

December 21, 2015

To Whom It May Concern:

I am writing on behalf of Peter Hoffman, a property owner and landlord in several communities in Northern New York, including the Village of Potsdam. I write as the former Village Administrator of the Village of Potsdam, New York, now retired after serving 15 years. My reference is based on working with Peter and the Code Enforcement Office during the purchase, development, and operations of his Potsdam rental units. Peter typically purchased run-down decrepit and otherwise nearly valueless properties and restored them to reuse. His business model saw an increase in his property and adjacent property values and taxes, as well as increased neighborhood vibrancy. I met him and worked with him from 1996 until my retirement in 2011. I currently manage a 148 unit senior apartment complex in the Village and I still consult with Peter on a variety of property issues.

I find Peter to be very direct, hardworking, principled and honest. In bringing up issues, his primary goal is to understand the issue and to find common interests. He then looks for suggestions on how to resolve any differences and what creative solutions he can adapt to the situation. I find Peter to be a problem solver. We sometimes had different interests, and Peter and I did not always agree on the issues. Nonetheless, he was always very professional in his interactions. He does his research and is always prepared to offer constructive solutions. I find him to be an extremely hard worker who does not simply give up on an issue because it is too hard to solve.

In early 2010 the Village was having significant issues with the proper upkeep and maintenance of many rental properties. With about 70% of the housing stock in the Village being used as rentals, we needed a strong, fair, and enforceable law to ensure the safety of the tenants, who for the most part, are college students. We crafted a tough law that required registration, inspection and a certificate to operate. Failure to earn the certification would make the apartments unrentable.

Peter's properties all complied with the law. Though he was unhappy with having another law on the books and another inspection to deal with, he supported the law's purpose and intent. He felt that it was the right thing to do to protect tenant rights and that it required the offending properties to be maintained to the same standards he already met. Peter's properties always have passed inspections and the Village rarely receives any complaints about his properties.

Based on my history with Peter and my observations of how he maintains his properties I would have no hesitation about either my son or my daughter renting from him. I believe they would be living in a clean, well kept and safe housing unit.



Michael Weil
Village Administrator (ret)
Village of Potsdam, NY