

**ANDREW M. HYMAN**  
**ATTORNEY AT LAW**  
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516.767.7150 (voice & fax)

**PROFILE**

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Highly accomplished attorney with more than 25 years of experience in:

- Developing, coordinating, and implementing governmental programs financing business and affordable housing development.
- Representing municipality of approximately 220,000 in various aspects of municipal law.
- Documenting and negotiating complex real estate transactions, including commercial leases, commercial and residential real estate financings, and real estate property management documentation.

**REAL ESTATE LAW PRACTICE/IN-HOUSE REAL ESTATE MANAGEMENT COUNSEL**

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- Develop and negotiate commercial real estate leases for developers and tenants.
- Drafted and negotiated leases for offices and stores of major New York City landlord with aggregate rental revenue of over \$25 million.
- Negotiate the closing of commercial real estate, machinery and equipment, and working capital loans for as high as \$5 million.
- Represent buyers and sellers in the acquisition and sale of residential and commercial real estate for sale prices as high as \$2 million.
- Served as chief legal officer of community-based not-for-profit corporation which developed nearly 2,500 units of affordable housing, managed approximately 1,000 apartments, administered economic development, social services, and educational programs, employed nearly 100 persons, and had an annual operating budget of more than \$4 million.

**GOVERNMENT PROGRAM DEVELOPMENT, ADMINISTRATION, AND IMPLEMENTATION**

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- Serve as in-house corporate counsel for municipality's urban renewal agency.
- Provide legal advice to and draft documents for committee composed of County and Town officials and community and non-profit representatives responsible for implementing request for proposals involving the redevelopment of eight sites along commercial corridor of New Cassel, a distressed community of approximately 13,000 residents.
- As sub-consultant to a community development marketing firm, formulated guidelines for a small business lending program and an affordable homeownership financing program for implementation in the Federal Empowerment Zone in New Haven, Connecticut.
- Devised rules and regulations for programs of State economic development agency and public benefit corporation. Provided technical and financial assistance to community-based local development organizations and small businesses; reviewed and evaluated applications for financial assistance for compliance with program criteria.
- Acted as chief legal officer to a not-for-profit corporation that administers a \$51 million economic development and human services program for the South Bronx (the "Bronx Empowerment Zone" or "EZ" Program) and has a \$1.3 million consulting contract with the Bronx Borough President to create jobs and economic opportunity for Bronx residents.
- Serve as counsel to municipality's Landmarks Preservation Commission, Business and Tourism Development Corporation ("BTDC") and Bio Partners at Lake Success, Inc. ("BioPartners"). Serve as officer and managing commercial realty broker of BTDC, and as officer of BioPartners.

# ANDREW M. HYMAN

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## **NOT-FOR-PROFIT MANAGEMENT AND GOVERNMENT MANAGEMENT**

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- Managed a staff of three project managers, one fiscal manager, and an administrative manager in developing and implementing projects for the Bronx EZ Program.
  - Developed a revolving loan fund program providing fixed assets and working capital loans of up to \$2 million at below market interest rates to companies creating or retaining jobs for Bronx residents.
  - Oversaw a request for proposals process leading to the corporation's awarding of over \$3.9 million in workforce development and literacy training for more than 600 Bronx EZ residents.
- Managed and directed a 25-employee department of municipal government with an annual budget of \$2.2 million and parking, emergency, and animal shelter responsibilities for a 220,000-resident municipality. Developed departmental operating policies and procedures, including monthly reporting.

## **EMPLOYMENT HISTORY**

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**Town of North Hempstead** May 2001 to Present  
Deputy Town Attorney (January 2002 to Present)  
Commissioner of Public Safety (May 2000 to December 2001)

**Economic Development & Affordable Housing Consultant** May 2000 to Present

**Bronx Overall Economic Development Corporation** Feb. 1997 to April 2000  
General Counsel (January 1998 to April 2000)  
Deputy Director, Bronx Empowerment Zone Unit (Feb. 1997 to Dec. 1997)

**Banana Kelly Community Improvement Association, Inc.** May 1996 to Jan. 1997  
General Counsel

**Empire State Development Corporation** Feb. 1986 to Jan. 1995  
Senior Counsel (promoted from Associate Counsel)

**NYS Division of Housing & Community Renewal** Jan. 1984 to Feb. 1986  
Senior Attorney

**Lefrak Organization, Inc.** Dec. 1980 to Jan. 1984  
Assistant Counsel, Commercial Leasing Division

## **PROFESSIONAL AFFILIATIONS**

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Admitted to practice law in:

- New York State, Appellate Division, Second Department, March 1981
- Commonwealth of Massachusetts, October 2006
- Federal Court, Southern & Eastern Districts of New York, Dec. 1984
- Commonwealth of Pennsylvania, April 1992

## **EDUCATION**

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Juris Doctor – Albany Law School of Union University

- Member, National Labor Law Moot Court Team, 1980

Bachelor of Arts in Anthropology – Vassar College