

**SPECIAL REPORT: Frustration Abounds Among New York City Energy Leaders**

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By Colleen Corley, News Writer

Since New York City Mayor Michael Bloomberg issued a report on the city's energy needs in 2004, there has been a concerted effort among property owners and managers to make energy use more efficient. But at a roundtable discussion yesterday sponsored by energy asset management company ConsumerPowerline, some of New York City's top property owners expressed frustration over the city's changing energy consumption regulations and a lack of transparency of the Department of Environmental Conservation's energy standards.

"We're running out of time," Luthin Associates president Catherine Luthin (pictured) said of the New York State Energy Research and Development Authority's delayed initiatives to meet a city-mandated reduction in energy usage. "We could do a lot more, because the benefit (of energy efficiency) is huge," added Ashok Gupta, a senior energy economist with the Natural Resources Defense Council.



Catherine Luthin

Two initiatives that companies such as Grenadier Realty Corp. and Rudin Management have implemented include motion-sensor lighting in stairwells and remote-controlled electricity management. "There should be a focus to create innate intelligence," noted John Gilbert, executive vice president & COO for Rudin Management.

Starwood Hotels & Resorts Worldwide Inc. director of energy John Lembo noted that for a client-focused property owner and tenant, "the technical aspect is the easy part" compared to implementing energy efficiency tactics among employees.

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