



Gov. Cuomo discussing his plan at the World Trade Center yesterday.

The state's boroughing out

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Gov. Cuomo announced yesterday the state will vacate 48 floors of office space in the World Trade Center and move 9,500 workers into locations in the five boroughs as part of a plan to rejuvenate neighborhoods.

The vacated space will be rented to commercial tenants—at higher rents—to create a \$200 million New York-New Jersey economic development fund.

"We want to use our resources where ever possible to replenish the strength" of the neighborhoods, Cuomo said during a news conference at his trade center office.

The plan calls for 49 agencies to move out of all but two of the 48 floors of the 110-story trade center's Number Two tower during the next five years. They will be moved to downtown Brooklyn; Jamaica, Queens; Fordham Plaza in the Bronx; Staten Island and parts of Manhattan.

The remaining two floors, housing the offices of the governor and lieutenant governor, will be vacated at the end of 1990 or rented at the prevailing commercial rate from the Port Authority of New York and New Jersey. New York and New Jersey own the trade center through the Port Authority.

THE GOVERNOR said the move would mean "millions of dollars of wealth, \$40 million per annum, to the other areas" of the city.

In addition, Cuomo said, New York City would realize an additional \$10 million in new real estate taxes from commercial tenants in the trade center, along with the money the state pays to private landlords in the boroughs to lease space.

The state will get about \$150 million from the Port Authority to offset the cost of moving and the anticipated higher rents it will have to pay.

The state pays \$12 per square foot under a formula agreed to in the 1960s. Commercial tenants in the trade center pay about \$35 a square foot.

The increased revenue from renting the space to commercial tenants would be used to finance the regional development bank controlled by the governors of New York and New Jersey.

Cuomo said no decision had been made on selling the center to private investors.

The governor conceded that the plan would require a "bit of sacrifice on the part of the (state) workers" affected by the move. But John Egan, commissioner of the state's Office of General Services and the man in charge of the relocation, said it ultimately would prove more cost and energy efficient.

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Willowbrook gets agencies

By MARY ENGELS
and **HENRY MACHIRELLA**

The Staten Island Developmental Center—formerly Willowbrook State Hospital—was named in an announcement by Gov. Cuomo yesterday as one of the sites to be occupied by some state offices being moved from the World Trade Center.

The shift to Staten Island is part of Phase II of the moving plan and is not expected to be completed until the end of 1984.

It is not known at present which

offices or how many employees will be involved. Assemblywoman Elizabeth Connelly (D-Staten Island) said: "This is wonderful. We have been pushing for this for a long time. There are plenty of buildings on the site, at least 20 of which are vacant and in good condition."

Connelly indicated that at one time the state contemplated leasing office space at the Pouch Terminal in Clifton.

"I blew my top, because we had facilities of our own at Willowbrook and I felt it important that we maintain it instead of selling it for private development," Connelly said.

The huge complex, once one of the

state's largest institutions for the mentally retarded, sprawls over 382 acres and contains 47 buildings.

At present 25 buildings are being used by both the Developmental Center and United Cerebral Palsy. Together nearly 1,000 patients are housed there.

An official of the developmental center pointed out that about 10 multi-story "big buildings," five and six stories high, are unoccupied.

The huge complex is located just off the Staten Island Expressway in the Willowbrook section at the northwest corner of the Island.