

Long Island Business NEWS

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JODI L. GLADSTONE *Farrell Fritz*

Jodi L. Gladstone, counsel at Farrell Fritz, practices commercial real estate and banking law with a focus on commercial real estate finance. Gladstone has represented lenders and borrowers in a variety of transactions, including fee and leasehold acquisition and construction and development loans, as well as loan syndications and participations with respect to office and warehouse buildings, hotels, retail shopping centers and condominium and apartment buildings.

She also has a depth of experience representing clients in connection with the acquisition, sale, ground and space leasing of all types of commercial real estate, including retail shopping centers, office buildings, residential and commercial land developments and single-tenant buildings.

Gladstone's clients include lending institutions, developers, corporations and individuals in their capacity as lenders, borrowers, purchasers, sellers, landlords and tenants. She also has extensive experience representing residential purchasers and sellers of cooperative and condominium apartments, homeowners associations and single-family homes.

With 2020 approaching, Gladstone has concern regarding the proposed state legislation requiring developers to pay pre-

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vailing wages for projects receiving public funds.

"Given the frequency that our clients benefit from local IDAs, this legislation looms as a potential roadblock to development on Long Island," Gladstone said. "Additionally, the recently amended state rent regulations impose voluminous obligations on residential landlords including limits on

credit check fees, security deposits and late fees, new tenant inspection rights, required notices of default, non-renewal and certain rent increases, and a duty to mitigate damages."

"Owners are advised to examine and incorporate such statutory requirements into existing lease forms," Gladstone noted.

Gladstone earned a juris doctor from New York University School of Law and a bachelor's degree, magna cum laude, from the University of Pennsylvania.

Established in 1976, Farrell Fritz is headquartered in Uniondale, with offices in Albany, Hauppauge, New York City and Water Mill. The firm has more than 90 attorneys across 19 practice areas.

Farrell Fritz attorneys take prominent, active roles in scores of business, legal and philanthropic organizations; numerous are recognized regionally or nationally as leaders in their fields. The firm is well known for its pro bono work, board involvement, volunteer service and substantial financial support of local community organizations.

Farrell Fritz handles legal matters in the areas of bankruptcy and restructuring; business divorce; commercial litigation; construction; corporate and finance; eDiscovery; emerging companies and venture capital; employment law; environmental law; estate litigation; healthcare; land use and zoning; New York State Regulatory and Government Relations; not-for-profit law; real estate; tax planning and controversy; tax certiorari, and trusts and estates.