

DANIEL R. GARODNICK
COUNCIL MEMBER, DISTRICT 4



CHAIR
TECHNOLOGY

COMMITTEES
LAND USE
EDUCATION
TRANSPORTATION
PUBLIC SAFETY
ZONING & FRANCHISES

CITY HALL OFFICE:
250 BROADWAY, ROOM 1841
NEW YORK, NY 10007

THE COUNCIL
OF
THE CITY OF NEW YORK

garodnick@council.nyc.gov

January 26, 2010

Dear Neighbor:

In case you are confused – and it *is* confusing – I wanted to do my best to explain what happened with Tishman Speyer this week, and what it may mean for tenants of Stuyvesant Town and Peter Cooper Village.

As you recall, Tishman Speyer missed a loan payment on January 8, prompting a “default.” After their efforts to renegotiate the terms of the deal with lenders failed, they decided that they would turn over the keys to the property, and relinquish their responsibilities as the management company, rather than engage in a long, drawn out process.

While this was not entirely unexpected, it does mean that we will have a new management company in the near future. We are not unfamiliar with such a transition – this will be the fourth change in management that we have had in the past nine years. You will recall that Tishman Speyer replaced Rose Associates in 2007, which had replaced Insignia Financial Group in 2003. Insignia had replaced the original managers, the Metropolitan Life Insurance Company, in 2001. While the new manager has not yet been selected, we will insist that they be of the highest quality and committed to having the best interests of tenants in mind. Tishman Speyer has expressed its hope to have a seamless transition; you should continue to make maintenance calls and pay your rent to the same place, at least for now.

Along with my colleagues in government, I am working to ensure that the tenants have a seat at the table in any long-term restructuring plan. At the request of the Tenants Association, I reached out directly to CW Capital, which represents the interests of the \$3 billion first mortgage. We had a productive discussion about our goals of protecting maintenance, as well as the long-term affordability and stability of the property. I believe that there will be opportunities for us to work with CW Capital toward an equitable solution.

As a united tenant body, our priorities cannot be ignored. There will be a Tenants Association meeting to discuss all of this soon – stay tuned.

Sincerely yours,

A handwritten signature in black ink that reads "Dan".

Daniel R. Garodnick