the public view by accident after 3 years of secretive planning that excluded the general community and Manhattan Community Board 9, the official City body designated to represent West Harlem.

Hon. Dr. Mitchell Katz

June 20th, 2023

Page - 11 of 11

Please feel free to contact Manhattan Community Board 9 at our offices at 3291 Broadway, New York, NY 10031 by calling (212) 864-6200 or by emailing our District Manager Eutha Prince at eprince@cb9m.org.

Sincerely,



Barry Weinberg

Chair

Manhattan Community Board 9

barryjweinberg@gmail.com

(212) 864-6200

cc: Hon. Eric Adams, Mayor
Hon. Brad Lander, NYC Comptroller
Hon. Public Advocate Jumaane Williams
Hon. Council Speaker Adrienne Adams
Hon. Maria Torres-Springer, Deputy Mayor
Hon. Mark Levine, Manhattan Borough President
Hon. Adolfo Carrio, Commissioner of Housing Preservation and Development
Hon. Daniel Garodnick, Commissioner of City Planning
Hon. Eric Enderlin, President, New York City Housing Development Corporation
Hon. Adriano Espaillat, Member of Congress
Hon. Cordell Cleare, New York State Senate
Hon. Robert Jackson, State Senator
Hon. Daniel J. O'Donnell, Assembly Member
Hon. Inez Dickens, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Kristin Richardson-Jordan, City Council Member
Hon. Mercedes Narcisse, City Council Member, Chair of Committee on Hospitals
Hon. Rafael Salamanca, Jr., City Council Member, Chair of Committee on Land Use
Hon. Gale Brewer, City Council Member, Chair of Committee on Oversight and Investigations
Hon. Marquis Harrison, Chair, Manhattan Community Board 10
Hon. Katherine Diaz, Chair, Manhattan Community Board 12
The Board of Directors of the New York City Health and Hospitals Corporation
The Community Advisory Board of Harlem Hospital
The Board of Directors of the New York City Housing Development Corporation
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation
Mr. Muzzy Rosenblatt, Executive Director, Bowery Residents Corporation

Dear Land Use Committee,

I am writing to submit Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue"you to request pausing the process of removing mental health services by the Emma Bowen Community Center and the Heritage Health and Housing Center, our main mental health centers and federally-qualified health center to give it to Bowery Residents Committee, who want to construct units of supportive housing for patients of Harlem Hospital. Has the project gone through the ULURP (Universal Land Use Review Process)?

I also request due diligence conducted into the record of Bowery Residents Committee, which is a troubled non-profit that primarily operates homeless shelters and transitional housing. It is already failing in its contracts with the MTA to provide homeless services.

Our local community board, Manhattan Community Board 9, has instead called for the City to put the land through the charter-mandated Uniform Land Use Review Process and rezone the land so that all mental health and healthcare facilities can return, there can be ground floor retail space to liven up the street, and 50% more affordable housing can be created.

Thank you for your attention.

Best,

Anita Cheng

From: [Anthony Phillips](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Submission of public testimony regarding LU 0238-2025
Date: Friday, February 28, 2025 3:54:31 PM
Attachments: [PUBLIC TESTIMONY-arp.pages](#)

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems

in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Anthony R. Phillips

Please view the attached public testimony as well. Thank you.

--

Anthony R Phillips

OX STREET MEDIA

www.oxstreetmedia.com

From: [Benjamin Navot](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 9:52:35 AM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

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By giving control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will only exacerbate current healthcare problems in our community, compromising the health of its members and its future.

I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Benjamin Navot, MD

A solid black rectangular box used to redact the signature of Benjamin Navot, MD.

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 8:23:25 AM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating

agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,
Brad Blythe



Sent from my iBrad Pro

From: [Brandon Diaz](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 7:47:50 PM

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Dear Chair Hanks and Members of the Subcommittee on Landmarks, Public Sitings, and Dispositions,

I am writing as a **concerned citizen of West Harlem** to strongly oppose **LU 0238-2025**, which seeks to transfer the City-owned property at **1727 Amsterdam Avenue (Block 2060, Lot 1)** to the Health and Hospitals Corporation (HHC). The lack of **adequate public notice** about the February 26, 2025, hearing is deeply concerning, especially given the devastating impact this transfer would have on vital community healthcare services.

Background: A Community Lifeline at Risk

For over **50 years**, **1727 Amsterdam** has been home to **two nonprofit health organizations** that provide **essential care** to Harlem's Black and Latinx residents. These services include:

- **Primary care, maternal health, dentistry, mental health counseling, addiction treatment, and vaccinations.**
- **A WIC (Women, Infants and Children) site, family planning, radiography, and pediatric psychiatric care.**
- **Community-based COVID-19 relief, including some of the first vaccines in Harlem.**

HHC has **never operated at this site** and is now attempting to **evict these healthcare providers, demolish the center, and eliminate services** that thousands in our community depend on.

Legal Violations: HHC's Attempt to Bypass ULURP

- **1727 Amsterdam is City-owned** and is **not** included in the **1970 Operating Agreement between the City and HHC.**
- Under the **City Charter**, this land transfer **must** go through the **Uniform Land Use Review Process (ULURP)** — bypassing this is illegal.
- The 1970 Agreement **explicitly requires** HHC to continue all services at its designated sites — yet **HHC has never provided services at 1727 Amsterdam** and now seeks to **eliminate existing healthcare options.**

Harlem's History: A Fight for Healthcare Equity

After the closure of **Arthur C. Logan Memorial Hospital in 1978**, Harlem residents fought tirelessly to establish **1727 Amsterdam as a community health center**. With the leadership of **William Hatcher**, grassroots efforts secured funding to build and operate this essential clinic — one of the few safety nets for our most vulnerable neighbors.

In a district where **20% of households earn less than \$15,000 per year**, removing this health center would further **exacerbate racial, economic, and health disparities**.

Urgency & Call to Action

By approving **LU 0238-2025**, the City would be **dismantling essential healthcare services** in West Harlem with **no replacement plan**. This would:

Displace thousands of patients without viable alternatives.

Set a dangerous precedent for the removal of community-led health initiatives.

Ignore decades of community advocacy for equitable healthcare access.

I urge the subcommittee to **reject LU 0238-2025** and uphold the **rightful use of 1727 Amsterdam Avenue as a community health center**. I also request a full investigation into this transfer attempt and its legal violations.

Our community deserves **investment in healthcare, not its destruction**.

Best Regards,
Brandon Diaz

Brandon Diaz |



From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.
Date: Friday, February 28, 2025 7:34:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item LU 0238-2025. The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City- owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City

Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a

vision for the community that understands its history and its most pressing needs.
Thank you to Chair Hanks and subcommittee members,

From: [Andres Scaminaci](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 4:44:49 PM

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the

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Thank you to Chair Hanks and subcommittee members,

Sincerely,

Carlos Scaminaci

[REDACTED]

Owner of [REDACTED] since 2002

From: [carlton davis](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 1727 Amsterdam Ave
Date: Saturday, March 1, 2025 8:31:34 AM

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Just to get right to it, the displeasure of demolishing Heritage Health Center, with Emma L. Bowen Health services attach to it is a major blow to the district, a job well done for the greedy fatheads who feast off the residents in the communities afar who needs the continuous services not disruptions by being uprooted and relocated so you can build affordable housing that no one can afford except those that are Givin better jobs and careers than others, forget about race and other factors, your dictatorship approach sliding information late to the public and community board 9 is atrocious and underhanded but what do you care it's all about the BENJAMIN'S that will come through your pockets and be gone even quicker and you will be looking for someplace else to stick your fingers.

From: [Celine Beloeil](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Formal Complaint - Approval Process for LU 0238-2025
Date: Saturday, March 15, 2025 10:27:22 AM

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Dear Chair Hanks, and members of the Committee on Landmarks, Public Sitings, and Dispositions,

I want to relay my profound concerns regarding the proposed transfer of a City-owned property at 1727 Amsterdam to the Health and Hospitals Corporation ('HHC'). The lack of transparency surrounding this project, the absence of broad consultation with our communities, and the illegal effort by HHC to amend its operating agreement to include 1727 Amsterdam Avenue are choking.

It is thus crucial that the subcommittee rejects any item that would allow the transfer 1727 Amsterdam in the HHC operating agreement. Our most immediate hope to stop this ill-conceived project is you.

This neighborhood needs more affordable housing and services for its families and residents who aspire to live in peace and foster a sense of community. Enough of the thinking by our representatives that Upper Manhattan is the solution to the City's wider issues and should be the location for facilities that nobody else wants elsewhere. We have enough of these already and will not continue to accept more in silence.

I have not heard back from NYC Council of the 7th District Shaun Abreu yet, to explain how this project came for review, how its approval process was handled, and will personally stand ready to challenge it by all means available if the project is not stopped at this stage.

Until all this can be clarified, I have full faith in your support, and ask you to please block this initiative so it can be reviewed in full transparency with the representatives of our community, allowing us all enough time to fully comprehend the long-term consequences of this project.

I thank you very much for taking the time to listen, and hope our call for help will be taken into consideration. We are all counting on you to do the right thing!

Sincerely Yours.

Celine Beloeil
Hamilton Heights resident

From: [Chanelle Futrell](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 10:28:20 PM

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February 28, 2025

To Whom It May Concern,

I am writing as a concerned resident of Hamilton Heights/Sugar Hill, a community that has long fought for its safety, stability, and quality of life. While I fully support compassionate and effective solutions for those struggling with mental illness and addiction, I must strongly oppose the proposed SRO development in our neighborhood at 1727 Amsterdam Avenue. This project, as currently planned, threatens to exacerbate an already dire situation, placing an unfair burden on a community that has endured decades of challenges and worked tirelessly to preserve its character.

Our neighborhood is home to a significant population of longtime residents, particularly seniors, many of whom have lived here their entire lives. These individuals (many whose parents moved here during the great migration) fought through the crack epidemic of the 80s, invested in their homes, and worked alongside law enforcement to reclaim their streets from crime. They face the heartbreaking reality of a resurgence in drug activity, where open-air drug use and sales have become disturbingly common. The existing shelters, despite their intended purpose, have struggled to manage individuals who fail to return by curfew, leaving them to engage in dangerous and illegal activities within our community, on our streets, and even stoops.

Just recently, my neighbor, an 88-year-old woman, Ms. Barnes, was assaulted by an individual struggling with mental illness and addiction. This is not an isolated incident. Our residents—especially our elderly—should not have to live in fear in the neighborhood they built and defended for generations.

The proposed SRO would further destabilize an already vulnerable area, creating conditions that could lead to increased crime, drug use, and public safety concerns. Without a comprehensive and enforceable plan for oversight, security, and meaningful rehabilitation services, this project risks doing more harm than good—not only to the community but also to those it intends to help.

We are not against solutions. We are against solutions that ignore the realities of their impact.

If the city truly seeks to address the needs of those struggling with mental illness and addiction, it must do so in a way that does not disproportionately jeopardize the safety and well-being of established communities. We urge decision-makers to reconsider this development and work with local residents to find a more effective, balanced approach.

Thank you for your time and consideration.

Sincerely,
Chanelle Futrell



From: [Clark Jackson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Comment Regarding LU 0238-2025
Date: Friday, February 28, 2025 9:58:31 AM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-

owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

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By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered

and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Clark Jackson

Resident, Hamilton Heights

From: [Courtney Ackeifi](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 8:30:18 AM

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Hello,

I am a resident at [REDACTED]. Our neighborhood cannot support more than our fair share of supportive housing. Our community is oversaturated as it is.

We are seeing an increase in break ins and thefts and more importantly, over the past few years I have noted a rise in public displays of domestic violence that is so flagrant and in view of children. My reports of this to the mayor's office and the police have had no response.

I am empathetic to the needs of New Yorkers and all people deserve housing. But our neighborhood is already supporting many needy people. Placing this additional burden on us will break this community. There are so many other neighborhoods in NYC with the infrastructure and resources to support these people. I ask that you spread this work around.

It is frustrating that the city has neglected this neighborhood for years and the first development project is a homeless shelter. There's a city owned abandoned building just on the next block that has been boarded up and collects rats. Allow a developer to renew that building. Give us a park at 1727 Amsterdam!

I hope you consider these words carefully. I love this city and my neighborhood but the outsized burden the city believes we should have to bear will drive me and my family out.

Best
Courtney Ackeifi

From: [Dahniel Buie](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 12:21:46 PM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at [1727 Amsterdam Avenue](#), this site cannot be included in an agreement that only pertains to sites where HHC

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Thank you to Chair Hanks and subcommittee members,

Sincerely,
Dahniel B. Buie

David Hanzal

[REDACTED]
New York, NY 10027
[REDACTED]

February 28, 2025

Subcommittee on Landmarks, Public Sitings, and Dispositions
City Hall Park
New York, NY 10007

RE: Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue

Dear Honorable Kamillah Hanks and Committee Members;

I am a long-time resident of Manhattanville and West Harlem, having lived here for over 20 years. In that time, I have witnessed the dramatic transformation of our community, primarily driven by Columbia University's relentless expansion, which has displaced countless residents and disregarded the Community Benefits Agreement that was meant to protect us.

This land grab has affected me and my neighbors deeply. In response, I organized a tenant association and committed myself as a volunteer at a local nonprofit focused on housing advocacy. Moreover, I served on Community Board 9 for seven years, actively participating in the Housing and Land Use and Economic Development Committees.

What the city is currently proposing regarding 1727 Amsterdam is absolutely unacceptable. This plan will enable the Health and Hospitals Corporation (HHC) to further diminish critical services in our community while enriching themselves at our expense. I strongly urge you to reject the idea of transferring this property to HHC.

HHC, as a quasi-governmental agency, operates without the necessary oversight from the city's fiscal watchdog. Their track record speaks volumes: they have concealed financial discrepancies and subcontracted inexperienced companies for essential services. If you investigate their history, you will find numerous failures in their contracts for homeless and migrant shelters, often partnering with incompetent organizations like Medrite, which lacks experience and accountability.

David Hanzal

[REDACTED] New York, NY 10027

Allowing HHC to seize yet another piece of city property is tantamount to enabling criminal behavior. Turning a blind eye to the needs of our predominantly minority community and allowing this corrupt organization to access taxpayer funds is not just irresponsible—it's unethical. This is essentially facilitating fraud while they profit from the hard work of New Yorkers.

While I agree that increasing access to healthcare is vital, aligning with an organization that has a documented history of systemic issues and incompetence is not the answer. Our community deserves a nonprofit that operates under the accountability of duly elected officials who represent our interests—not a shadowy organization that can hide its financial practices and misuse taxpayer funds.

As noted by KPMG in a recent review of HHC's financial statements, "A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis." This lack of oversight is unacceptable.

I demand that you ensure that those responsible for safeguarding our community are held to a high standard of accountability. No organization that receives taxpayer money should operate without strict oversight from elected officials. If you fail to acknowledge this crucial issue, be prepared to face the consequences: we, the residents, will vote for representatives who prioritize our community's needs.

Thank you for taking the time to read my testimony. I expect you to make a decision that reflects integrity and justice for our community.

Sincerely,



David Hanzal

From: [Emily Ayooob](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public testimony regarding LU 0238-2025 by concerned citizen of West Harlem
Date: Friday, February 28, 2025 3:39:30 PM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

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But their plan has a major problem. **The plot of land at block 2060 lot 1 in Manhattan is City-owned.** It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. **As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP).** The effort by

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Thank you to Chair Hanks and subcommittee members,

Sincerely,

Emily Ayoob

Resident



From: [Ernest Lyles](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 8:59:13 AM

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Thank you to Chair Hanks and subcommittee members,

Sincerely,

Ernest Lyles
Resident

From: [FriendsOf695 Tenants Association](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 10:01:27 AM

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Thank you to Chair Hanks and subcommittee members,

Sincerely,
Friends of 695 TA

From: [Geraldine Gregg](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "Public Testimony re Lu 0238-2025 and 1727 Amsterdam Ave"
Date: Friday, February 28, 2025 4:47:31 PM

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I'm asking the administration of Mayor Eric Adams to abort the unnecessary and illegal redevelopment plan for the building mentioned above and support the plan by the West Harlem community to generate 50% more housing at 1727 Amsterdam Ave while expanding the mental health services at the site.

Additional reasons to dismiss the BRC plans are below:

1. There hasn't been any outreach to PS 153 despite suggestions that they be contacted since 2022. This is unacceptable.
2. The site is home to several vital, West Harlem community services (Heritage Health and Housing, the Jackson Ophthalmology group, the Emma Bowen Center, addiction treatment services, a food pantry, a daycare center for children with special needs.
3. These services need to be expanded in West Harlem not put on the cutting floor
4. The recent secrecy regarding this proposal. This process began with former Mayor Bill De Blasio's administration in 2019
5. BRC has been the subject of investigations by the Comptroller of the City of NY regarding their contract to provide homeless services at Penn Station
6. BRC has no track record of operations in West Harlem
7. The West Harlem community has proposed an alternative plan

I could go on and on, but I'll stop here. Thank you for your consideration of this matter. I hope that you decide on a favorable decision, for the sake of the West Harlem community.

Sincerely,
Geraldine Gregg
Member, West 147 St Block Association



Heritage Health and Housing, Inc.
1727 Amsterdam Avenue
New York, NY, 10031

Heritage Health and Housing, Inc. Written Testimony
Hearing on Wednesday, February 26, 2025, at 10am
Testimony VIA ZOOM (Online)

Dear members of the New York City Council Subcommittee on Landmarks, Public Sitings, and Dispositions. My name is Douglas Blomberg, and I am the Chief Financial Officer of Heritage Health and Housing, Inc.

Heritage Health and Housing is a not-for-profit corporation that has been providing Harlem residents with quality health, dental, vision, and mental health services for more than 50 years. It does this from its long-time home at [1727 Amsterdam Avenue](#) – one of the parcels that is the subject of the Subcommittee on Landmarks, Public Sitings and Dispositions, **Application Number G-250066 HHY, (H+H Operating Agreement)**.

Heritage has been in the process of relocating its existing health center to a new location (1649 Amsterdam Avenue) that it owns to make way for the City's new development plan at 1727 Amsterdam Ave. However, the new Heritage Health Center is expected to be ready for patients by the end of 2026. Heritage is asking for the Subcommittee's support for Heritage to remain in its current location through no later than the end of 2026 – or until such time as its new space is ready. This will allow the health center to provide continuous care for its patients while relocating to a new home.

Organizational description, Healthcare and Housing at 1649 Amsterdam Ave.

Health Care: The Heritage Health Center is a Federally Qualified Health Center ("FQHC") and has over 50 years of experience providing innovative, high-quality, comprehensive care which includes Internal Medicine, Pediatrics, Dentistry, Vision, Podiatry, Women's Health, Behavioral Health (Psychiatry, Social Work, Psychotherapy and Care Coordination), Gastroenterology, and Cardiology to the underserved neighborhoods of Harlem, the Bronx and upper Manhattan, (Washington and Hamilton Heights) through patient-centered, stigma-free primary care-based, multidisciplinary care and serves all populations in an equitable manner.

Housing: The Harry Simmons program located at 1649 Amsterdam Ave is a program through NYC HPD that provides housing to individuals that have recently been homeless with assistance and support programs to become better community members consisting of 84 Units.

Heritage understands the City's desire to redevelop this site and is working actively to relocate as soon as reasonable possible, however:

1. We continue to run into lack of support from NYC as it relates to several resources to expediate the project i.e. DOB permits.
2. Lack of financial support. This is necessary for a viable organization that services the public. Grants were applied for during FY 2025. Heritage has recently reapplied for FY 2026 Capital

Grants – Renovations and Housing as well as Discretionary. As to date, no funding agreement or financial support has been provided.

3. There is a lack of understanding for the needs of the patients and clients serviced by Heritage. General lack of support from the NYC Administration to make sure the residents of Harlem continue to be served with appropriate health care. The idea of putting human beings in mobile vans or creating a temporary location will not justifiably serve the members of the community. In addition, sanitation concerns and necessary authorization present a huge obstacle. Relocation to the new site at 1649 will be a significant challenge for our patients as it is and has already been approved by the Federal Government.
4. We must put our patients first, especially in an underserved and underfunded medical desert. If the health care center closes its doors, many patients will simply go without care. Majority of the area is below the federal poverty level, and this will create disastrous results for their physical and mental health. Our patients prefer our care over Columbia or Harlem Hospital as those options present a care concern and travel challenge for them.

Our patients are our paramount interest. This is why we object to the City's present efforts to eject the health center from its current location prior to successfully completing its renovation project, positively with the support of the city.

The resolution is to provide grace to Heritage as we serve over 7,000 patients representing over 30,000 patient visits per year. Heritage is requesting the Subcommittee's support for a resolution or amendment that would allow Heritage to stay in its current location until its new space is complete.

As we move forward and make progress with our relocation, here are some project successes:

1. **Certificate of Need** – The health center, under Article 28 the health center has received its Certificate of Need from the New York State Department of Health.
2. **HRSA** - The health center as a Federal Qualified Health Center (FQHC) through HRSA has received all necessary approvals and authorization for relocation to our new site at 1649 Amsterdam Avenue.
3. **Architect hired** – We have been working with MWBE certified firm Martina Bacarella Architect who has provided plans, site work, budget and other necessary documents for the construction renovation process.
4. **Landmark approvals** – The new location has been deemed a landmark building, and we received approval from their office regarding the renovation plans.
5. **Funding and Resources** – We have applied for several public funding opportunities with City Council and Manhattan Borough President Mark Levine. In addition, we continue to be optimistic and work with the NYC DOB, even with significant permit delays.

Statement emailed on February 28th to landusetestimony@council.nyc.gov and Leventhal, Dana at

Signed,

Douglas Blomberg
CFO, Heritage Health and Housing

From: [imee jackson](#)
To: [Land Use Testimony](#)
Cc: [imee jackson](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 9:12:08 PM

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Dear Committee Members,

It feels like a concerted and coordinated effort to destroy or at the very least destabilize our neighborhood. The proposed developments to address social ills bring more than our fair share of the burden to cooperate in accepting these undesirable enterprises. I am aware of these proposals:

- 1) The lot on 1763-1771 Amsterdam at 147th owned by Moujan Vahdat (Iranian homeless shelter magnate) of Elmo Realty is constructing a 126-unit (all studio) facility that will operate as a homeless shelter for nine years.
- 2) The completed construction and transformation of the Episcopal nuns' home (Convent 149/150) into a homeless shelter
- 3) Plans to transform 421 Convent Ave, 4 Hamilton Terrace and 453 W. 141 St into Residential Crisis Support and Respite Centers
- 4) The plan to convert 1727 Amsterdam Avenue into supportive housing

These plans represent inundation of facilities with associated mental health components that threaten our mental well-being. We ask the committee to stop this onslaught with a vote prohibiting the development of supportive housing at this site.

The Jackson Family
[REDACTED]
New York, NY 10031

From: [Jael Sanchez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue".
Date: Friday, February 28, 2025 4:01:25 PM

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Sincerely,
J.Sanchez

From: [Jair Sanchez](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 10:03:13 AM

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Sincerely,
J. Sanchez

From: [Jeff Parker](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 8:14:02 AM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

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Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Jeff Parker

A black rectangular redaction box covering the address line.

New York, NY 10031

From: [Joseph A Onorato](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 5:02:09 PM

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Dear Land Use Council,

This is an URGENT CALL FOR IMMEDIATE ACTION from our community to speak out against the transfer of the City-owned property at 1727 Amsterdam Avenue to NYC Health + Hospitals!!! If H+H succeeds in getting this property transferred to them, the project they want to build there WILL be constructed. Their proposed project will adversely affect our neighborhood by requiring additional resources, overburdening law enforcement, and degrading the local environment.

We urgently need affordable housing. Please do not transfer the City Owned property at 1727 Amsterdam Avenue to NYC Health + Hospitals!!! Please listen to the community and what it needs.

Thank You.

Joseph A Onorato

Joseph A Onorato

[REDACTED]
New York, NY 10031
[REDACTED]

From: [Judith Matloff](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 5:39:47 PM

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We, the undersigned residents of [REDACTED], New York, NY 10031-7026, are horrified about the proposal to transfer 1727 Amsterdam Avenue into the hands of the Health and Hospitals Corporation.

This proposed takeover would replace the existing health care center and eliminate vital medical services currently provided there. This project was planned without any community outreach or interface with our Community Board MCB9 and without taking our needs and concerns for public safety and quality of life into consideration. This large-scale project will consist of 120 supportive housing units designated specifically for NYC Health +Hospitals patients struggling with mental illness and substance abuse, substantially increasing the number of supportive housing units within the immediate vicinity, not including the existing shelters or the new shelter that is now being built on Amsterdam Avenue just two blocks north of this site. Our community already has more than its fair share of these facilities!! What we need is low-income housing for seniors, families, veterans, and the disabled, and truly affordable housing for the workforce.

MCB9 passed a resolution against this project in 2023, which the City has chosen to ignore. We the City will change its mind and now listen to hard working families that would be negatively impacted.

Judith Matloff
John van Schaik
Anton van Schaik

--

-Faculty, Columbia Graduate School of Journalism
-Author at HarperCollins
-Senior Safety Advisor, Dart Center for Journalism and Trauma
www.judithmatloff.com

KAREN M. ASNER, ESQ.

**[REDACTED]
New York, New York 10031**

February 28, 2025

Submission of public testimony re LU 0238-2025 / 1727 Amsterdam Avenue

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I am writing to express my opposition and deep community concern regarding a proposal reportedly pending before this Subcommittee to transfer City-owned property at 1727 Amsterdam Avenue (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. This opposition is shared by many neighbors I have spoken with in Hamilton Heights.

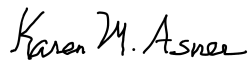
First, any such transfer is illegal under New York law as the HHC has ***never*** provided services at this property/building and has admitted that it has no plans to do so in the future. Rather, this proposed transfer is simply an improper attempt by the City to, among other things, avoid the mandated Uniform Land Use Review Process (ULURP) required for the City's plans for this property by purporting to allow HHC to subsequently transfer this property via lease to a private developer. Such a plan violates HHC's statutory powers and ULURP. *See, e.g., Council of NYC v. Giuliani*, 93 N.Y.2d 60 (1999).

Second, this illegal plan will cause grave harm to our community by displacing critical medical and mental health services offered by existing providers, including primary care and medical services provided by Heritage Health & Housing and the Emma L. Bowen Community Center. Deliberately reducing and/or eliminating existing critical mental health and medical services in our predominantly Black and Latino community – particularly at a time when the Trump Administration is gleefully destroying financial and government support to our low-income communities – is unconscionable.

Third, at the hearing held on February 26, 2025, representatives of HHC misled the Subcommittee when they testified, under oath, that no services would change as a result of the proposal. HHC does not and will not provide any services at this location, and the aforementioned existing medical services will be reduced or eliminated as part of this plan.

For these reasons, I respectfully request that the Chair and the Subcommittee reject this proposed amendment as it relates to the transfer of 1727 Amsterdam to HHC.

Sincerely,



Karen M. Asner

Resident of Hamilton Heights/MCB9

From: [Kimesha Scarbrough](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 7:41:20 PM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the

original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,
/s/ Kimesha Scarbrough

Hillview Towers



New York, NY 10031

February 28, 2025

Dear Chair Hanks and Members of the Subcommittee on Landmarks, Public Sitings, and Dispositions,

I am writing to express my **absolute outrage and strongest possible opposition** to **LU 0238-2025**, which proposes transferring 1727 Amsterdam Avenue to Health and Hospitals Corporation (HHC) **without public notice, transparency, or community consultation**. This is an **egregious betrayal** of the West Harlem community and a **shameful example** of backroom dealing that disregards the very people who live, work, and rely on the essential services provided at this location.

A Backdoor Land Grab Disguised as Progress

Let's call this what it is: **a deliberate, deceitful land grab**. The City has **intentionally circumvented** public engagement, and HHC has **repeatedly misrepresented the ownership** of this property, falsely claiming it as their own until our Community Board's Vice Chair, Barry Weinberg, uncovered the truth. The fact that this deception went unchecked for so long is disgraceful.

Now, without so much as a conversation with Community Board 9 (CB9) or the people who actually live here, HHC is preparing to **rip away vital healthcare services from our community**, gutting a facility that serves thousands of patients—many of whom have nowhere else to turn. This is an **unacceptable** and **irresponsible** act of negligence.

West Harlem is NOT a Dumping Ground!

West Harlem has always been a compassionate and welcoming community. **We have done our part**. We house more supportive housing units and social service facilities than most other parts of the city. But what we **will not tolerate** is **being treated as a dumping ground** while the City steamrolls over our concerns, ignores our input, and imposes reckless, unbalanced development.

For over two years, CB9's Health & Environment Committee has highlighted the urgent need for **mental health support, traffic decongestion, and protection of essential health services** in this neighborhood. **Yet time and again, we are ignored**. We have passed over **22 resolutions** to inform the City and Council of our community's needs, yet **this administration continues to make unilateral decisions that harm the very people they claim to serve**.

Destroying Healthcare to Make Way for More Bureaucracy

Three **critical** healthcare providers operate from 1727 Amsterdam, **serving thousands of West Harlem residents** every year:

- **Emma L. Bowen Community Service Center** – a lifeline for mental health and substance abuse treatment.
- **Heritage Healthcare Center** – offering essential preventive and primary care.
- **The Jackson Center of Ophthalmology** – providing crucial vision care to those who need it most.

This reckless, ill-conceived plan would **forcibly displace these essential services, leaving patients without care and worsening health disparities in a neighborhood already struggling with access to quality healthcare.**

Even worse, **this entire process has been conducted in the dark, without a shred of transparency, accountability, or proper oversight.** There has been **no** updated community needs assessment, **no** ULURP review, and **no** meaningful engagement with CB9—the very body elected to represent this community’s interests.

The City’s Disgraceful Neglect of Due Process

It is an **outrage** that the Bowery Residents Committee (BRC) has moved forward **as if this deal is already done.** Let me be absolutely clear:

- **This community was never consulted.**
- **No official discussions with CB9 took place.**
- **No effort was made to preserve the critical healthcare services currently operating at this site.**

This is a **textbook example of bad governance—reckless, irresponsible, and completely unacceptable.**

Our Demands – Not Requests, DEMANDS

This plan **must not move forward** unless the following conditions are met:

1. **A full, independent Community Needs Assessment** must be conducted to determine the true impact of eliminating these healthcare services.
2. **A formal ULURP review** must be required, ensuring full transparency and legal oversight.

3. **The preservation of all essential health services** currently housed at 1727 Amsterdam—any redevelopment **must** incorporate the same square footage to accommodate these providers.

4. **A comprehensive environmental impact study** must be conducted and made public, ensuring residents are not exposed to increased air toxicity or other health hazards.

5. **A moratorium on further supportive housing development** in West Harlem until a balanced, citywide distribution of social service facilities is established. We will not continue to bear a disproportionate burden.

6. **Full and transparent community engagement**, including mandatory town halls where residents can directly challenge and shape any proposed redevelopment.

Require a real, community-driven process

This is not just about one building—**this is about respect for the people of West Harlem, their right to healthcare, and their right to a voice in what happens in their own neighborhood.**

We **demand** that this subcommittee **halt this transfer immediately** and require a **real, community-driven process** that prioritizes healthcare, equity, and transparency. Anything less is a **deliberate attack** on the people of this community.

We demand the City Council to **reject this proposal in its current form and commit to an inclusive, community-driven planning process that prioritizes healthcare access, sustainability, and genuine public engagement.**

Sincerely,

LaQuita Henry
Co-Chair, CB9 Health and Environment Committee



From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 1727 Amsterdam: Cease the HHC's illegal circumvention of the ULURP!!
Date: Friday, February 28, 2025 1:31:01 PM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I am writing to convey my grave concerns over item [LU 0238-2025](#), the public hearing held yesterday on 2/26/25 which included a proposed transfer of City-owned property at 1727 Amsterdam to Health and Hospitals Corp. This amendment to a long standing Operating Agreement between the City and H+H has been done with NO notification to the public or the local Community Board 9 district where this property lies. Neither has the public had the opportunity to review the text of the Operating Agreement (G 250066 HHY) as it does not appear anywhere on the Council website. That is unacceptable and gives the appearance that it is being done with the purpose of excluding the public voice and opinion.

The Community Board 9 has been on record since 2023 expressing concerns regarding the ownership of this site and the lack of transparency in the process and that it should be reviewed by the Board and the community through the Uniform Land Use Review Process. The community continues to demand that HHC cease their illegal circumvention of the ULURP and asks that the City Council demand the legal right of the community be followed.

In addition, the medical and mental health services currently on site will be greatly reduced if the current proposed lease to Bowery Residents Community for a new housing development is approved. This is unacceptable. Having just completed my re-application to the Community Board, I will note the newly added question concerning the importance of mental health services for our neighbors. This proposed transfer of property to HHC would reduce services in a majority black and brown neighborhood and is antithetical to this question. If that is truly a top concern for the city then I urge the Council to review the alternate proposal made by Community Board 9 which keeps the mental health services AND increases the needed housing units which we all believe are needed in our city. This could only happen if the ULURP is allowed to move forward and an up-zoning is considered.

In conclusion, I strongly object to the inclusion of 1727 Amsterdam Avenue's inclusion in [LU 0238-2025](#), consider the transfer and planned subleasing of 1727 Amsterdam Ave to be illegal, and urges that the full text of application G 250066 HHY be published and released and public hearing be held after such release.

Thank you for your attention,

Laura Lesser
[REDACTED]

New York, NY 10031



From: [lreevesnyc21](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] "Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue".
Date: Friday, February 28, 2025 10:27:50 AM

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in

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Thank you to Chair Hanks and subcommittee members,

Sincerely,
Laurie Reeves


NYC, NY 10031

Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

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Thank you to Chair Hanks and subcommittee members,

Sincerely,

Lisa Edmiston

10031

From: [Liz Waytkus](#)
To: [Land Use Testimony](#)
Cc: [Signe Mortensen](#); [Eutha Prince](#); [victor edwards](#); [Barry Weinberg](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 1:31:01 PM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I am writing to convey my deep disappointment over item [LU 0238-2025](#), the public hearing held yesterday on 2/26/25 which included a proposed transfer of City-owned property at 1727 Amsterdam to Health and Hospitals Corp. This amendment to a long standing Operating Agreement between the City and H+H has been done with NO notification to the public or the local Community Board 9 district where this property lies. Neither has the public had the opportunity to review the text of the Operating Agreement (G 250066 HHY) as it does not appear anywhere on the Council website. That is unacceptable and gives the appearance that it is being done with the purpose of excluding the public voice and opinion.

The Community Board 9 has been on record since 2023 expressing concerns regarding the ownership of this site and the lack of transparency in the process and that it should be reviewed by the Board and the community through the Uniform Land Use Review Process.

The community continues to demand that HHC cease their illegal circumvention of the ULURP and ask that the City Council deny this transfer; require the city to follow the law; and facilitate the legal right of the community to participate in this process.

I strongly object to the inclusion of 1727 Amsterdam Avenue's inclusion in [LU 0238-2025](#), consider the transfer and planned subleasing of 1727 Amsterdam Ave to be illegal, and urges that the full text of application G 250066 HHY be published and released and public hearing be held after such release.

Sincerely,
Liz Waytkus
Co-Chair Housing Land Use and Zoning
Manhattan Community Board 9

From: [Lois Penny](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] LU 0238-2025
Date: Friday, February 28, 2025 10:46:56 PM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

Health and Hospitals Corporation (HHC) plan to transfer the property to Bowery Residents' Committee (BRC) to build and operate a supportive housing facility.

145th Street between Broadway and St. Nicholas will have a total of 634 Supportive housing units.

Heritage Health currently has 140 Supportive Housing units

Broadway Housing currently has 34 Supportive Housing units

The Aids Foundation will add another 120 Transitional and Supportive housing units

BRC 1727 Amsterdam Avenue Project will add another 120 Supportive housing units

Childs Memorial will add another 200 or more Shelter units.

Replacing a Health Center which has served the community with Supportive Housing is a disservice to the Community. Transferring ownership of 1727 Amsterdam to Health and Hospital Corporation is an affront to the community. If approved the City Council will allow Health and Hospital Corporation to skirt its obligations under 1970 Operating Agreement and allow the transfer of 1727 Amsterdam to BRC replacing the existing health care providers and with supportive housing in area that is overly saturated with said facilities.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In

its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Lois Penny

[REDACTED]

[REDACTED]

[REDACTED]

Lois Penny

[REDACTED]

From: [Marcus Edward](#)
To: [Land Use Testimony](#)
Cc: [Karnovsky, Neal](#); [JosephAOnorato](#); [Walter Biggs](#); [Clara Rubio](#); [John Link](#); [Maria Schoenhammer](#); [Donna Young](#); [Sheldon Young](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Friday, February 28, 2025 12:17:50 PM

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The City Council Subcommittee on Landmarks, Public Sitings, and Dispositions has recently held a poorly advertised public hearing on transferring City properties, including 1727 Amsterdam Avenue, to Health and Hospitals Corporation.

HHC plans to shutter the healthcare services at the site and give the property to Bowery Residents Committee to be redeveloped as supportive housing.

For many reasons, I as a 25 year Hamilton Heights resident and many of my neighbors absolutely object to this very bad plan, referenced in the subject heading above, which will harm health-care in our community. It is exactly the wrong sort of real estate development.

VOTE NO.

Sincerely,

Marcus Edward



nycmarcus@gmail.com

From: [Ray Younger](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Fwd: URGENT: LAST CHANCE TO TESTIFY REGARDING 1727 AMSTERDAM AVENUE
Date: Sunday, March 2, 2025 10:16:58 PM

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Public Sitings, and Dispositions:

I am writing to convey my grave concerns over item [LU 0238-2025](#), the public hearing held yesterday on 2/26/25 which included a proposed transfer of City-owned property at 1727 Amsterdam to Health and Hospitals Corp. This amendment to a long standing Operating Agreement between the City and H+H has been done with NO notification to the public or the local Community Board 9 district where this property lies. Neither has the public had the opportunity to review the text of the Operating Agreement (G 250066 HHY) as it does not appear anywhere on the Council website. That is unacceptable and gives the appearance that it is being done with the purpose of excluding the public voice and opinion.

The Community Board 9 has been on record since 2023 expressing concerns regarding the ownership of this site and the lack of transparency in the process and that it should be reviewed by the Board and the community through the Uniform Land Use Review Process. The community continues to demand that HHC cease their illegal circumvention of the ULURP and asks that the City Council demand the legal right of the community be followed.

In addition, the medical and mental health services currently on site will be greatly reduced if the current proposed lease to Bowery Residents Community for a new housing development is approved. This is unacceptable. Having just completed my re-application to the Community Board, I will note the newly added question concerning the importance of mental health services for our neighbors. This proposed transfer of property to HHC would reduce services in a majority black and brown neighborhood and is antithetical to this question. If that is truly a top concern for the city then I urge the Council to review the alternate proposal made by Community Board 9 which keeps the mental health services AND increases the needed housing units which we all believe are needed in our city. This could only happen if the ULURP is allowed to move forward and an up-zoning is considered.

In conclusion, I strongly object to the inclusion of 1727 Amsterdam Avenue's inclusion in [LU 0238-2025](#), consider the transfer and planned subleasing of 1727 Amsterdam Ave to be illegal, and urges that the full text of application G 250066 HHY be published and released and public hearing be held after such release.

With thanks for your attention.

Marie C St Ange

[REDACTED]

New York, NY

Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in

an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

From: [Max Shuppert](#)
To: [Land Use Testimony](#); [District7](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Saturday, March 1, 2025 9:58:35 AM

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Dear Council, Sean Abreu, et. Al:

I have little to add to the Community Board 9 letter other than to point out that ours is not an affluent community, one with a high concentration of Section 8 buildings and a new high-rise project for people under duress under construction on Amsterdam Avenue between W147 and W148. I know of no one on my block happy about that development. To further increase the numbers of people-in-need in a relatively small area is to, in effect, encourage the ghettoization of our neighborhood, harming those of us who live here with families and the business owners who struggle mightily to survive.

Our area seems to be the city council's piñata of late, from installing unwanted, unsightly trash dumpsters up and down our streets; ignoring our pleas about racing drivers through our neighborhoods; homeless encampments on the Broadway mall and adjacent streets; e-bike riders who cannot be bothered to observe any sort of traffic law, to placing the aforementioned new construction at a much higher density than the rest of this area, to this further insult of illegally transferring the property at Amsterdam/W145 for yet more concentration of poverty — why not the Upper East Side? Why not Sutton Place? Why not the West Village? Why is it, again, our area?

Why the cloak/dagger of abrogating the law to do so?

Come on, get it together. You cannot continue to use our area as a dumping ground.

Very Sincerely,

Max Shuppert





**THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN**

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

3291/3295 Broadway
New York, NY 10027
Phone: (212)864-6200
Email: info@cb9m.org

February 27th, 2025

Submission of public testimony regarding LU 0238-2025 on behalf of Manhattan Community Board 9 by Barry Weinberg, First Vice Chair, as Acting Chair in the temporary absence of the Chair.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

Manhattan Community Board 9 writes to convey its grave concerns over item [LU 0238-2025](#), a public hearing on which was held yesterday, Wednesday February 26, 2025. MCB9 did not receive public notice of this hearing, which appears to include a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation by amending the 1970 Operating Agreement between the City and Health and Hospitals. This would be the first amendment of the Operating Agreement in 55 years. We urge the City Council to reject any attempt to transfer 1727 Amsterdam Avenue to the Health and Hospitals Corporation. Further, we believe any such transfer is illegal, as HHC has never operated medical services at the site, does not by its own admission plan to offer medical services at the site, and seeks to exceed its statutory powers by conveying the property to a third-party developer. Finally, we implore the City Council to help stop the removal from 1727 Amsterdam Avenue of the mental health services provided by the Emma L. Bowen Community Center and the primary care and medical services provided by Heritage Health & Housing. In this case, HHC is deliberately reducing health and mental health services in our predominantly Black and Latino communities for real estate development purposes that are not permitted by its authorizing statute.

Furthermore, neither we as MCB9 nor the public have had the opportunity to review the text of G 250066 HHY (H+H Operating Agreement), as the full text of the item does not appear to be included anywhere in Legistar or the Council website. It is not feasible to have a public hearing on a document that has not been made publicly available, and we request that G 250066 HHY be made publicly available for review and a subsequent public hearing be scheduled for a time that allows adequate review of the G 250066 HHY post-publication.

Additionally, we strongly believe that this lack of notice was deliberate malfeasance by Health and Hospitals Corporation, HHC Assistant Vice President for Government & Community Affairs Maidel De La Cruz, HHC Deputy General Counsel Jeremy Berman, and HHC Assistant Vice President of Housing and Real Estate Leora Jontef. These three individuals have engaged in shameful and deceitful conduct with regard to Manhattan Community Board 9 and the West Harlem and entire Uptown community over the past nearly 3 years. We have met repeatedly with all three of these individuals to object to their illegal circumvention of the Uniform Land Use



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Review Process in their proposed eviction of health and mental health services currently operating at 1727 Amsterdam Avenue so that they can lease the land to Bowery Residents Community for a new development. At each of these meetings, the aforementioned individuals have lied to us and said that HHC already owns or effectively owns the site, not the City of New York, and that therefore no ULURP is required. It appears that they have now seen that they will have to make the facts match their lies, which has motivated their quiet application to add this property to their Operating Agreement. The redevelopment proposal was also deliberately hidden from the public and MCB9 for years. When MCB9 called HHC after hearing from neighbors to the site that soil samples were being taken, Maidel De La Cruz responded “Um, uh, I don’t think you’re supposed to know about that yet.” This type of cavalier disregard for transparency and required process when disposing of City-owned assets and real estate is completely unacceptable and antithetical to the principles laid out in the City Charter. For more on the history of this site and MCB9’s position on it, please find attached MCB9’s June 15, 2023 Resolution Re: 1727 Amsterdam Avenue.

We will also note that Maidel De La Cruz lied again, this time after swearing to tell the truth to the Subcommittee. Specifically, at Wednesday’s hearing Councilmember Marte asked Maidel De La Cruz, “Just to confirm... this is just procedural? None of the services are going to change or be eliminated from any of these facilities?” Ms. De La Cruz replied “That is correct. This would not change the operations. Everything will remain as-is except a very technical clean-up in paperwork.” This is a bald-faced lie, as HHC intends to remove the mental health services provided by the Emma L. Bowen Community Center and the primary care and other healthcare services provided by Heritage Health and Housing from 1727 Amsterdam Avenue so that it can be demolished. Heritage Health and Housing Chief Financial Officer Doug Blomberg attempted to point this out immediately after Ms. De La Cruz’s response to CM Marte by explaining that Heritage’s health services were being displaced, but his testimony was cut off by the time limit. We would strongly encourage the City Council to look into Ms. De La Cruz’s deliberate lying under oath to the Subcommittee and consider appropriate sanctions or repercussions.

In short, this is a disposition of City-owned land at which neither HHC nor the City provides or intends to provide health services. This makes it ineligible to be added to the HHC Operating Agreement, which means any transfer, lease, or disposition of this piece of City-owned property must go through the Uniform Land Use Review Process (ULURP). ULURP requires a public hearing before the affected community board (in this case Manhattan Community Board 9) before decisions by the City Planning Commission and the City Council.

New York State’s highest court, the Court of Appeals, has already ruled in the case [*Council of NYC v. Giuliani*](#) [93 N.Y.2d 60 (1999), 710 N.E.2d 255, 687 N.Y.S.2d 609] that the limits of HHC’s statutory powers prevent it from disposing of property to third-parties without going through ULURP. For a brief synopsis of the case, please see the [Center for Constitutional Rights summary of the Campaign to Save Our Hospitals](#). The Court of Appeals not only ruled that



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“Indeed, there is a glaring absence of a suicide provision in the Act, and section 7385 (6) and (8) cannot be read to allow HHC to divest itself of its assets and property,” but it also ruled that the

lower courts were correct in their rulings that “that the subleasing of HHC facilities was subject to ULURP, that the sublease required the approval of the Mayor and City Council, and that HHC did not have the statutory authority to sublease Coney Island Hospital.” In this case, HHC intends to sublease the site to Bowery Residents Committee after removing health and mental health services from the site. Your very own body, the New York City Council, fought in this lawsuit to make sure that the Mayor and executive branch could not unilaterally dismantle our City’s public health services. The statute only allows HHC to exercise its powers for its corporate purposes to provide healthcare and mental health services. HHC has made it clear that it has never and does not intend to ever offer health services at this site. HHC instead proposes to build housing, which is outside of the powers granted to it by the State Legislature in 1969.

HHC cannot be used as a shell corporation to make an end-run around the ULURP for the disposition of City property. The City Council fought hard to preserve its powers against Giuliani administration, and it should not give up those powers now by enabling the illegal transfer of 1727 Amsterdam Avenue to HHC so that HHC can remove much-needed mental health and healthcare services from the site and then convey this *City-owned property* to Bowery Residents Committee without going through ULURP.

Once again, Manhattan Community Board 9 strenuously objects to 1727 Amsterdam Avenue’s inclusion in LU 0238-2025, considers the transfer and planned subleasing of 1727 Amsterdam Avenue to be illegal, and urges that the full text of application G 250066 HHY be published and released and a public hearing be held after such release.

With gratitude to Councilmember Hanks and the Subcommittee,

Barry Weinberg

First Vice Chair (Acting Chair)
Manhattan Community Board 9
(212) 864-6200



**THE CITY OF NEW YORK
COMMUNITY BOARD 9
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February 27th, 2025

Manhattan Community Board 3

59 East 4th Street,
New York, NY 10003

Email: mn03@cb.nyc.gov

Brooklyn Community Board 2

350 Jay Street, 8th Floor
Brooklyn, NY 11201

Email: bk02@cb.nyc.gov

Brooklyn Community Board 3

1360 Fulton Street,
Brooklyn, NY 11216

Email: bk03@cb.nyc.gov

Brooklyn Community Board 5

127 Pennsylvania Avenue, 2nd Floor
Brooklyn, New York 11207

Email: BK05@cb.nyc.gov

Bronx Community Board 1

3024 Third Avenue
Bronx, NY 10455

Email: BX01@cb.nyc.gov

Bronx Community Board 4

1650 Selwyn Avenue, #11A
Bronx, NY 10457

Email: bx04@cb.nyc.gov

Bronx Community Board 7

229-A East 204th Street
Bronx, NY 104581650 Selwyn Avenue, #11A

Email: kcabreracarrera@cb.nyc.gov

Dear Fellow Community Boards,

It has come to the attention of Manhattan Community Board 9 that a public hearing was held yesterday, Wednesday February 26, 2025, by the City Council Subcommittee on Landmarks, Public Sitings, and Dispositions that included a parcel of land at 1727 Amsterdam in the confines of Manhattan Community District 9. MCB9 was never notified of this hearing and was thus not given the opportunity to testify in-person. We wanted to bring this item, LU 0238-2025, to your attention in case your Community Board was also unaware of the item.

LU 0238-2025 ([legislative detail from Legistar](#) attached) is an application number

“G 250066 HHY (H+H Operating Agreement) submitted by the New York City Department of Citywide Administrative Services pursuant to Section 7387(1) of the Unconsolidated Laws of the State of New York known as the New York City Health and Hospitals (“H+H”) Enabling Act, for the transfer of the following properties from the City of New York (the “City”) to H+H...”



Page - 2

The application contains nine parcels, one of which is in your community district. The presentation given by HHC is also attached for your review. We have requested the full text of G 250066 HHY, but we have not yet received it.

This disposition of New York City property should arguably go before the Community Boards through the Universal Land Use Review Process. While we cannot speak to the other 8 parcels, MCB9 believes that HHC's proposed redevelopment of the parcel in our district, 1727 Amsterdam Avenue, is the impetus for this entire item. HHC, which does not own or have control of 1727 Amsterdam Avenue, nor has it ever offered services there, by their own admission to MCB9 numerous times and in this presentation. HHC intends to take the land from the City and then transfer the land to Bowery Residents Committee for redevelopment, which [exceeds the statutory authority given to HHC by the Legislature](#). When we pointed out that HHC did not own or control this land, HHC set about to rectify it by adding the property, along with 8 others, to their Operating Agreement, which according to their testimony has not been modified since 1970. This is a blatant end-run around the ULURP in an effort to exclude community participation. MCB9 is planning to submit written testimony on this item and urge that a proper public hearing with advanced notice and access to the application be held by the Subcommittee.

While every parcel and Community Board is different, we wanted to make sure you were aware of this land use item and had the opportunity to confer with your elected(s) and the general public. Please feel free to reach out to MCB9 for more details.

Yours in solidarity,

Barry Weinberg
First Vice Chair (Acting Chair)
Manhattan Community Board No. 9



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
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June 20th, 2023

Hon. Dr. Mitchell Katz
President and Chief Executive Officer
NYC Health + Hospitals Corporation
50 Water St., Suite 1702
New York, NY 10004

Dear Dr. Katz:

During its regularly-scheduled General Board Meeting held on June 15, 2023, in a hybrid in-person and virtual format, Manhattan Community Board 9 passed the resolution below regarding plans put forth by New York City Health and Hospitals Corporation (HHC) and Bowery Residents Committee (BRC) for redeveloping the site of the Emma L. Bowen Community Services Center at 1727 Amsterdam Avenue on the northeast corner of West 145th Street and Amsterdam Avenue by unanimous consent with 43 members in attendance.

I also want to personally express my frustration with the events of the past 9 months. MCB9 had to find out about this development from a call from a constituent in the district in late August 2022. When we inquired with HHC as to the plans for the site, we were told "I don't think you're supposed to know about that yet," and it was explained that HHC had planned to brief the community only after the plans had been filed with the Department of Buildings. The proposed developers and HHC still have not conducted any outreach to the neighboring school, PS 153 Adam Clayton Powell Jr. Elementary School, despite being urged to do so as early as September 2022. I cannot help but feel that a more experienced affordable and supportive housing developer with stronger ties to the West Harlem community would not have made these mistakes.

This type of secretive, years-long development process that deliberately avoids public scrutiny is completely unacceptable and antithetical to the processes and principles laid out in the New York City Charter. Had MCB9 been included in the process from the beginning, we could have outlined our preference for a larger building with more affordable housing units and increased square footage for healthcare services 3 years ago, allowing the project to have already completed the Uniform Land Use Review Process required for an upzoning.

City-owned land is a rare commodity in our district, and public subsidies for affordable housing are valuable and scarce. It does not make sense to waste the opportunity to use them to create as much housing as possible when the opportunity arises. MCB9 looks forward to being an active and engaged partner in coming up with a new proposal for 1727 Amsterdam Avenue that fully meets the community's needs for healthcare and mental health services, supportive housing, and affordable housing.

To that end, please see the below resolution:

WHEREAS on or about August 24, 2022, a member of the West Harlem community observed dumpsters being filled up with debris and soil samples being taken at 1727 Amsterdam Avenue (Manhattan Block 2060, Lot 1) and reached out to Manhattan Community Board 9 (MCB9) to inquire as to what was happening at the healthcare facility at that site; and

WHEREAS MCB9 had not received notice of any proposed change in use at the site, which formerly housed City Department of Health and Mental Hygiene (DOHMH) services and offices and is currently home to various health providers serving the West Harlem community, including Heritage Health and Housing (a federally qualified health center providing primary care and other services), Jackson Ophthalmology group, and the Emma L. Bowen Community Service Center (“the Emma Bowen Center,” which provides mental health care for individuals with moderate to severe mental health issues, addiction treatment services, a food pantry, a daycare for children with special developmental and behavior needs, and which currently has a contract with DOHMH to provide Psychosocial Club and Behavioral Health Care Coordination at 1727 Amsterdam Avenue); and

WHEREAS when MCB9 asked New York City Health and Hospitals Corporation (HHC or “H+H”) what was happening at the site, MCB9 was told “I don’t think you’re supposed to know about that yet;” and

WHEREAS MCB9 has always maintained that City agencies and other partner organizations like HHC can best serve the West Harlem community by working proactively with MCB9 to jointly develop plans *before* they are implemented; and

WHEREAS MCB9 was subsequently informed in September 2022 that HHC planned to lease the site to Bowery Residents Committee (BRC) to be developed into a building called “Hill Top Apartments” with 120 supportive housing studio units and 80 affordable housing units and a unit

for a live-in superintendent over 159,000 square feet of residential space, with only 17,000 square feet of space reserved for health care facilities to enable the return of the Emma L. Bowen Community Service Center; and

WHEREAS MCB9 subsequently found out that HHC began this process during the administration of Mayor Bill DeBlasio and selected BRC to redevelop the site three years prior in 2019 without notifying the community or MCB9; and

WHEREAS the current structure at 1727 Amsterdam Avenue has approximately 59,209 square feet of space for health care facilities; and

WHEREAS there is a deep and growing need for community-based mental health services to treat sharp increases in mental health problems that have emerged before and during the COVID-19 pandemic; and

WHEREAS HHC and BRC informed MCB9 that the Hill Top Apartments plan does not envision the return of Heritage Healthcare or the primary care services they provided; and

WHEREAS access to primary care, mental health services, and other services needs to be *expanded* in West Harlem, not curtailed; and

WHEREAS community-based mental health services like the Emma Bowen Center were intended as part of the “deinstitutionalization movement” in the 1960s and 1970s to replace state and private psychiatric institutions and hospitals that had been documented to be severely mistreating individuals with mental health issues while sequestering them from society, but very few community-based mental health service providers were ever built and run to deal with individuals who would previously reside in such psychiatric institutions; and

WHEREAS MCB9 finds the reduction of healthcare provider space in the Hill Top Apartments plan developed by HHC and BRC to be unacceptable, ill-advised, and counter to the needs of the West Harlem community; and

WHEREAS BRC’s operations are approximately 75% homeless shelters and transitional housing, with less than a quarter of their operations comprising of supportive housing projects; and

WHEREAS BRC has recently been the subject of investigations by the Comptroller of the City of New York relating to their contracts to provide homeless outreach services at Penn Station; and

WHEREAS BRC has no track record of operations in West Harlem; and

WHEREAS both the existing structure and public plaza at 1727 Amsterdam Avenue and the proposed Hill Top Apartments plan lack any ground floor retail space that could provide “eyes on the street,” street activity, and connect the existing important retail corridor along West 145th Street; and

WHEREAS the West Harlem community has proposed an alternative plan (“the community proposal”) that would rezone 1727 Amsterdam Avenue from its current R7A designation to an R8A designation, which would allow for approximately 297,792 square feet of developable space (not including basement or cellar space), which could be used for 20,000 square feet of ground floor commercial space to house retail including but not specifically a supermarket; 40,000 square feet of healthcare facility space; and 237,000 square feet of residential space, which would be an increase of approximately 50% to the residential square footage on the site, and which also calls for BRC to be replaced or partnered with a local supportive housing provider with a longer track record of providing supportive housing in West Harlem; and

WHEREAS MCB9 maintains that there is a large unmet need for additional family-sized apartments of 2 bedrooms and up in West Harlem, and that a disproportionate influx of studio apartments is not as beneficial to the community as a project with a larger number of family units; and

WHEREAS when on February 13, 2023, MCB9 met with the City Department of Housing Preservation and Development (HPD), which administers financing for supportive housing for projects including the Hill Top Apartments project, to inquire whether a revision of the project could be made to include additional housing in line with the community proposal, HPD responded that they were trying to “avoid ULURP” (the Uniform Land Use Review Process) as it would require a longer timeframe than the Hill Top Apartments proposal that built within the limits of the existing R7A zoning; and

WHEREAS MCB9 maintains that the Hill Top Apartments proposal must *also* go through the ULURP because it is a lease or disposition of land/real property owned by the City of New York, which means that there is no delay caused by the community proposal; and

WHEREAS Section 197-c of the New York City Charter regarding the Uniform Land Use Review Process (ULURP) mandates that

“Except as otherwise provided in this charter, applications by any person or agency for changes, approvals, contracts, consents, permits or authorization thereof, respecting the use, development or improvement of real property subject to city regulation shall be reviewed pursuant to a uniform review procedure in the following categories:

...

(10) Sale, lease (other than the lease of office space), exchange, or other disposition of the real property of the city, including the sale or lease of land under water pursuant to section sixteen hundred two, chapter fifteen, and other applicable provisions of law;”

and

WHEREAS 1727 Amsterdam is owned by the City of New York while being managed and operated by HHC, thus making it “the real property of the city;” and

WHEREAS the proposed lease of 1727 Amsterdam Avenue by HHC to BRC is therefore a “sale, lease..., exchange, or other disposition of the real property of the city,” regardless of whether or not the City is managing or operating the site; and

WHEREAS the decision in *Campaign to Save Our Pub. Hosps.-Queens Coalition v Giuliani*, 172 Misc 2d 893 2nd Dept 1997, declared that “the subleasing of HHC facilities requires the application of ULURP and the approval of the Council” and further declared that “the sublease of CIH [Coney Island Hospital, an HHC facility] to PHYS-NY [a third-party nonprofit operator] constitutes an *ultra vires* act and violates the HHC Act,” findings that were upheld by the New York Court of Appeals on March 30, 1999 in *Council of the City of New York v. Giuliani*, 99 NY Int. 0041, where the Court of Appeals ruled, “HHC must continue to fulfill its statutory mission within the confines of its powers and purposes as established by its enabling legislation;” and

WHEREAS the proposed Hill Top Apartments project and its requisite lease to BRC has not gone through the ULURP as mandated by the New York City Charter; and

WHEREAS a title search for 1727 Amsterdam Avenue performed by ProNational Title Agency on December 12, 2022 confirmed that the owner of 1727 Amsterdam Avenue is the City of New York; and

WHEREAS HHC knows that the City owns 1727 Amsterdam, having recorded in the minutes of its Thursday, April 24, 2014 meeting of the HHC Board of Directors (the April 2014 minutes) that Mr. Jeremy Berman, at the time the Deputy Counsel in HHC’s Office of Legal Affairs, stated, “This is a building which is owned by the City of New York and was built in the early

1970s and for the purpose of housing DOH [DOHMH] programs of a community-based health care provider;” and

WHEREAS prior to the April 24, 2014 minutes, HHC explained the history of the 1727 Amsterdam Avenue’s ownership and control on September 12, 2013 in a resolution (the September 2013 resolution) before the Capital Committee of the HHC Board of Directors, noting

“WHEREAS, in the mid 1970’s the Building, consisting of four floors totaling approximately 59,000 square feet plus a basement, was jointly constructed by the Corporation and the City of New York (the “City”) to serve as a primary care facility to be operated by the Corporation but the fiscal crisis left both the City and the Corporation without funds to develop and operate such a program; and

WHEREAS, to make use of the Building, the City licensed approximately half to Washington Heights-West Harlem-Inwood Mental Health Council, Inc. (“Council”) for the operation of a community mental health center which evolved in subsequent years into a license of the entire Building with the balance being used for an ambulatory care facility both of which were financed largely by City Medicaid and other City funds; and

WHEREAS, although the Corporation had no program at the Building, it was drawn into being its manager and administrator due to the original (though aborted) plans and intentions of the planners and builders of the Building; and

...

WHEREAS, since the late 1980’s the Corporation has endeavored, without success, to withdraw from any role with the Building given *its tangential relationship to the Corporation* [emphasis added] thereby leaving the Corporation with the burden of operating the Building through Harlem Hospital Center, collecting the license fees from the occupants of the building and supporting the deficit at which the Building operates;”

Thereby demonstrating that HHC knows that it does not own the building, even though it has the responsibility of operating and maintaining the building; and

WHEREAS on July 20, 2022, Jeremy Berman, the Deputy Counsel to HHC, swore in an affidavit (the July 2022 affidavit) that “H+H has jurisdiction over the property known as 1727 Amsterdam Avenue, New York, NY (the ‘**Property**’ [emphasis original]) which is owned by the City of New York (the “**City**” [emphasis original])” in order to “facilitate BRC’s filings of the necessary applications for building permits for the Property with the City Buildings Department” by authorizing BRC to make such filings on behalf of HHC; and

WHEREAS all of the above-referenced documents (the September 2013 resolution, the April 2014 minutes, and the July 2022 affidavit) indicates that while HHC may operate the building, they know that it is the real property of the City of New York and a site at which City-funded

services are provided and which City capital funds have been used to construct and upgrade, which makes it subject to the ULURP; and

WHEREAS given that HHC knows or ought to know that they are required to go through the ULURP when leasing and redeveloping the 1727 Amsterdam Avenue site because MCB9 raised the issue with HHC during MCB9's September 8th, 2022 Executive Committee meeting and then again in a meeting with Deputy Counsel Jeremy Berman and others from HHC and BRC in a September 29, 2022 meeting titled by HHC as "ULURP with Manhattan CB9"; and

WHEREAS HPD, being a City agency, knows or ought to know that lease and redevelopment of the City-owned site at 1727 Amsterdam Avenue is required to go through the ULURP; and

WHEREAS DOB, being a City agency, knows or ought to know that they should not issue permits for construction on the City-owned site at 1727 Amsterdam Avenue by a third party to whom an affidavit has been sworn that is intended to be a lessee of the City-owned real property without that property first going through the ULURP; and

WHEREAS MCB9 *definitely* knows that the relevant parties must go through ULURP when leasing and redeveloping City-owned real property because we have read the New York City Charter; and

WHEREAS while MCB9 is not a law firm or law enforcement agency, MCB9 believes that violating the New York City Charter Section 197-c exposes the City, HHC, and BRC to lawsuits or other legal action; and

WHEREAS the proposed HHC and BRC project at 1727 Amsterdam is using public land owned by the City of New York and public financing from both supportive housing funding mechanisms and bonds from the Housing Development Corporation (HDC) to advance a project that does not maximize the public benefit in that it does not build enough housing and reduces healthcare services in West Harlem; and

WHEREAS on the West Harlem community values the preservation of landmarks and the importance of maintaining the character of our neighborhood; and

WHEREAS the redevelopment of the block at 1727 Amsterdam presents an opportunity to create a beacon of architectural excellence and cultural significance; and

WHEREAS it is essential to prioritize the inclusion of fine renderings that showcase the building as a jewel on the hill, reflecting its historic and cultural signature rather than a generic

design; and

WHEREAS the consideration of lighting, facade design, plaza design, and visible artwork at 1727 Amsterdam should be culturally and historically appropriate, adding to the overall aesthetic and appeal of the community; and

WHEREAS the local community has expressed a preference that the entrance the residences be placed on West 145th Street, instead of Amsterdam Avenue or West 146th Street; and

WHEREAS our community is committed to ensuring a healthy environment and managing air quality concerns and prefers any new residential construction be of non-smoking buildings with discrete and dedicated outdoor spaces for smoking that do not push smokers to adjacent properties; and

WHEREAS conducting comprehensive environmental assessments and seeking input from the established community is crucial to address potential air toxicity and mitigate any adverse effects; and

WHEREAS our community recognizes the need to balance population growth with the availability of essential services; and

WHEREAS it is important to provide housing for our current and long-time residents; and

WHEREAS our community is deeply appreciative of the medical and clinic facilities, such as the Emma Bowen Community Center, the Jackson Center of Ophthalmology, Heritage Health and Housing, Inc., and occasional City Department of Health and Mental Hygiene services provided over the years at 1727 Amsterdam Avenue, which have been instrumental in eradicating health disparities and providing high-quality care; and

WHEREAS the facilities mentioned above have demonstrated proficiency, stability, patient preference, and an array of expertise and resources, contributing significantly to the well-being of our community; and

WHEREAS concerns have been raised by both MCB9 and the general public in West Harlem about the lack of transparency and community involvement in the decision-making process for the redevelopment of 1727 Amsterdam Avenue, and there is a strong desire to reevaluate the current plan and engage in meaningful public discussion;

THEREFORE BE IT RESOLVED that Manhattan Community Board 9 calls on HHC, HPD, and all other City agencies and relevant partners to cease the illegal circumvention of the

Uniform Land Use Review Process at 1727 Amsterdam Avenue and submit any proposed lease or other disposition of the site through the ULURP; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 calls upon the administration of Mayor Eric Adams to abort this unnecessary and illegal redevelopment plan concocted by the administration of former Mayor Bill de Blasio and instead support the plan put forth by the West Harlem community to generate **50% more housing** at 1727 Amsterdam Avenue while expanding the mental health services at that site; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 expresses its most severe disquietude with regards to the legal risk to which HPD, HHC, and BRC are exposing the City by illegally circumventing the ULURP and thus inviting Article 78 proceedings or other legal challenges to the HHC and BRC project; and

THEREFORE BE IT RESOLVED that MCB9 urges HDC to confirm that their financial plans for any bonds related to 1727 Amsterdam Avenue account for the additional time that the ULURP may add to the project compared to if the project were developed as-of-right on private property; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 supports the community plan as an alternative to the HHC and BRC plan and urges HHC and the City to revise the redevelopment plans for 1727 Amsterdam Avenue to address the community's concerns and needs around affordable housing, healthcare and mental health services, and an active retail streetscape at the site; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 urges the City and HHC to ensure that the new blueprint for the redevelopment of 1727 Amsterdam Avenue is done with an R8A zoning designation that allows for the inclusion in the project of the same square footage required to accommodate the existing and necessary community services while creating **50% more housing** than what is planned under the Hill Top Apartments proposal put forth by HHC and BRC by an estimated 78,000 square feet be embraced by HHC and the City; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 urgest the City and HHC to either select as a development partner for or as a replacement for BRC a different developer with extensive experience in developing supportive housing and/or affordable housing in West Harlem; and

THEREFORE BE IT FURTHER RESOLVED that the refined blueprint for 1727 Amsterdam Avenue must ensure adequate space, staffing, and equipment for the facilities mentioned earlier, enabling them to continue their essential functions and serve the community effectively; and

THEREFORE BE IT FURTHER RESOLVED that the community must actively participate in the process to refine the proposal for 1727 Amsterdam Avenue, providing input on design elements, cultural appropriateness, and the integration of artwork that reflects the history and heritage of our neighborhood, including moving the entrance of the residences to West 145th Street; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 urges HHC, the City DOHMH, and other relevant parties to conduct a health needs assessment of Manhattan Community District 9 to understand the needed amount of primary care services, mental health services, and other relevant services to ensure that the project at 1727 Amsterdam Avenue provides adequate capacity for those services in a non-smoking building; and

THEREFORE BE IT FURTHER RESOLVED that efforts be made to balance population growth with the availability of services, including the City's Behavioral Health Emergency Assistance Response Division (B-HEARD) service, ensuring that the redevelopment of 1727 Amsterdam Avenue contributes to a sustainable population-to-services ratio; and

THEREFORE BE IT FURTHER RESOLVED that MCB9 calls on HHC and the City to conduct comprehensive environmental assessments, and their findings be shared with the community, allowing for collaborative efforts to mitigate any potential air toxicity concerns and; and

THEREFORE BE IT FURTHER RESOLVED that future decision-making processes regarding the redevelopment of community landmarks and facilities must prioritize transparency, public engagement, partnership with MCB9, and the inclusion of town hall meetings to gather input and address community concerns so that no further obviously inadequate and harmful proposals that underutilize public land and public subsidies while attempting to illegally avoid the Uniform Land Use Review Process do not emerge into the public view by accident after 3 years of secretive planning that excluded the general community and Manhattan Community Board 9, the official City body designated to represent West Harlem.

Hon. Dr. Mitchell Katz

June 20th, 2023

Page - 11 of 11

Please feel free to contact Manhattan Community Board 9 at our offices at 3291 Broadway, New York, NY 10031 by calling (212) 864-6200 or by emailing our District Manager Eutha Prince at [REDACTED].

Sincerely,



Barry Weinberg

Chair

Manhattan Community Board 9

[REDACTED]
(212) 864-6200

cc: Hon. Eric Adams, Mayor
Hon. Brad Lander, NYC Comptroller
Hon. Public Advocate Jumaane Williams
Hon. Council Speaker Adrienne Adams
Hon. Maria Torres-Springer, Deputy Mayor
Hon. Mark Levine, Manhattan Borough President
Hon. Adolfo Carrio, Commissioner of Housing Preservation and Development
Hon. Daniel Garodnick, Commissioner of City Planning
Hon. Eric Enderlin, President, New York City Housing Development Corporation
Hon. Adriano Espaillat, Member of Congress
Hon. Cordell Cleare, New York State Senate
Hon. Robert Jackson, State Senator
Hon. Daniel J. O'Donnell, Assembly Member
Hon. Inez Dickens, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Kristin Richardson-Jordan, City Council Member
Hon. Mercedes Narcisse, City Council Member, Chair of Committee on Hospitals
Hon. Rafael Salamanca, Jr., City Council Member, Chair of Committee on Land Use
Hon. Gale Brewer, City Council Member, Chair of Committee on Oversight and Investigations
Hon. Marquis Harrison, Chair, Manhattan Community Board 10
Hon. Katherine Diaz, Chair, Manhattan Community Board 12
The Board of Directors of the New York City Health and Hospitals Corporation
The Community Advisory Board of Harlem Hospital
The Board of Directors of the New York City Housing Development Corporation
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation
Mr. Muzzy Rosenblatt, Executive Director, Bowery Residents Corporation

From: monique.hc@verizon.net
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Testimony Regarding 1727 Amsterdam Ave (145th & Amsterdam)
Date: Monday, March 3, 2025 1:51:18 PM
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

My testimony is the following:

I am very disappointed to hear that there was a public hearing held on Wednesday February 26, 2025, by the City Council Subcommittee on Landmarks, Public Sitings, and Dispositions that included a parcel of land at 1727 Amsterdam in the confines of Manhattan Community District 9. Our Community Board 9 in Manhattan was never notified of this hearing and was thus not allowed to testify in-person.

I am a proud member of CB9, and I must keep our residents informed and advocate for them. In order to be effective in our work, future decision-making processes regarding the redevelopment of community landmarks and facilities must be transparent, fully engaged with the public, and in partnership with MCB9. Establishing town hall meetings to gather input and address community concerns is critical so that no further harmful proposals underutilizing public land and subsidies occur again. After all, the Manhattan Community Board 9 is the official city body designated to represent West Harlem.

Monique Hardin-Cordero
Community Board 9 Resident
Second Vice Chair, CB9

Submission of public testimony regarding LU 0238-2025 by Michele Barraclough for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item LU 0238-2025. The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be

included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on

State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Michele Barraclough

From: [Mrs. Smith](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL]
Date: Saturday, March 1, 2025 1:25:16 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspected phishing emails with the Phish Alert Button or forward them to phish@oti.nyc.gov as an attachment.

The City is attempting to transfer 1727 Amsterdam Avenue to New York City Health + Hospitals (HHC), despite HHC never having operated there and having no plans to provide medical services. Instead, HHC intends to hand the property over to Bowery Residents Committee (BRC), a group that primarily runs homeless shelters — not healthcare facilities.

The documents you sent over include public testimony from Manhattan Community Board 9 (MCB9), making it clear that our community is fighting back against this decision because:

Essential healthcare services will be eliminated –
Mental health care from the Emma L. Bowen Center and primary care from Heritage Health & Housing would be removed from 1727 Amsterdam.

The property is likely to become a homeless shelter –
The City is trying to give the land to HHC, which will transfer it to BRC to operate a shelter instead of healthcare services.

The community was not properly informed –
MCB9 and the public were left out of the decision-making process, and the City is bypassing the required land-use review process (ULURP), which ensures community input before major land-use changes.

The public testimony from MCB9 was addressed to the New York City Council Subcommittee on Landmarks, Public Sitings, and Dispositions, the group responsible for reviewing and approving changes to city-owned land.
In conclusion, we don't need another shelter or transitional housing with mentally ill individuals in the neighborhood.

Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in

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In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Natalie R Williams

Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

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I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

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Thank you to Chair Hanks and subcommittee members,

Sincerely,

Natalie R Williams

Nicole Anasenes

**[REDACTED]
New York, NY**

February 28, 2024

To: Chair Hanks and Subcommittee on Landmarks, public Sitings and Dispositions

Re: Submission of public testimony regarding LU 0238-2025 by concerned citizen

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I write to voice my significant concern about item [LU 0238-2025](#). The public hearing that was held Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community

members and the community health providers themselves learned of the HHC plan to shutter the site.

I have lived in Harlem for over 20 years and Hamilton Heights for 8 years. It is a vibrant, multicultural community which is in desperate need of the services that are provided in the Manhattan Health Center currently. Replacing those services with the planned tenant replacement of a rehabilitation and mental health facility will not only displace those currently receiving services in the current health center, but add a burden on the currently eroding public safety of the neighborhood. As a long time New Yorker, I embrace the need to support those in struggling with mental illness and addiction. With that said, currently the surrounding blocks to the planned re-development have added or are in the process of adding 3 similar facilities to support rehabilitation. That is in addition to the multiple, current neighborhood facilities providing similar services. At the same time, the two healthcare operators at 1727 Amsterdam, and their center provides essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year. Removing these services will only perpetuate the longstanding racial, economic, and health division that so many of my neighbors and prior residents have fought so hard to improve since the 1960s and force my neighbors who struggle the most to find alternatives outside of their own community.

It is also my understanding that the plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly

counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles referenced and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Nicole Anasenes

From: [REDACTED]
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Submission of public testimony regarding LU 0238-2025
Date: Friday, February 28, 2025 11:13:44 AM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, **was not given wide public notice**, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement. From the beginning, this “deal” has been anything but transparent.

Besides the dumping of shelters and drug clinics in this neighborhood- which reeks of racism (Anything on the upper East Side??) which diminishes property values- there is a school across the street on 146th and Amsterdam.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its

most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Patricia Forbes

■■■■ ■■■■ ■■■■

From: [Pierre Ambrosino](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Formal Complaint - Approval Process for LU 0238-2025
Date: Saturday, March 1, 2025 9:58:04 AM

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Dear Chair Hanks, and members of the Committee on Landmarks, Public Sitings, and Dispositions,

I want to relay my profound concerns regarding the proposed transfer of a City-owned property at 1727 Amsterdam to the Health and Hospitals Corporation ('HHC'). The lack of transparency surrounding this project, absence of broad consultation with our communities, and illegal effort by HHC to amend its operating agreement to include 1727 Amsterdam avenue is choking.

It is thus crucial that the subcommittee rejects any item that would allow the transfer 1727 Amsterdam in the HHC operating agreement. Our most immediate hope to stop this ill-conceived project is you.

This neighborhood needs more affordable housing and services for its families and residents who aspire to live in peace and foster a sense of community. Enough of the thinking by our representatives that Upper Manhattan is the solution to the City's wider issues and should be the location for facilities that nobody else wants elsewhere. We have enough of these already and will not continue to accept more in silence.

I have not heard back from NYC Council of the 7th District Shaun Abreu yet, to explain how this project came for review, how its approval process was handled, and will personally stand ready to challenge it by all means available if the project is not stopped at this stage.

Until all this can be clarified I have full faith in your support, and ask you to please block this initiative so it can be reviewed in full transparency with the representatives of our community, allowing us all enough time to fully comprehend the long-term consequences of this project.

I thank you very much for taking the time to listen, and hope our call for help will be taken into consideration. We are all counting on you to do the right thing!

Sincerely Yours.

Pierre Ambrosino

From: [Princess Lyles](#)
To: [Land Use Testimony](#)
Cc: [Ernie Lyles](#)
Subject: [EXTERNAL] Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.
Date: Saturday, March 1, 2025 9:47:46 AM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sightings, and Dispositions:

We have grave concerns about item LU 0238-2025. The public hearing that was held on Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between

the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.


But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively

terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,
Princess & Ernie Lyles, 

Princess V. Lyles
[Linkedin](#) . [Instagram](#)

From: [Raja Sundaram](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Grave Concerns Regarding Item LU 0238-2025 and the Proposed Transfer of 1727 Amsterdam Avenue to the Health and Hospitals Corporation (HHC)
Date: Friday, February 28, 2025 2:39:40 PM

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Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns regarding item LU 0238-2025. The public hearing held yesterday, Wednesday, February 26, 2025, lacked adequate public notice and addressed a proposed transfer of City-owned property at 1727 Amsterdam Avenue (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) through an amendment to the 1970 Operating Agreement between the City and HHC. It is crucial that the subcommittee reject any item that includes 1727 Amsterdam Avenue in the HHC operating agreement.

1727 Amsterdam Avenue currently houses a community health center, serving as the home to two not-for-profit community health organizations that have diligently served primarily Black and Latinx residents of Harlem since the 1960s. These organizations provide vital services, including primary care, maternal care, dentistry and orthodontics, radiographic services, family planning, WIC services, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, and a community clubhouse. During the COVID-19 pandemic, they also distributed free masks and were among the first to provide vaccines in the community. HHC has never provided these services at this location and plans to evict one of the healthcare organizations and demolish the health center. This plan has been met with distress and heartache by community members and healthcare providers, particularly in the aftermath of the COVID-19 pandemic.

A significant issue arises because the land at Block 2060, Lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not included in the original operating agreement between the City and HHC. Therefore, it is subject to the City Charter's land disposition procedure, the Uniform Land Use Review Process (ULURP). HHC's attempt to amend the operating agreement to include 1727 Amsterdam Avenue is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that pertains solely to sites where HHC operates and provides healthcare services. Article Two of the 1970 operating agreement stipulates that all services currently offered by HHC at its sites must continue to be offered and operated by them to maintain the agreement's terms. HHC's plan to terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers directly contradicts this crucial condition and undermines the existing operating structure and community relationship.

In 1978, the Arthur C. Logan Memorial Hospital, located less than a mile from 1727 Amsterdam Avenue, permanently closed, leaving Harlem and Northern Manhattan without its


vital medical services. In the same year, a group of dedicated Black and Latinx residents of Harlem successfully opened the City-built community healthcare clinic at 1727 Amsterdam. Their success was due to their effective advocacy, which secured extra-municipal funds from state and federal politicians. Led by William Hatcher, a Selma, Mississippi native, the community organization had been working since 1968 to open the site, and in 1978, they were granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center serves as a beacon of hope and health in West Harlem, providing essential care for the poorest and most vulnerable in our community, where 20% of households earn under \$15,000 per year, and the lingering effects of historical racial, economic, and health disparities persist.

By granting control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will exacerbate existing healthcare problems in our community, compromising the health and future of its residents. I urge the subcommittee to investigate my claims by reviewing the attached articles and the operating agreement. I strongly urge the subcommittee to reject any item that would transfer 1727 Amsterdam Avenue to HHC for closure and demolition. To do otherwise would demonstrate a clear disregard for the health of Harlem residents and disrespect for community-driven development that addresses health, economic growth, housing, and the community's history and needs.

Thank you to Chair Hanks and subcommittee members.

Sincerely,

Raja Narayanan Sundaram

A black rectangular redaction box covering the signature area.

From: [Signe Mortensen](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue
Date: Thursday, February 27, 2025 11:43:09 PM

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February 27th 2025

Submission of Public Testimony re LU 0238-2025 and 1727 Amsterdam Avenue

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I am writing to convey my grave concerns over item [LU 0238-2025](#), the public hearing held yesterday on 2/26/25 which included a proposed transfer of City-owned property at 1727 Amsterdam to Health and Hospitals Corp. This amendment to a long standing Operating Agreement between the City and H+H has been done with NO notification to the public or the local Community Board 9 district where this property lies. Neither has the public had the opportunity to review the text of the Operating Agreement (G 250066 HHY) as it does not appear anywhere on the Council website. That is unacceptable and gives the appearance that it is being done with the purpose of excluding the public voice and opinion.

The Community Board 9 has been on record since 2023 expressing concerns regarding the ownership of this site and the lack of transparency in the process and that it should be reviewed by the Board and the community through the Uniform Land Use Review Process. The community continues to demand that HHC cease their illegal circumvention of the ULURP and asks that the City Council demand the legal right of the community be followed.

In addition, the medical and mental health services currently on site will be greatly reduced if the current proposed lease to Bowery Residents Community for a new housing development is approved. This is unacceptable. Having just completed my re-application to the Community Board, I will note the newly added question concerning the importance of mental health services for our neighbors. This proposed transfer of property to HHC would reduce services in a majority black and brown neighborhood and is antithetical to this question. If that is truly a top concern for the city then I urge the Council to review the alternate proposal made by Community Board 9 which keeps the mental health services AND increases the needed housing units which we all believe are needed in our city. This could only happen if the ULURP is allowed to move forward and an up-zoning is considered.

In conclusion, I strongly object to the inclusion of 1727 Amsterdam Avenue's inclusion in [LU 0238-2025](#), consider the transfer and planned subleasing of 1727 Amsterdam Ave to be illegal, and urges that the full text of application G 250066 HHY be published and released and public hearing be held after such release.

With thanks for your attention,

Signe Mortensen
Co-Chair, Housing Land Use and Zoning, Manhattan Community Board 9
Local Resident and concerned citizen of Community Board 9

From: [Staci Jacobson](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] 1727 Amsterdam
Date: Saturday, March 1, 2025 1:23:35 PM

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To Whom it May Concern,

Please do not convert the above-mentioned property to supportive housing. This building is extremely important to the neighborhood in providing health services.

Thank you.

Sincerely,

Staci Jacobson

From: [Tiffany Khan](#)
To: [Land Use Testimony](#)
Subject: [EXTERNAL] In the matter of LU 0238-2025
Date: Saturday, March 1, 2025 9:56:20 AM

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To whom it may concern:

Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item [LU 0238-2025](#). The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

1727 Amsterdam Avenue is currently a community health center, home to two not-for-profit community health organizations that have been dutifully serving mainly Black and Latinx residents of Harlem since the 1960s. These organizations currently occupy 1727 Amsterdam and offer primary care, maternal care, dentistry and orthodonture care, radiographic services, family planning services, a WIC site, vaccinations, gynecology, ophthalmology, podiatry, psychiatric care for preschoolers, children, teenagers, and adults, addiction counseling, a clubhouse, and during the COVID19 pandemic provided free masks and some of the first vaccines in the community. HHC has never provided any of these services at this site and has plans to evict one of the healthcare organizations in order to then demolish the health center completely. In the wake of the distress, heartache, and loss that resulted from COVID19 pandemic, community members and the community health providers themselves learned of the HHC plan to shutter the site.

But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-

owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item [LU 0238-2025](#) will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Tiffany Khan

From: info.westharlemcpc.org
To: [Land Use Testimony](#)
Subject: [EXTERNAL] Submission of public testimony regarding LU 0238-2025
Date: Saturday, March 1, 2025 9:48:11 AM

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Submission of public testimony regarding LU 0238-2025 by concerned citizen of West Harlem for neighborhood action and development.

Dear Chair Hanks and Subcommittee on Landmarks, Public Sitings, and Dispositions:

I have grave concerns about item LU 0238-2025. The public hearing that was held yesterday Wednesday, February 26, 2025, was not given wide public notice, and it included a proposed transfer of a City-owned property at 1727 Amsterdam (Manhattan Block 2060, Lot 1) to the Health and Hospitals Corporation (HHC) by amending the 1970 Operating Agreement between the City and HHC. It is crucial reason that the subcommittee reject any item that places 1727 Amsterdam in the HHC operating agreement.

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But their plan has a major problem. The plot of land at block 2060 lot 1 in Manhattan is City-owned. It has never been a site of HHC services and is not in the original operating agreement between the City and HHC. As a result, it is subject to City Charter land disposition procedure, the Uniform Land Use Review Process (ULURP). The effort by HHC to amend its operating agreement to include 1727 Amsterdam is illegal for these reasons. Because HHC does not and has never offered healthcare services at 1727 Amsterdam Avenue, this site cannot be included in an agreement that only pertains to sites where HHC operates and provides healthcare services. In its second article the operating agreement of 1970 stipulates that all services currently offered by

HHC at any of its sites must be continued to be offered and operated by them in order to maintain the terms of the agreement. The plan by HHC to effectively terminate neighborhood healthcare services at 1727 Amsterdam by evicting the community health providers runs directly counter to this crucial condition of the operating agreement while also indicating a key element of the current operating structure of 1727 Amsterdam and its relationship to the community.

In 1978 the Arthur C. Logan Memorial Hospital located on Convent Avenue less than a mile away from 1727 Amsterdam permanently closed, leaving Harlem and Northern Manhattan bereft of its historical and vital medical services. That same year a group of organized and dedicated Black and Latinx residents in Harlem completed their efforts to open the City-built community healthcare clinic located at 1727 Amsterdam. They were successful because their pressure on State and Federal politicians provided them with extra-municipal funds to open and operate the City-built site. Led by the Selma, Mississippi-born William Hatcher, the community organization had been working since 1968 to open the site, and in 1978 was granted a lease by the City of New York. Today, the two healthcare operators at 1727 Amsterdam were both founded by Hatcher, and their center is a beacon of hope and health in West Harlem, providing essential care for the poorest and neediest in our community, where 20% of households earn under \$15,000 per year and the longstanding racial, economic, and health divides of the war on drugs today live on.

By giving control of 1727 Amsterdam Avenue to HHC, item LU 0238-2025 will only exacerbate current healthcare problems in our community, comprising the health of its members and its live in the future. I urge the subcommittee to investigate my claims by reading the articles attached and the operating agreement. I urge the subcommittee to refuse to pass any item that would transfer 1727 Amsterdam Avenue to HHC in order to be shuttered and demolished. To do the opposite would show a clear disregard for the health of Harlem residents and contempt for community efforts to drive development that promotes health, economic growth, housing, and a vision for the community that understands its history and its most pressing needs.

Thank you to Chair Hanks and subcommittee members,

Sincerely,

Yuien Chin

West Harlem Community Preservation Organization

[REDACTED]

[REDACTED]

www.westharlemcpo.org

Facebook: westharlemcpo

X (Twitter): @westharlemcpo