

# REAL ESTATE WEEKLY

Vol. 51, No. 8 • 60 pages in 3 Sections

WEDNESDAY, OCTOBER 6, 2004

\$1.75

## U.S. Supreme Court to hear eminent domain case

By BARBARA NELSON

The U.S. Supreme Court added an eminent domain case to their 2005 docket last week. Its decision could have far reaching affects for future developments in New York City.

In January, the Court will hear a Connecticut case of *Kelo v. City of New London* and decide whether the Constitution allows the government to use eminent domain to take one person's home or small

business so a bigger business can make more money off that land and pay more taxes as a result.

"This has been a focus across the country, the powers of eminent domain, to determine the extent that local government can use property for private development," said Steven Barshov, a partner at Sive Paget and Riesel who specializes in land use law, municipal law, real estate, and commercial litigation. "I have no doubt the city and state will be following this quite closely, because it will have far reaching impli-

cations for New York City."

The U.S. Constitution generally limits the use of eminent domain to government projects, like roads or public buildings, or to what used to be known as slum clearance. Local governments, however, are increasingly finding it convenient to use eminent domain to clear land for private development that will enhance the tax base.

New London's plans for the 90-acre neighbor-  
**Continued on Page 39**



Photograph by Friedman Studio/David Dooley©2004.

Robert Knakal, Chairman of Massey Knakal Realty Services, was the keynote speaker at the September luncheon meeting of the Greater New York Chapter of the Institute of Real Estate Management. Knakal's talk was entitled "The Status of the Building Sales Market in New York City." He is pictured with IREM members, left to right: Sandra Kerin, CPM, Vice President of Education; Dawn Carpenter, CPM, Vice President of Chapter Activities; Joe Scholes, CPM; Robert Knakal; Frank Socci, CPM, Secretary; Terry-Anne Havel, CPM, Vice President Member Services; and Michael Martino, CPM, Chapter President.

## CBRE selected to lease 7WTC

By ELAINE MISONZHNIK

CB Richard Ellis added another trophy property to its client roster last week, when Silverstein Properties named CBRE's Steven Siegel and Howard Fiddle as exclusive leasing agents for 7 World Trade Center.

The 1.7 million s/f office property, scheduled for completion in 2006, will be the first part of the World Trade Center complex to be reconstructed after the 2001 terror attacks.

"We are thrilled that CB Richard Ellis will be spearheading the leasing efforts for 7 World Trade Center and are confident that all of New York City's real estate brokerage and tenant rep firms will cooperate with the team of CB Richard Ellis to lease 7 World Trade Center as quickly as possible," said Larry Silverstein, president of Silverstein Properties and the leaseholder to the entire World Trade Center site.

According to Steven Siegel, CBRE's chairman of global brokerage, he and his partner have already identified several service sector firms which can end up as anchor tenants at 7 World Trade Center. "We cer-

tainly feel that we will get a large tenant before the building's opening next year, if not several large tenants," he said. "The building's floor plans are ideal for just about any ten-  
**Continued on Page 39**

## Bank building demolition set

By DANIEL GEIGER

Standing like a black tombstone over the WTC site, the former Deutsche Bank building at 130 Liberty Street will soon be a memory.

Scheduled to begin dismantlement before the end of the year, the building, which was damaged on 9/11, will be cleared to make way for the fifth tower in the new World Trade Center site plan, as well as provide more open space for a WTC memorial.

The trick now is to bring the structure down without unleashing a plethora of toxins, a deconstruction process that

**Continued on Page 33**

## Met signs 185,000 s/f deals at 200 Park

Following two recent blockbuster transactions with law firm, Greenberg Traurig, and Dreyfus, two prominent international law firms, Hunton & Williams and Gibson, Dunn & Crutcher, have signed two significant deals totaling 185,000 s/f for office space at The MetLife Building 200 Park Avenue.

Ranked among the world's top law firms in industry sur-

veys and major directories, Hunton & Williams and Gibson, Dunn & Crutcher have leased the remaining office space previously occupied by Clifford Chance LLP.

Jon Zuckerman and Keith Caggiano of CB Richard Ellis represented the property owner, MetLife, in both of the complex multi-faceted transactions. Peter Hennessey of The Staubach Company acted on

behalf of Hunton & Williams, while Tara Stacom of Cushman & Wakefield negotiated the lease for Gibson, Dunn & Crutcher.

Hunton & Williams has committed to expand and relocate within the Building and will now occupy approximately 140,000 square feet of prime office space encompassing the entire 51st, 52nd and 53rd  
**Continued on Page 36**

### INSIDE THIS WEEK

#### NEWS

**New man at the helm**  
CBRE appoints Mitchell Rudin president of its New York Tri-State Region. **Page 3**

**Taking the lead**  
HPD Commissioner Shaun Donovan weighs in on the city's new lead laws. **Page 27**

#### PROFILE

**Let's hear it for the girls**  
CBRE's Jodi Roberts knows the right place and the wrong place to locate. **Page 8**

#### FINANCE

**Trend setters**  
More smaller-sized co-ops are taking advantage of lines of credit, says NCB. **Pages 30&31**

#### RESIDENTIAL

**New guys on the block**  
Seth Weinstein announces formation of new residential investment firm with a focus on Fairfield county. **Page 34**

#### DEPARTMENTS

Who's News .....Page 4  
On the RE Scene .....Page 6  
Classified ..... Pages 36&37  
Calendar .....Pages 29

**PROPERTY MANAGEMENT**

**SPECIAL SUPPLEMENT**

## Construction & DESIGN

SECTION B

**Let's roll**  
MTA unveils \$27B budget to keep NYC on the move. **Page C1**

**In the zone**  
The AIA backs proposed zoning plan for Hudson Yards. **Page C1**