

J-51 Update

In September 2010 Judge Marcy Friedman of the NYS Supreme Court decided that apartments at Independence Plaza are rent stabilized. The decision was based on IPN's owner's receipt of tax abatement (J-51) requiring that apartments in buildings covered by the abatement be rent regulated. IPN was rent regulated until 2004--when the current landlord exited the New York State Mitchell Lama program, which was designed to guarantee affordable housing for New York's working and middle class people. The J-51 tax abatement required that the apartments continue to be rent regulated.

In June 2011 the landlord appealed this decision. On December 14 the intermediate appeals court (known as the Appellate Division) will be hearing the arguments from both sides on whether to uphold the lower court's decision. (In New York State, the lower court is called the Supreme Court.)

The court is located at 27 Madison Avenue (entrance on 25 Street). IPN tenants who wish to attend may do so. This case and several others are on the calendar for 2:30 PM. If you wish to attend, arrive by 2:00; be prepared to wait on line and to go through magnetometers. Those attending will also be expected to follow court protocol.

For more background information about this litigation go to our website, <http://ipnta.org>

Choral Masters Performance Schedule

The Choral Masters, led by IPN's John Mario Russo, will be performing holiday songs:



- **Tues, Dec. 13th, 7:00 pm,**
80 No. Moore Lobby
- **Wed, Dec. 14th, 7:00 pm,**
40 Harrison St Lobby
- **Thurs, Dec 15th, IPN Holiday Party,** 310 Greenwich

IPN Holiday Party

Thursday, December 15, 2011

6:30—10:00 pm

310 Greenwich St

2nd Flr Community Room



We invite all residents to come and join in the festivities.

This is a potluck feast!!! In order to avoid 20 bags of potato chips, we suggest:



- 310 Greenwich St - Desserts
- 40 Harrison St - Main Dishes
- 80 North Moore St - Side Dishes
- Townhouses - Beverages

We call on all the many talented residents of IPN to come and exhibit their talents. Two

years ago we had live music and a songfest, which was really lots of fun. If you want to showcase your talent, please let us know. Tell your building VP, or put a note in the IPNTA lobby box.



The IPNTA is inviting our local politicians to join us and celebrate this holiday season. Stay tuned for details.

Please make time in your busy schedule to raise a glass of cheer with your friends and neighbors.

NY Daily News, "Best Doorman in New York"

Congratulations to Onnie Rose!

**Our well-loved doorman at 310 Greenwich
NY Daily News, Nov 27, 2011**

Petition to make Bogardus Plaza a permanent part of Tribeca,

http://www.ipetitions.com/petition/bogardus_plaza/

Holiday Collection It's time for our annual IPNTA holiday collection for the IPN maintenance men and porters Letters and envelopes will be distributed the week after Thanksgiving. We hope that you will be as generous as possible.