

# 201 NEWS

EARLY SPRING  
2024

THE NEWSLETTER OF 201 WEST 16TH STREET

## Welcome

Since our last update there have been several sales in the building, with prices seeming to hold steady.

**2A – Jeffrey Matthews and René Cifuentes.** René, now retired, worked in the design store at MoMA. Jeff works at Scholastic, the children's publisher.

**10C – Eric Knudtson** is a product manager at Amplify, a K-12 education company.

## Washers/Dryers

The Board of Directors has held the rates for the use of the washers and dryers stable for at least a decade. Earlier this year the Board authorized an increase in the cost of washing and drying. This cost revision will also recognize the 30-40% larger capacity of the newest washers. Costs for our original washers will be increased to \$3.50; the larger washers will be \$4.00. All dryers will be \$3.50. The card readers will be updated by about May 1. A survey of nearby laundries shows that these rates are still well below those available at laundry operations in our neighborhood.

While on the subject of laundry, please take steps to remove your laundered clothing as quickly as possible after it is done. Do not leave laundry in dryers or on folding tables where you run the risk of someone moving it for you. The machines and the table space are very much in demand and will be needed by other users.

## North Retail Store

During our recent Town Hall meeting about 20 shareholders were able to tour our vacant store front and hear about our new long-term tenant. Three members of the Board of Directors were on hand to discuss the leasing of the space and answer questions.

We are delighted to report that our north retail space known as 104 7th Avenue has been leased by a joint venture of Housing Works, a longtime Chelsea retail neighbor, and Actualize Dispensary. This deal closed after more than 18 months of negotiations with multiple site visits.

The Board of Directors and the coop's attorney Jeffrey Reich worked diligently to develop a lease document that includes broad aesthetic, legal and financial protections for the coop, many of which far exceed protections typically available in leases for small retail spaces. Aesthetically we anticipate the store will look similar to the design of The Shade Store, our other retail tenant. The new tenant is currently engineering the electrical and mechanical requirements for the space in accordance with state and city regulations, including those related to energy efficiency. Design plans will be subject to the same careful reviews that all construction projects in our building receive. We anticipate that they will begin operations before the end of the year.

## Income Advantage of the New Tenant

The Board of Directors took steps to minimize maintenance increases over the last 4-5 years. As a result, in recent years our building has operated at a deficit. This was a purposeful, thoughtful investment in the future of 201, while at the same time helping to keep costs at our cooperative competitive. In economic projections, the Board determined that rental income from our north retail space would more than pay back the deficits while reducing the burden on current shareholders related to the vacancy. The additional revenue will support many required infrastructure and maintenance projects as well as insurance and staffing needs. Over the term the new retail lease will result in millions of dollars of additional income for our coop.

## Climate Mobilization Act (LL97)

A bill giving tax breaks to coops in return for energy efficiency upgrades has a strong chance of passing the New York State Legislature, thanks in part to the support of a majority of New York City Council members. If the bill gets enacted and signed by the governor in its current form, it will greatly assist many buildings like ours that are struggling to meet future carbon emissions requirements. However, there are some members of both the legislature and the council that are planning to attach eligibility thresholds that mirror the now expired J-51 tax abatements; an abatement program for which we are ineligible because our apartments sell at prices that exceed mandated limits. But there is at least some hope that we might be eligible for assistance if this passes.

**PH/19D..Northeast Corner**

In our last newsletter we mentioned an area of significant deterioration of a small part of the slab between the penthouse and apartment 19D. All testing has been completed and the results analyzed by our structural engineer. His firm has designed a strengthening method that should restore full weight bearing capabilities to this area of our slab. Despite our hope to have the work completed by mid-February, it now appears it will be finished in April due to limited availability of materials, efforts to confirm the appropriate structural solution, and the lack of availability of skilled laborers who are certified for this type of work using this specialty structural material. For about two months there were no leaks at that roof location, but during the recent storm that brought us 3" of sideways rain some water did find its way into the building. This occurred on the same day we were expected to begin the slab strengthening. We hope to have that issue resolved quickly.

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