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

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
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%.

Publications

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

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  
*The Cooperator Chicagoland*

July 6, 2022  
My Herrick Story: Andrew B. Freedland  
*Herrick, Feinstein LLP*

June 30, 2022  
Cooperator News: The Year in Co-op, Condo, & HOA Law  
*Cooperator News 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*

February 5, 2021  
Real Estate Weekly: Who’s News  
*Real Estate Weekly*

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)
• “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)
• “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 Cooper New York (March 06, 2019)
• “Non-Owner Residents - Managing Renter, Subtenants, and Short-Term Leasing,” The Cooper 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)