

# 201 NEWS

WINTER  
2024

THE NEWSLETTER OF 201 WEST 16TH STREET

## Sponsor Unit Sold

Apartment 2A, a rent-controlled apartment at 201 owned by Time Equities, the sponsor/converter of our building from rental to cooperative in 1985, has been sold. This leaves TEI with only six units in the building, representing about 6% of the total shares issued for the building. As noted in relation to past sales, issues including financings and other needs can become easier for a co-op as the number of sponsor-held apartments declines, so both the sale and the lower number of sponsor-owned units are good news for us.

## Cash Buyers Galore

Recent press reports show that the share of all-cash buyers for residential properties in Manhattan reached a new high of 68% in Q4 2023. The compares to 55% in 2018, 45% in 2020 and 48% in 2022. Clearly NYC remains a desired home for many prosperous people.

## LL97, the Climate Mobilization Act

We have outlined the hurdles and considerable expenses associated with goals in carbon reduction for NYC buildings including 201 through the Climate Mobilization Act. A recent article in Axios (link in QR code below) provides some great additional detail and perspective. We will continue to keep you updated on developments related to our efforts to comply.



## Finally, Improvements Planned at 17th and 7th

The building at 115 7th Avenue, on the SE corner of 17th Street, has been an abandoned mess for more than a decade. At one time this site was one of the collection of buildings and leases that belonged to the now long-gone Barneys New York. (Our ground floor retail was once leased to Barneys in a 40 year "sweetheart" deal. That lease was transferred during Barneys's first, of many, bankruptcies, and expired at the end of 2020. See updated news about our retail space in this issue.)

115 7th was recently acquired in yet another bankruptcy-type proceeding by a distressed debt firm called Argentic Investment Management. A firm called Ashkenazy Acquisitions paid about \$57 million for the property less than a decade ago. The new owner, architect and developer Daniel Chan, paid less than half that amount according to public records. Details as to construction style, facade, or other amenities are not yet known, but you can see that work has begun. No matter what the style of renovation will be, it is likely that it will be an improvement over abandoned and derelict. This is a welcome development for a long-blighted corner just across the avenue from 201. Plans include retail space and condominium units.

## Is 201 Your "Tax Home?"

Every year for the past 15-20 years, NYC/NYS has provided a tax rebate to shareholders in co-ops and condos. About 7-9 years ago the rules for this rebate changed, making it available only to residents who confirm that New York is their "tax home." Meaning you pay taxes here as a resident. The issue is not based on how much time you spend here, only that NY is your primary residence for tax purposes. This year's NYC budget contains a line item of \$7.5MM in revenue to support recouping any improperly awarded tax rebates that were provided to residents who do not comply with this guidance. If 201 is your tax home, you do not need to take any action. If 201 is not your tax home, we recommend that you confirm this status with Christine Ang, our property manager, indicating that 201 is not your tax home. This action is not a requirement, but a recommendation to help you avoid potential penalties and fees in the event that you were awarded rebates to which you were not entitled. We all know that there are lots of government actions that are not handled well. One thing they are pretty good at is noting where tax monies have not been paid or have been paid inappropriately.

## New Retail Store in Our North Retail Space

Although not quite all the hurdles are jumped, it seems, finally, that we will have a new retail tenant moving in to our available space sometime this year. It has been a long four years in the effort to find a tenant, all the while leaving us with the worrisome/troublesome nature of a vacant storefront and the lack of any income from our second largest asset.

Several of our cooperative board members will hold a town hall style meeting to share information about this exciting development. We hope to announce the date soon. Still working out final details, but cautious optimism is in the air!

## **Elevator Buttons**

The different look and feel of our elevator buttons is not your imagination. It is an antimicrobial film that, after some research, we applied to the buttons to improve safety. The film acts as a "germ eater" for what is probably the most touched surface in the building. It contains a NANO silver additive that offers safe and strong protection against antimicrobial infection. We will replace the covers every six months.

## **Northeast Corner of Our Building, Again**

Our engineers, in the process of isolating and locating a leak in the NE corner of our building, stumbled across a portion of the terrace slab and a ceiling in a 19th floor apartment that was in a deteriorated condition. The situation was serious enough to require us to move certain planters to lighten the load on the affected slab. Our engineers produced specs that called for shoring up the slab.

The damaged area has been carefully tested and surveyed and we are 75% done with the plans showing how to repair the damage. We are hoping that work will begin in February.

It is believed that this damage might have occurred as far back as 50 years ago and may have been caused by a long-term leak that was not addressed. We discovered it while inspecting a minor leak after a recent storm. We hope by Valentine's Day to be completed with the re-stabilization of the slab.

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