



**GDB  
LAW**

GALLET  
DREYER &  
BERKEY, LLP



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GALLET DREYER & BERKEY, LLP

# The Right Law Firm Matters

The right legal representation matters – wherever you live and whenever you do business. Whether you are:

- a real estate developer, construction company, or building services professional;
- the managing agent of multiple multi-family HOAs and residential communities;
- a member of your cooperative or condominium’s board of directors;
- an individual owner or shareholder;
- or are breaking new ground or revitalizing an existing structure, let’s talk.

Because at Gallet Dreyer & Berkey, LLP, we speak your language and can help you navigate evolving legal and business challenges while minimizing potential exposures.

As a Gallet Dreyer & Berkey client, you are represented by attorneys who understand the specific issues the commercial and residential real estate, construction management, co-op/condo, and landlord/tenant sectors face – from industry-specific business management and contract negotiation through local government regulatory compliance, shovel-ready work orders financing, board management, and landlord-tenant and shareholder relations through asset protection, employment law, mergers and acquisitions, or bankruptcy.

Gallet Dreyer & Berkey also has considerable experience counseling business owners and management as they address a broad range of general business and personal legal matters. These can include everything from assisting them with complex estate planning, family law, and personal business matters, including creating structures to protect directors against shareholder or creditor claims.

Long recognized by our peers, Gallet Dreyer & Berkey and its attorneys are frequent recipients of the highest rankings from Martindale-Hubble, U.S. News & World Report, Super Lawyers, Best Lawyers, and others.

Founded in 1978, Gallet Dreyer & Berkey represents a global roster of publicly- and privately-held clients, as well as individuals in:

- Asset Protection
- Banking & Financial Institutions
- Bankruptcy
- Construction Law
- Cooperative & Condominium Law
- Copyright
- Corporate Finance & Securities
- Corporate Law
- Crisis Management
- Employment Law
- Entertainment, Music, & Sports
- Food, Wine, Restaurant, & Hospitality
- Franchising Distribution & Licensing
- Intellectual Property
- International Business Law
- Litigation
- Matrimonial & Family Law
- Mergers & Acquisitions
- Patents
- Real Estate Law
- Tax Law
- Trademarks & Brands
- Trusts & Estates

In the following pages, we have highlighted specific practices of interest and the attorneys with whom you would be working.

We look forward to the opportunity of exploring how our firm will become your most trusted ally.



## Real Estate Law

Since our founding in 1978, Gallet Dreyer & Berkey has served as a go-to resource for the commercial and residential real estate community. Our attorneys have long acted as general counsel to thousands of co-op and condo boards and many of New York City's largest and most successful real estate owners and developers.

We know our clients rely on us to develop appropriate legal strategies to address every type of legal and business matter related to all phases of real estate development, operation, finance, sales and leasing, and related litigation. In addition to working with co-op and condo boards, managing agents, and individual owners and shareholders, our attorneys represent publicly-, privately- and closely-held entities that own, operate, and develop billions of dollars' worth of commercial and residential property across the United States, including multifamily properties, shopping centers, retail properties, and commercial office buildings.



Our Real Estate Law Group has extensive expertise in all areas of real estate law, ranging from highly sophisticated transactions such as joint ventures, sale-leasebacks, tax-deferred exchanges, and site development arrangements with governmental agencies to more conventional sales, leasing, and financing. We represent owners and lenders in real estate workouts, debt restructuring, foreclosures, and debtors and creditors in distressed real estate bankruptcy proceedings.



**David L. Berkey**

Partner, Gallet Dreyer & Berkey LLP

For more than thirty years, Mr. Berkey has been a trusted advisor to numerous cooperative and condominium boards, banks, insurance companies and individuals.

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**Scott M. Smiler**

Partner, Gallet Dreyer & Berkey LLP

For the past two decades, Scott's practice has focused primarily on transactional real estate matters.

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**Perry L. Mintz**

Partner, Gallet Dreyer & Berkey LLP

Mr. Mintz's practice concentrates in real estate, cooperative and condominium law, and other commercial transactions. He has practiced in these areas for more than 25 years.

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**Marc J. Luxemburg**

Of Counsel, Gallet Dreyer & Berkey LLP

Mr. Luxemburg specializes in real estate law, cooperative and condominium law.

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# Construction Law

If you build it, develop it, design it, Gallet Dreyer & Berkey's Construction Law and Construction Litigation attorneys will represent, protect, and defend your interests.

Regularly honored by U.S. News & World Report as a Tier 1 construction law practice, our practice leader Randy J. Heller is also a U.S. News & World Report Best Lawyers® NYC Construction Litigation Lawyer of the Year.

Attorneys in Gallet Dreyer & Berkey's Construction Law and Construction Litigation practice have a long history of representing contractors, owners, and developers in all stages of a construction project, including:

## CONSTRUCTION DISPUTES AND LITIGATION

Gallet Dreyer & Berkey represents clients in disputes arising from commercial and large-scale high-rise residential and substantial public construction projects. Representative matters include:

- Bid stage disputes;
- Delay and extra work claims;
- Mechanics' liens;
- Foreclosure actions; and
- Contract balance and change order claims.



## CONSTRUCTION AGREEMENTS

Clients rely on our attorneys to provide strategic guidance and direction in drafting and negotiating construction agreements that may include:

- Construction contracts;
- Subcontracts;
- Construction management agreements;
- Joint venture and partnership agreements;
- Architectural and engineering agreements; and
- Consultant agreements.

## CONSTRUCTION ADVISING

Capitalizing on nearly 40 years of service to clients in all sectors of the construction industry, Gallet Dreyer & Berkey attorneys have the experience to provide informed insight on how best to approach their various business ventures. This includes initially selecting the appropriate legal business structure to contract and contractor management – from shovel-ready planning through project completion – to maximize quality, efficiency, and ROI for our clients.



**Randy J. Heller**  
Partner, Gallet Dreyer & Berkey LLP

For over forty years, Mr. Heller has specialized in construction law and litigation, representing some of the largest and most successful contractors in the nation.

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**Eugene H. Goldberg**  
Associate, Gallet Dreyer & Berkey LLP

Mr. Goldberg has practiced construction law for over 40 years on all sides of the construction triangle (contractor, owner, designer), including materialmen, engineers retained by architects, inspectors approving the release of monies under building loans, and sureties.

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# Cooperative And Condominium Law

Gallet Dreyer & Berkey is synonymous with cooperative and condominium law. Since 1978, our attorneys have acted as general counsel to over thousands of co-op and condo boards, successfully addressing every type of legal and business matter related to all phases of the operation of their buildings and related litigation.

We work hand in hand with board members and individual unit owners to deliver the most sophisticated, advantageous, and cost-effective legal strategies. Our clients are our family, for whom we will go above and beyond in our representation.

## REPRESENTING COOPERATIVE AND CONDOMINIUM BOARDS

Gallet Dreyer & Berkey provides a full suite of legal services for co-op and condo boards, including:

- General legal advice on a wide variety of business and legal matters;
- Internal Corporate Documents, including preparation and review of bylaws, leases, alteration agreements, house rules, transfer tax policies, etc.;
- Finance, which includes obtaining financing and negotiating the terms of secured and unsecured mortgage loans;
- Contracts with third parties for a host of contracts and agreements, including the preparation, negotiation, and review of construction contracts, commercial leases, and license agreements for laundry rooms, storage facilities, parking lots, advertisements, cell towers, etc.;
- Tax Issues & 80/20 Rule, including helping buildings keep their status as a qualified cooperative – satisfying the 80/20 rule – while realizing all of the income from their commercial leases;
- Ownership Structure/Mitchell Lama to assist boards in evaluating the pros and cons of “going private.” Should a board elect that option, Gallet Dreyer & Berkey’s attorneys will create the required documents, shepherd the offering plan through the Attorney General’s office, and assure a smooth and equitable transition;
- Litigation on behalf of boards. Gallet Dreyer & Berkey will initiate litigation against tenants, unit owners, and third parties such as contractors and neighboring buildings. Additionally, we defend boards when claims are brought against the co-op or condo;
- Reducing Tax Assessments by challenging tax assessments in Tax Certiorari proceedings to reduce co-ops’ and condos’ real property tax burden;
- Regulatory Issues – Gallet Dreyer & Berkey’s attorneys work with boards to help them comply with government regulations, including those of the EPA, DEC, and Department of Buildings.



## SERVICES FOR INDIVIDUAL CO-OP/CONDO OWNERS

In addition to representing boards of directors, Gallet Dreyer & Berkey’s attorneys also counsel individuals in purchasing or selling a cooperative or condominium unit and in disputes with boards.



**David L. Berkey**  
Partner, Gallet Dreyer & Berkey LLP

For more than thirty years, Mr. Berkey has been a trusted advisor to numerous cooperative and condominium boards, banks, insurance companies and individuals.

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**Morrell I. Berkowitz**  
Partner, Gallet Dreyer & Berkey LLP

For more than thirty years, Mr. Berkowitz has handled a variety of litigation from trials through appeals, in all courts in New York with respect to every aspect of real estate law.

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**Michelle P. Quinn**  
Partner, Gallet Dreyer & Berkey LLP

Michelle P. Quinn represents cooperative and condominium boards, businesses, and individuals regarding issues with shareholders and owners in commercial and residential landlord-tenant litigation.

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**Jerry A. Weiss,**  
Partner, Gallet Dreyer & Berkey LLP

Mr. Weiss joined Gallet Dreyer & Berkey, LLP, in October 2006. Prior to joining the firm he was a member of the Commercial Litigation group at Cozen O'Connor.

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**Beatrice Lesser**  
Of Counsel, Gallet Dreyer & Berkey LLP

For more than 20 years, Ms. Lesser has been counsel to numerous co-ops and condos, individuals and businesses, landlords and tenants, and homeowners associations.

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**Perry L. Mintz**  
Partner, Gallet Dreyer & Berkey LLP

Mr. Mintz's practice concentrates in real estate, cooperative and condominium law, and other commercial transactions. He has practiced in these areas for more than 25 years.

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**Adam J. Berkey,**  
Associate, Gallet Dreyer & Berkey LLP

Adam has experience meeting the legal and business needs of corporate clients.

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**Marc J. Luxemburg**  
Of Counsel, Gallet Dreyer & Berkey LLP

Mr. Luxemburg specializes in real estate law, cooperative and condominium law.

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A photograph of construction workers on a steel structure, overlaid with a dark blue tint. The workers are silhouetted against a lighter sky, and the steel beams create a complex geometric pattern. The overall mood is industrial and professional.

# Gallet Dreyer & Berkey, LLP

## Your most trusted ally

It is easy to talk the talk, but Gallet Dreyer & Berkey also walks the walk. When it comes to the delivery of legal services to businesses and individuals, we are and will be there for you—advocating on your behalf.

If you have further questions about how Gallet Dreyer & Berkey might work with you, let's connect. We look forward to the opportunity to discuss how our firm will become your most trusted ally.





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