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COMMUNITY BOARD NO. 2, MANHATTAN

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May 8, 2020

The Honorable Corey Johnson
Council Speaker
224 West 30th St. Suite 1206
New York, NY 10001

Dear Council Speaker Johnson:

At its Full Board meeting April 30, 2020, Community Board #2, adopted the following resolution:

PROPOSED LANGUAGE FOR CB2 RESOLUTION REGARDING THE QUALIFYING TENANT FOR OFFSITE COMMUNITY BENEFIT SPACE AT 7-11 WEEHAWKEN STREET, 300 WEST 10TH STREET, AND 171-177 CHRISTOPHER STREET AGREED TO IN CONJUNCTION WITH 46-74 GANSEVOORT ST. RESTRICTIVE DECLARATION (Text will be modified to match finalized Binding Letter currently before City Council):

Whereas, CB2 defines the criteria for a Qualifying Tenant for the Arts Community Benefit Space as a non-profit cultural and/or arts organization with preference for performing arts or other arts related production entities that have a track record of stability and solvency (or a partnership of organizations with formal agreement acceptable to CB2 that have a track record of stability and solvency); and,

Whereas, priority will be given to non-profit cultural and/or arts organizations already located in CB2 with a history of service in and to CB2;

Whereas, an acceptable alternative to a non-profit cultural and/or arts organization would be a nonprofit arts organization that would fully program the space for use by performing artists and / or other artists in art production entities, , cultural and/or arts organizations with priority in usage of space for performing artists, other artists, cultural and/or arts organizations already located within CB2 or with a history of service in and to CB2; and,

Whereas, the Qualifying Tenant will be required to present to CB2, on an annual basis, an annual report that includes a financial report and a report on programming, and

Whereas, the initial availability of the Arts Community Benefit Space and any subsequent availability of the space will be appropriately advertised to ensure occupancy consistent with the requirements for a "Qualifying Tenant", and,

Whereas, notice of these restrictions will be provided to all prospective tenants and at that time, additional information will be provided to qualifying tenants including information regarding the space and lease terms; and,

Whereas, to select the initial Qualifying Tenant and upon notice from 60-74 Declarant or Declarant or successor owner off offsite location of an impending vacancy, the Chair of CB2 will appoint and convene an Arts Advisory Panel to select a tenant using the criteria outlined above and any additional supporting information and advise the 60-74 Declarant; the Panel is recommended to be comprised of the Chair of CB2 (or designee), the Chair of the Arts & Institutions (or equivalent) committee, a member of the Arts & Institutions (or equivalent) committee, a member of the Land Use (or equivalent) committee, and at least two one other individual; and,

Whereas, if the initial Qualifying Tenant is not approved by 60-74 Declarant or successor for a valid reason, the Arts Advisory Panel will immediately reconvene and select another applicant from the existing applicants,

THEREFORE BE IT RESOLVED that CB2 Manhattan strongly supports the proposed language outlining the baseline requirements for a qualifying non-profit cultural and/or arts organization tenant at the site comprised of 7-11 Weehawken Street, 300 West 10th Street, and 171-177 Christopher Street, and

THEREFORE BE IT FURTHER RESOLVED CB2 Manhattan also strongly supports the strategy that more specific criteria will then be identified by CB2's appointed Arts Advisory Panel during the application process for these spaces.

Vote: Passed, with 41 Board Members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Carter Booth, Chair
Community Board #2, Manhattan



Robin Rothstein, Chair
Arts & Institutions Committee
Community Board #2, Manhattan

CB/EM

c: Robert Cayre, Aurora Capital Associates
Jared Epstein, Aurora Associates
Elizabeth Bennett, Fox Rothchild LLP
Chelsea Kelly, New York City Council, Land Use Division