

Jeannine Kiely, Chair
Daniel Miller, First Vice Chair
Susan Kent, Second Vice Chair
Bob Gormley, District Manager



Antony Wong, Treasurer
Eugene Yoo, Secretary
Ritu Chattree, Assistant Secretary

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

INFORMATION REQUEST FOR 60-74 GANSEVOORT THEATER SPACE PROJECT

This **Information Request (IR)** is being presented to find and invite a Qualifying or Master Tenant (MT) to apply for the master leaseholder for the 60-74 Gansevoort Theater Space Project.

Please see the attached two resolutions that describe the candidate eligibility (Criteria). Manhattan Community Board 2 (CB2) will interview and evaluate each applicant and choose one that we feel meets the stated criteria and recommend same to building ownership (Building Ownership), who has the final decision on the MT.

The project before us is the donation of approximately 1,700 square feet of free space, in perpetuity, to be used for prep and rehearsals for performing arts organizations in and immediately around the boundaries of CB2. We are seeking an MT that can be an individual, organization, or a collaboration of groups that aligns with the CB2 Criteria to negotiate and sign a master lease with Building Ownership. The MT will in turn lease out short-term contracts to various groups for use of the space. The MT must be a non-profit organization, experienced with the performing arts community in the CB2 area, financially solvent as security deposits will have to be made and, in general, have the administrative ability to manage the program. We are anticipating a five to ten-year leasehold commitment initially.

MT may charge a nominal fee for the rental of the space to cover the MT's utilities, maintenance, and administrative, and other expenses.

Goals

We expect that this process will result in a smoothly administrated free rehearsal space to be used by as many of our local theater groups as possible and administrated by an experienced and financially solvent MT who will work with various theater and performance groups, as well as building management, and CB2. We are anticipating that a large net will be cast, encompassing as many independent performing groups as possible to make use of the space.

We are not looking for the space to serve as an exclusive permanent adjunct to one theater.

IR Questions

Jeannine Kiely, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

Each applicant should address the following questions in detail, not just an executive overview:

1. What makes your organization unique?
2. What experience does your organization have as a small theater group or administrative service provider?
3. What services does your organization currently and/or historically offer in the CB2 area?
4. Do you have a case study we can review of your organization administering a rehearsal or small theater company?
5. Who will work on this project? Please provide bios for team, if known.
6. What experience does your organization have that is most representative of what you would do as the MT of this space?
7. What risks, problems, or hurdles do you feel are present that have not been addressed as part of this IR?
8. A financial overview of your resources (which will be confidential.)

Information Regarding Timing and Process

We will be posting this IR on the CB2 website, as well as share it with the CB2 mailing list. Additionally, we will contact local news and theater media outlets to share the information about the IR.

If you have **comments or questions** about the IR process, **please contact Bob Gormley** using contact information below.

- **June 2, 2021, 5 pm.** Attend Zoom information session to discuss the application process. Please visit the CB2 calendar to register
<https://cbmanhattan.cityofnewyork.us/cb2/event/gansevoort-arts-advisory-panel-david-gruber-chair-2/>
- **June 15, 2021, 5 pm.** Submit completed application by **June 15, 2021 at 5pm** via email to: bgormley@cb.nyc.gov or by mail to **Bob Gormley, 3 Washington Square Village #1A, New York, NY 10012.**
- **June 9 and June 23, 2021, 2:30 pm.** Site visits, available for applicants. Please RSVP to bgormley@cb.nyc.gov

Jeannine Kiely, *Chair*
Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE
NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

- **End of June 2021.** CB2 will inform those applicants deemed qualified and will invite these finalists to an individually scheduled CB2 Zoom question and answer meeting that will be open to the public.
- **End of July 2021.** CB2 will announce a final MT recommendation after which the successful applicant should enter into a lease negotiation with the landlord, Aurora Capital Associates.

We are anticipating that operations can begin immediately after a lease is signed.

It is important that you review the attached documents that address the qualifications required for the applicants and information on security deposits and other information.

We are all very excited about this program and look forward to your submissions.

Thank you,

David Gruber
Chair, Arts Advisory Panel Working Group,
Manhattan Community Board 2