



Andrew B. Freedland

Partner

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Andrew Freedland is a partner in Herrick's Real Estate Department where he focuses his practice on real estate and cooperative and condominium law.

Andrew's practice focuses on the representation and counseling of purchasers and sellers of commercial and residential real estate, lenders, condominiums, cooperatives and sponsors/developers.

As part of his practice, he represents property owners and operators in a wide variety of real estate related issues, including leasing, financing, acquisition and sale of both residential and commercial property. He is also counsel to numerous cooperative and condominium buildings throughout New York City.

Prior to joining Herrick, Andrew practiced law at Anderson Kill P.C.

Services

- Real Estate
- Condominium and Cooperative Law
- Real Estate Finance

Education

- Rutgers School of Law (J.D., 2003)
- Rutgers University (B.A., *with high honors*, 2000)

Recognitions and Accolades

- *Thomson Reuters' Super Lawyers Rising Stars (2016-2017)* Award Methodology *No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*

Memberships & Associations

- New York City Bar Association, Member
- Real Estate Board of New York, Member

Matters

New York Cooperative - \$15 Million Refinance

Represented a 340-unit cooperative in New York City in a \$15 million mortgage refinance with a \$1 million line of credit.

Centennial Bank - \$65 Million Brooklyn Construction Loan

Represented Centennial Bank on a \$65 million construction loan secured by property located at 200 Montague Street in Brooklyn. The borrower intends to construct a 121-unit residential apartment building with retail space of approximately 7,000 square feet above grade and 5,000 square feet below grade.

The Forest Road Company - \$17 Million Loan Secured by Tax Credits

In the first transaction of its kind in New York, Herrick represented The Forest Road Company in connection with a \$17 million mortgage loan secured primarily by up to \$22 million in New York Brownfield Tax Credits relating to a property located in New York City. The Tax Credits and related proceeds will be earned after demolition of the existing structure, performance of environmental remediation pursuant to a Brownfield Cleanup Agreement overseen by the NYS Department of Environmental Conservation, and construction and placing into service of a new residential building at the site.

Kriss Capital - \$37 Million Construction Loan - Manhattan, NY

Represented Kriss Capital LLC on a \$37 million construction loan secured by property located at 4560 Broadway. The Herrick team also represented Kriss Capital in connection with the syndication of the loan with Valley National Bank and LibreMax.

Beekman East Condominium Board - Hoarding Dispute

Represented the condominium board of the Beekman East, a 141-unit condominium in midtown Manhattan, in a hoarding case against a shareholder for breach of contract and various equitable relief. The board was granted a preliminary injunction directing the shareholder to allow the condo and its contractors access to the unit in order to cure the hoarding conditions, exterminate and make all necessary repairs.

Sale In Lieu of Condemnation - Ronkonkoma Hub & Station Yards

Herrick represented the Estate of Gregory J. Mensch in the sale of five properties in lieu of condemnation to the master developer for the Ronkonkoma Hub Transit Oriented Development Project (now renamed "Station Yards"). Station Yards is one of many Transit Oriented Development projects happening all across Long Island, NY. This project has been in the works for more than ten years and is currently in Phase 2A. After years of negotiation, Herrick successfully obtained a sales price for the Estate in an amount that exceeded the initial offer presented by the potential condemnor by almost 200%.

Four Building Portfolio Sale - Williamsburg, Brooklyn

Herrick represented four family members in the sale of 536, 546 and 554-558 Metropolitan Avenue in Williamsburg, Brooklyn. The four residential buildings were also the home of a family run hardware store for six decades. The transaction had many nuances, including the fact that originally the three properties had offers to purchase from three different entities. After some weeks, two of the purchasers walked away from the properties and the last remaining buyer opted to purchase all three of them.

Publications

December 18, 2024

For NYC Co-ops & Condos: Fair Chance for Housing Act Effective January 1

November 7, 2023

Real Property Law Section 231-B Amendment: Mandatory Flood Provisions in Proprietary Leases

September 7, 2023

RPAPL 2001 Does Not Serve As Time-Bar to Condominium Board Requesting That Unit

Owner Remove Structures From Outdoor Space
New York Law Journal

May 11, 2023

Addressing Differences Between the Business Corporation Law and the Cooperative Corporations Law
New York Law Journal

March 1, 2023

Court Denies Attempt to Apply Third-Party Beneficiary Law in Reverse
New York Law Journal

November 2, 2022

No Certificate of Occupancy? No Problem!
New York Law Journal

August 31, 2022

Issues In Apartment Buildings When There is No Mending Wall
New York Law Journal

May 13, 2022

Sometimes the Fastest Route Is a Straight Line
New York Law Journal

April 13, 2022

How Russian Sanctions Affect the Collection Procedures and the Administration of Co-ops & Condos

March 2, 2022

Litigating Fraud Claims Against a Sponsor of Real Estate Development Projects: Careful Drafting Is Still Required
New York Law Journal

January 5, 2022

A New Year's Gift to Co-Op Boards

December 28, 2021

An Employee's Side Hustle Could Lead to Legal Tussles
New York Law Journal

September 1, 2021

Board Repair Obligations, Revisited
New York Law Journal

June 14, 2021

City, State and Feds Ban Tenant on Tenant Harassment Claims, but Boards Can Still Promote Civil Conduct
New York Law Journal

June 11, 2021

Cooperatives No Longer Subject to Constraints of Tenant Protection Act

April 8, 2021

Sponsors and Holders of Unsold Shares: Everything Old Is New Again
New York Law Journal

January 13, 2021

PPP Loans: Does Your Cooperative Qualify This Time?

News

March 14, 2025

How owners and buildings can protect themselves from lawsuits over renovation accidents
Brick Underground

February 21, 2025

5 ways condo and co-op boards can prevent fake construction accident lawsuits
Brick Underground

January 8, 2025

NYC co-op & condo boards catch a break as Corporate Transparency Act faces legal limbo
Brick Underground

December 4, 2024

Does our NYC co-op board need to tell shareholders that we're getting sued?
Brick Underground

November 30, 2024

Flip Taxes: What Can Your Co-op Board Get Away With?
The New York Times

November 11, 2024

What co-op and condo boards need to know about the federal Corporate Transparency Act
Brick Underground

May 6, 2024

How do we stop a non-resident who sneaks into our basement to do their laundry?
Brick Underground

April 2, 2024

What's a reverse mortgage—and how common are they in NYC?
Brick Underground

February 6, 2024

The big bad board: How do we replace our entire condo board?
Brick Underground

January 22, 2024

Can the board of my co-op building keep their identities anonymous?
Brick Underground

January 20, 2024

That Broken Intercom in Your Apartment Is Illegal. Here's What to Do.
The New York Times

January 18, 2024

Habitat Magazine - 2024 "Legal Talk" Video Series
Habitat Magazine

October 30, 2023

Does a shareholder need approval from their co-op board to get a reverse mortgage?
Brick Underground

October 9, 2023

What is a working capital fund contribution for condos? Are these common in NYC?
Brick Underground

October 6, 2023

5 things to do before your annual meeting and election
Brick Underground

September 26, 2023

How owners and buildings can protect themselves from lawsuits over renovation accidents
Brick Underground

August 26, 2022

The Impact of Litigation in Co-ops & Condos
CooperatorNews Chicagoland

July 6, 2022

My Herrick Story: Andrew B. Freedland
Herrick, Feinstein LLP

June 30, 2022

CooperatorNews: The Year in Co-op, Condo, & HOA Law
CooperatorNews New York

September 14, 2021

Board Member Liability: How to Protect Your Building and Yourself
Herrick, Feinstein LLP

September 11, 2021

How Can I Figure Out What Repairs a Building Might Need in the Future?
The New York Times

May 25, 2021

What Repairs Are Co-op and Condo Owners Responsible For, and What Do Buildings Take Care Of?
Brick Underground

January 12, 2021

Herrick Feinstein Adds 7 Ex-Anderson Kill Real Estate Attorneys
Law360

January 11, 2021

Herrick Bolsters Cooperative & Condominium Practice with Addition of Seven Lawyer Team
Herrick, Feinstein LLP

January 11, 2021

Herrick Adds 7-Lawyer Co-Op and Condo Team From Anderson Kill
New York Law Journal

Previous Experience

PREVIOUS EXPERIENCE

- Represented sponsors in the conversion of buildings to condominium use and sale of the units, including a 250-unit mixed use building in Brooklyn and a 109-unit mixed use building in Manhattan

- Purchase and sale of residential and mixed-use properties
- Represented the owner of numerous mixed-use properties in the refinance of its properties
- Represented cooperatives in refinancing underlying mortgages
- Represented a lender in financing the construction of numerous single family residences
- Represented a condominium with respect to claims against a sponsor for construction defects
- Represented property owners, cooperatives and condominiums in the negotiation of construction contracts
- Represented landlords and tenants in the leasing of office and retail space (including several high end boutiques on Madison and Lexington Avenues)
- Represented landlord in the negotiation of a retail lease with a Fortune 500 company
- Represented a purchaser in the bulk purchase of cooperative and condominium units
- Represented property owners, cooperatives and condominiums in the negotiation of construction contracts
- Represented cooperatives and condominiums through the process of updating and revising their governing documents
- Represented sponsor in sale of \$36M commercial unit in a mixed use condominium and worked with Lender's counsel to restructure \$61M of debt
- Represented sponsors in sale of apartments sold pursuant to new offering plans
- Supervised bulk closings upon filing of condominium's declaration and substantial completion of construction
- Legalized an illegally/improperly formed cooperative in New York City
- Represented cooperatives and condominiums in the sale/license of hallway space and common areas
- Represented landlords in the negotiation of cell phone tower leases and licenses
- Representation of licensors and licensees for use and access to adjacent property for purposes of Local Law 11 work

Previously Published Works, Lectures & Press

Published Works

- "COVID-19 Update The Paycheck Protection Program and Coops Condos HOAs" *Co-Op, Condo & Real Estate Advisor* (April 08, 2020)
- "Conflict of Interest or Not - New Law Says That Co-op and Condo Boards Have to Disclose (Updated)" *Co-Op, Condo & Real Estate Advisor* (February 25, 2019)
- "Commercial Rent Tax Relief Arrives for Small Businesses in Manhattan" *Co-Op, Condo & Real Estate Advisor* (June 20, 2018)
- "Conflict of Interest or Not - New Law Says That Co-Op and Condo Boards Have to Disclose" *Co-Op, Condo & Real Estate Advisor* (January 18, 2018)
- "Secondhand Smoke Liability after Connaught: Eased, but Not Naught - New City Wide Smoking Policy Goes into Effect on August 27, 2018" *Co-Op, Condo & Real Estate Advisor* (November 28, 2017)

Lectures

- "Anderson Kill Presents its Co-op and Condo 2020 Webinar Series Part III: "Refis and Reverse Mortgages"" (November 12, 2020)
- "Point/Counterpoint Debate on the Merits of the Business Judgment Rule Webinar" (July 09, 2020)
- "Sublet Issues in New York Cooperatives" *CNYC 39th Annual Housing Conference* (November 17, 2019)
- "Anderson Kill's Co-op and Condo Group Presents a Seminar Series Part V: "Licensing Agreements"" (October 17, 2019)
- "Anderson Kill's Co-Op and Condo Group Presents a Seminar Series - Part V: "Refinancing"" (December 13, 2018)
- "Sublet Issues in New York Cooperatives" *Council of NY Cooperatives and Condominiums 38th Annual Housing Conference & Expo* (November 11, 2018)
- "Title Transfers" *Anderson Kill and The Ferrara Management Group* (February 16, 2018)
- "Sublet Issues in New York Cooperatives" *Council of New York Cooperatives & Condominiums 37th Annual Housing Conference* (November 12, 2017)
- "Anderson Kill's Co-op and Condo Group Presents a Seminar Series - Part IV: 'Airbnb & Other Short-Term Rentals' and 'Update on Smoking Regulations and Case Law'" (November 01, 2017)

Press

- "[Managing Conflict | When Boards and Residents Take Sides](#)," *The Cooperator* (February 03, 2020)
- "[Don't Let Violations Derail Sales or a Mortgage Refinance](#)," *Habitat Weekly* (January 23, 2020)
- "[Q&A: How to Fire a General Contractor](#)," *The Cooperator* (December 30, 2019)
- "[Building Demolition - Managing Chaos, Minimizing Disruption](#)," *The Cooperator New York* (March 06, 2019)
- "[The New York Attorney General's Office A Legal Resource for Co-ops and Condos](#)," *The Cooperator New York* (April 06, 2018)
- "[Non-Owner Residents - Managing Renter, Subtenants, and Short-Term Leasing](#)," *The Cooperator New York* (December 12, 2017)
- "[The Rutherford Rewrites Its Governing Documents](#)," *Habitat Magazine* (February 24, 2017)
- "[Investing With Friends](#)," *New York Times* (June 25, 2016)
- "[Gibson, Rosen Livingston Guide \\$61M NY Condo Loan Deal](#)," *Law360* (September 29, 2015)
- "[Cost of Changing a Name](#)," *New York Times* (January 11, 2015)