

Update on Our New Commercial Tenant

We have been involved in extensive plan review and modifications with our new tenant for the north retail area. The reviews are quite comprehensive, covering lighting, air conditioning, electrical distribution, egress, storage, signage, fixtures and even colors. As of this writing, we have one final review to complete. In order to get a notice of approval to proceed, they will need to supply us with their insurance certificates and complete copies of all policies, a contractor list and licenses for plumbing, HVAC and electrical trades. Those shareholders who have renovated their own apartments know we take the plan analysis, review and approval process very seriously – which provides us with the highest levels of protection against risk. Meanwhile, the new tenant has commenced paying rent.

Who Among Us Still Has a Landline?

The landline has gone the way of the phone booth – there are not many left. We are curious as to who might still have a landline including the copper wiring in their apartment at 201? We do still have a large copper wiring infrastructure in the building but are now wondering what purpose it serves. If you have a landline/copper wire line, we ask that you please send our manager a note confirming that fact. This is for information purposes only – no plans at this stage for any changes to our wiring infrastructure. Send your info to manager@201west16.org.

A Busy Summer

201 had a very busy summer this year planning and engineering various parts of our physical plant, including work on many fixtures and areas that are original and almost 100 years old.

PH NE Corner

The sidewalk bridge and scaffolding are now in place for what we hope to be a very quick project to permanently stop water penetration from the PH parapet into Apartment 19D. In an earlier issue of this newsletter, we reported that this water penetration predates our conversion to coop status 30+ years ago. Over that time water penetration degraded the stability of the slab between the PH and 19D. This area was successfully reinforced with specifications by Mark LiCalzi P.E. Engineering & Architecture.

The PH/NE corner work has been in the planning and engineering phase for about 10 months. The effort has involved extensive investigation, multiple study plans and permits galore along with a competitive bidding process. We hope for continued good weather so that the project can be completed and the scaffolding and sidewalk bridge removed by Thanksgiving.

More Facade News

Very good news on the recent huge facade project. NYC inspected multiple times and closed out our 2022 Facade Program as SAFE. This SAFE rating is a first for us. Historically, inspections are closed out with a “Safe, but with an approved maintenance and rehabilitation program,” sometimes referred to as “SWAMP”. This safe rating is great but we will face our next regular large scale facade maintenance program in 2027.

New Hot Water System

In a previous issue of 201 News, we reviewed the goal of engineering and bidding for our Climate Mobilization Act compliant hot water system. This was engineered and bid to five well-regarded boiler/hot water firms. Unfortunately, due to several factors discovered in the engineering and bidding process, all the bids received exceeded our budget. We have asked our engineer and First Service Residential to do some additional research to identify an option that is within our budget goals.

Basement Space Reallocation

The engineering and architectural plans required in our basement space realignment project have been completed. The project has been bid and proposals are under analysis as we go to press on this edition of 201 News.

This reallocation of space will provide for many things that are now required for our building. These include a unisex ADA compliant bathroom, a separate men’s and women’s locker room, an employee breakroom, a mother’s room, expansion space for our electrical supply switchgear room, and a special room for e-scooters and e-bicycles.

Who Traveled the Furthest Away This Summer?

The building was noticeably quiet this past summer. Where did everyone go? How about a contest? We are offering a \$20 laundry card to the shareholder(s) who traveled the furthest from 201 during the period from May 1 to September 30. Send your details to manager@201west16.org.

They Lived Here?

This is the sixth installment of our infrequent snapshots of interesting people who have lived at 201. Previously we shared information about David Dubinsky, one of New York City's most high-profile labor union leaders, Bette Ford, a renowned female bull fighter, Paul Mandel, noted author and grandson of 201's founder/builder, Patricia Lancaster, Commissioner of the NYC Department of Buildings, and Micheal Schur, Emmy Award winning writer for television. This issue we write of **Kathy Moskal**, former shareholder who lived in the penthouse during the 1990s.



Kathy and a partner founded HUE cotton legwear in 1978. They claimed that they became involved in legwear and hosiery by accident and "did not know about the business." They concentrated on showing that dressing the leg was "much more important than dressing the ears or a wrist." Their idea worked. Within 10 years after founding their business they were doing more than \$40 million in revenue annually (in the 1980s when that was a lot of money).

It didn't start out as exciting. Moskal and her partner met at a co-op meeting in NYC (not 201). Her future business partner was a sculptor and jewelry designer and Moskal was a painter and fine arts teacher. They ended up being inspired by a pair of black cotton Chinese slippers that Moskal and her partner went on to produce in a range of fashionable colors. They were a hit and picked up by a buyer at Henri Bendel ...their first major account. As they looked to expand from colored cotton slippers, they visited a knitting mill in North Carolina and came upon the idea of colored cotton tights. The rest is leggings history.

Their company was acquired by The Leslie Fay Companies in 1992. Moskal and her partner continued for several more years at the company. Kathy was well known at 201 for her meticulous apartment and terrace gardens. One year during one of our co-op's facade projects, (that invariably involve the PH), she was not happy with what the brick layers were doing on her terrace. She rushed out the terrace door to admonish them. Though they did not understand English well, they did make some "spicy" derogatory remarks about her in Polish, assuming she would not understand. What they didn't know, and lost their jobs over, was that Kathy was fluent in Polish.