

# LAWYERS ALLIANCE FOR NEW YORK

## INDIVIDUAL HONOREE

**EDWARD ANDREW PUERTA**, *Nixon Peabody LLP*

### *Helping Nonprofits Grow with Expert Real Estate Counsel*

Edward Andrew Puerta is an associate in the Long Island office of Nixon Peabody LLP whose practice covers real estate. He received a B.A. from the State University of New York at Geneseo in 2000 and his J.D. from Touro College Jacob D. Fuchsberg Law Center in 2008.

Mr. Puerta first volunteered with Lawyers Alliance in 2010 to assist **Weston United Community Renewal**, a 30-year-old supportive housing and social services agency, in finalizing its lease for its new administrative headquarters in Harlem. Next, Mr. Puerta, along with Nixon Peabody colleagues, provided essential real estate counsel to **Teatro Circulo**, a Spanish and pan Latino theatrical cultural organization. Teatro Circulo and two other nonprofit theaters formed Choiciriati, a partnership to develop a building into a nonprofit theater complex.

Also stronger thanks to Mr. Puerta is **Sunset Park Redevelopment Committee** (SPRC), a community development organization in Brooklyn. Through its participation in the Weatherization Assistance Program, SPRC refurbishes properties for low-income homeowners and tenants that are eligible for grants to reduce household energy consumption. Mr. Puerta assisted SPRC in reviewing and finalizing a maintenance contract with an HVAC company.

Most recently, Mr. Puerta assisted the **Cities for Financial Empowerment Fund** (CFE Fund) with a sequence of real estate transactions in connection with moving into successive new spaces, including lease termination negotiations with the new acquirer of its original space. Launched at the New York Stock Exchange in April 2012, the CFE Fund combines technical and adaptive work to enable municipal authorities to embrace financial empowerment strategies, consider the most appropriate large-scale services within which to embed these strategies, and boost outcomes for individuals and families in the most cost-effective manner. I-Hsing Sun, CFE Fund's Chief Program Officer states that, "Ed was exceptionally responsive to us and incredibly eager to help. We leaned a lot on his expertise in leasing matters as we transitioned from one space to another. Ed handled delicate negotiations with our past and present landlords with sensitivity and care. He's such a pleasant guy in addition to being a most effective lawyer."

Says Mr. Puerta, "I've worked on various pro bono matters through Lawyers Alliance since 2010 and have in each case found the experiences to be exceptionally rewarding. The matters I have handled have contributed to my growth as an attorney and have provided me with a more balanced and grounded viewpoint in my practice."

