Shareholder’s Name & Contact

Date:

Dear Representative ​\_\_\_\_\_,

As a constituent of yours in Woodside, Queens and as a resident of Big Six Towers, please see below regarding our plight financially as a NYC Mitchell-Lama co-operative apartment complex for middle income New Yorkers.

NYC's Green New Deal under LLs (Local Laws) 97/38 that are slated to take effect '25/'35 respectively are way too stringent for island power plant facilities like the Big Six Towers in Woodside, Queens to comply. Penalties are quite steep too, so we're between a rock and a hard place.

Specifically, it'll cost at least $40 million to convert our current diesel/gas engines to all natural gas - and we're not even sure if natural gas engines can generate enough power to handle the load (7 buildings plus a shopping center) in peak load times like the summer. And NYC/NYS hasn't confirmed in writing that natural gas is permissible as a viable option to use for the engines in the first place. There is undue financial hardship wording in these laws that allows for exceptions/variances, but it is vague/unclear. ConEd doesn't really want us back on the grid either since it is already taxed with nuclear plants in NYS closing statewide.

Factor in NYC LL 11 facade requirements {$17 million} and new roofs/parapets/ADA automatic door/elevator requirements {$30 million} for a total of about $90 million that is needed. Our government reps on all levels have not been helpful at all frankly and that is upsetting to say the least. If we don't obtain these monies/this capital for these necessary upgrades, Big Six Towers (a Mitchell-Lama 'affordable' co-op) could go under as these costs cannot be borne upon the backs of our shareholders with maintenance increases, surcharges and capital assessments. We're therefore pleading with you for assistance, please.

Sincerely,