

Friday, December 11, 2009

Real Estate Board of New York Seminar: Medicare 101: An Introduction to Medicare
9:00 a.m. - 12:30 p.m.
Mendik Education Center
570 Lexington Ave., New York City
 An educational seminar on health care, open to open to REBNY members turning 65 or older. Registration is required. Contact: rose@insuranceplusny.com. For further information, visit www.rebny.com.

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Professional Women in Construction Holiday Dinner Dance
7:00 p.m. - 12:00 a.m.
The Yale Club, The Grand Ballroom
44th Street & Vanderbilt Ave., New York City
 The holiday gala for the Professional Women in Construction is a black tie affair that will feature Stan Ruben and his 16-piece orchestra. Join PWC for a nice evening of fun and social networking. For further information, visit www.pwcusa.org.

Saturday, December 12, 2009

Federation of New York Housing Cooperatives & Condominium's EPA Lead Paint Regulations Seminar
10:00 a.m. - 1:00 p.m.
North Shore Towers
272-48 Grand Central Parkway, Floral Park, NY
 Learn about the EPA regulations to take effect April 22, 2010. Buildings built before 1978 and are not certified "lead-free" are required to adhere to these new regulations. Compliance and training issues will be discussed, as well as liability issues. Learn how this law will affect you as a property manager, contractor, board member or other real estate professional. Members: \$25 per person, Non-members: \$50 per person. Free parking & brunch included. RSVP: Mona Shyman at 718-423-4438 or via e-mail at mhconsultants1@gmail.com.

Tuesday, December 15, 2009

REBNY Holiday Luncheon
12:00 p.m. - 2:00 p.m.
Waldorf Astoria
301 Park Ave., New York City
 Registration is required for REBNY's annual holiday get-together at the landmark Waldorf Astoria hotel. Contact djones@rebny.com for information and registration.

Building News

Mayor Michael R. Bloomberg



recently joined state and city officials and residents to inaugurate the Schwab House installation of a 300kW combined heat and power co-generation

system that will increase its fuel efficiency, decrease emissions and lower the building's demand on the city's electrical grid. Eleven Riverside Drive Corporation operates Schwab House, a 646-unit cooperative located on the Upper West Side.

The \$1.6 million CHP system installation was made possible with a \$402,000 grant award from the New York State Energy Research & Development Authority (NYSERDA). It is the largest cogen installation in the city.

"Eighty percent of greenhouse gases come from buildings," said Mayor Bloomberg at the event, which was also attended by Congressman Jerry Nadler, New York State Assemblywoman Linda B. Rosenthal, Council member Gale Brewer, Manhattan Borough President Scott Stringer and NYSERDA officials.

PlaNYC, said the mayor, calls for city buildings and city vehicles to generate 30 percent less pollutants than today. "This will hopefully be a blueprint for co-ops and condos and other communities. We want to make New York City a greener Big Apple," said Lance Kolb, executive manager of the co-op.

The CHP system will run in parallel to the Con Ed grid and the recovered waste heat will be used to provide space heating and domestic hot water for the building, as well as drive an absorption chiller system capable of producing more than 20 tons of cooling, for the lobby and hallway common areas. Eleven Riverside Drive Corporation entered into a shared savings program with Aegis Energy Services, a Massachusetts-based developer of modular cogeneration systems serving the Northeast. Schwab House is expected to see significant energy savings and will own the plant after 12 years.

"This is the start of a greener, more cost-efficient way of heating and cooling buildings across the Upper West Side and throughout the city," said Rosenthal.

"No one could have imagined what a green city could look like," said

Stringer. "I really thought this was sci-fi, that it was for another generation."

Law & Legislation

The state Senate recently passed the groundbreaking Green Jobs/Green NY bill, a measure that will create thousands of jobs across the state and help hundreds of thousands of families and businesses from Montauk to Buffalo save up to a billion dollars annually in energy costs. The bill, which passed the Senate 52-8 and passed the Assembly unanimously, is a major step toward rebuilding New York's crippled economy and rescuing the state's energy consumers.

The program will be funded with revenue raised by the auction of carbon emission credits through the Regional Greenhouse Gas Initiative. The bill allocates \$112 million from these auctions to NYSERDA, which will establish a revolving loan program to provide up to \$13,000 per residential customer to retrofit a home, and up to \$26,000 to retrofit each qualifying business, and also conduct energy audits, program administration and a credit enhancement for critical private sector capital investments. In partnership with the Department of Labor, NYSERDA will also create workforce training programs to handle the mass-scale retrofitting.

"By greening a million homes, the Green Jobs/Green New York Act will create thousands of good green jobs and will put New York State at the forefront of the national drive towards reducing carbon emissions," said Mike Fishman, president of SEIU Local 32BJ, the largest private sector union in the state.

The program will front the cost of the work, enabling property owners to afford energy efficient retrofits. Although property owners will repay the full cost over time, their total energy usage will be reduced by 30 to 40 percent, and the loan payment on their energy bill will be less than what they saved, yielding a net saves to the property owner.

Local contractors, certified to perform the retrofits, will be able to expand their crews, creating new and permanent jobs in green construction and additional jobs in local businesses and manufacturing that serve those new workers. Loans will be eligible to home and business owners in rural and urban communities throughout the state.

The Long Island Board of Realtors® (LIBOR) announced that Suffolk County Executive Steve Levy has signed groundbreaking fair housing

legislation for co-ops into law. The new law, IR 1545-2009 and its amendment IR 1763, which clarifies the amendment provisions, are now in effect. These bills, which were signed November 9, 2009, require that a co-op board accept or reject a potential buyer within 45 days; and if they are denied - a written reason must be disclosed.

"Co-op discrimination is one of the biggest challenges facing owners and realtors when selling co-ops," stated LIBOR president Buddy Hoosein. "Co-op boards have virtually unlimited power to do as they please. Co-op discrimination is known to be very blatant and out in the open. In this day and age that cannot be tolerated."

He added that the law prevents discrimination on many levels, including in protected classes, which are race, color, religion, national origin, sex, disability, familial status, creed, ancestry, marital status, sexual orientation, age, military status, presence of children, pregnancy and gender identity. LIBOR spearheaded this legislation and realtors have been pursuing similar legislation for many years at the state level. LIBOR's Common Interest Ownership, Legislative, Fair Housing and Cultural Diversity Committees have been actively involved in the process.

LIBOR announced plans to pursue a similar co-op bill in the Nassau County Legislature and then in New York City.

Events

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