



Aetna Property Management Portland

AW Chickering

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Buildings and Building Management ,1933 *Nelson's Directory of Institutional Real Estate* ,1995 **F & S Index of Corporate Change** ,1978 **Directory of Inter-corporate Ownership** ,1974 **United States Investor** ,1962

Urstadt Biddle Properties Gene Brown,2008-08-14 The following excerpt comes directly in the book after a dramatic account of the attempted hostile takeover of Urstadt Biddle's predecessor HRE Properties by a large real estate organization latter a REIT called Kimco The fending off of that attempt and the elevation of Charles J Urstadt to CEO marked the beginning of Urstadt Biddle Properties modern history and set the tone and general direction for the business that remains in effect today Chapter Four A New Business Plan The elevation of Charles J Urstadt to CEO of HRE Properties in 1989 was occasioned by the fight to keep the company from being swallowed up by Kimco But the ultimate significance of the move went far beyond HRE's prolonged struggle to remain independent In fact the consequences of Urstadt's new position for HRE's ongoing operations would completely overshadow Kimco's attempt at a hostile takeover Urstadt did not just represent a new face at the top of HRE He was not at the helm just to guide it through the current storm He was a man with a plan and stood for an entirely new direction in the company's business Indeed at their meeting of September 19 1989 the Trustees not only voted to make Urstadt HRE's CEO they also voted acceptance of his business plan to redirect the Trust geographically consolidating its holdings in the Northeast while focusing on the acquisition and management of neighborhood shopping centers Urstadt dedicated himself to fending off Kimco because first of all he firmly believed that HRE could maximize its profits by staying small For Urstadt it was a matter of basic business philosophy In large companies entrepreneurial decisions do not exist Urstadt who had learned from experience said Only the political perspective does People try to impress the boss as they seek various perks Having served at or near the top in several major real estate firms as the head of New York State's Division of Housing and Community Renewal and as the first Chairman and Chief Executive Officer of the Battery Park City Authority where he had to deal with government bureaucracy at the city state and federal levels Urstadt knew what large organizations entailed Size mattered and he wanted to keep HRE small flexible and responsive Related to size was distance the geographical distance from a real estate company to the properties it owned and managed Shrink the distance and you achieve greater efficiency and with it lower operating and managerial costs Urstadt couldn't abide the Trust's scattershot approach to property location and the lack of real estate business savvy that attitude reflected Years later he would criticize the Board's simplistic concept that had them putting two charts in each report one was a chart of the United States and the other was a chart of the diversity of its property types It seemed like the board was trying to color in all the states Urstadt's grandfather who had influenced him to go into real estate had told him you ought to be able to walk to what you owned In this day and age that was no longer always practical But management should still be able to reach their company's properties with no more than an hour or two behind the wheel Urstadt believed Ultimately that would be refined to

a geographical criterion for HRE acquisitions that confined most of the Trusts new investment possibilities to within about a 50-75 mile radius of corporate headquarters a standard for acquisitions that remains in effect today at Urstadt Biddle Properties. As with geography so with diversity Scattering HREs property over multiple types of real estate investment was not likely to produce the best result. Concentrating on one sector in the business ideally one more insulated from the inevitable boom and bust cycles that affected office buildings was a better bet. The investment also ought to be in something that best matched the experience and National Real Estate Index, 1985 **U.S. Real Estate Register**, 1996

National Real Estate Investor, 1986-05 Most issues for Apr 1961 May 1965 include section National real estate newsletter called Apr 1961 Feb 1963 National real estate investor newsletter **Real Estate Forum**, 1998-07 *Journal of Property Management*, 1950 **National Real Estate and Building Journal**, 1955 *The Martindale-Hubbell Law Directory*, 2001 LexisNexis Corporate Affiliations, 2004 The Institutional Real Estate Letter, 1995 **The Weekly Underwriter** Alasco Delancey Brigham, Henry Rogers Hayden, 1971-07 **The Northwestern Miller**, 1916 **New National Real Estate Journal**, 1951 **Environmental Control & Safety Management**, 1915 The Insurance Year Book, 1923

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