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GANSEVOORT ARTS ADVISORY PANEL

June 2, 2021

The Gansevoort Arts Advisory Panel of Community Board #2, Manhattan held an information session on Wednesday, June 2, 2021 at 5:00 P.M. via Zoom.

The meeting reviewed and explained the application process for the Master Tenant position at the 60-74 Gansevoort Project site.

There were no resolutions created from this meeting

Gansevoort Arts Advisory Panel:

Board Members Present: David Gruber, Chair; Carter Booth, Patricia Laraia, Robin Rothstein, Susan Wittenberg

Other Board members Present: Jeannine Kiely, CB2 Chair; Brian Pape, Donna Raftery

Minutes:

This meeting was an update to the public of the process, thus far, regarding CB2's search for a qualifying master tenant for the designated free performing arts rehearsal space of roughly 1,700 square feet located at 60-74 Gansevoort Street. The meeting was also an opportunity for members of the public and prospective applicants to ask questions about the space and the information request process. Along with the Arts Advisory Panel, Jared Epstein, President and Principal of Aurora Capital Associates, was also in attendance to answer questions.

Since the panel last convened, CB2 has posted all application-related materials on its website, including the information request form and two related resolutions that outline what the master tenant qualifications. In its efforts to reach as many people as possible, CB2 also announced the search for a qualifying master tenant via a press release, emails, and on social media. Press coverage of CB2's master tenant search can be found in [The Village Sun](#) and [WestView News](#).

Main discussion points

- Epstein confirmed that he would provide a wood floor in the space. This answered a question about the floor during one of the site visits.
- Questions were asked related to building access. Epstein responded that the building will not have a 24-hour doorman but for access to the cultural space, people will be using key cards. This is a private lobby so only the tenants have key cards.

- Kristin Marting, Artistic Director of HERE asked a follow-up about whether one person representing a designated group of artists that, for example, plan to use the space for a month can have a key card for that month. Epstein confirmed this was fine
- Another question was about HVAC. Epstein responded that from what he understands there is, or will be a very low-noise HVAC and it will be installed prior to the tenant taking occupancy.
- As far as any capital improvements that the master tenant ends up putting into the space (the space was confirmed during the Zoom meeting to be “Room 001”) should Aurora then need to relocate the master tenant to one of its other spaces in the basement, Epstein said he would need to look at the lease to see if the master tenant would be compensated for these capital improvement expenses. But he emphasized that he is sure there is language that covers the tenant, and if there is not, he’s not looking to hurt anybody, and they will fix that if it’s an issue.
- Another question was related to making the floor more accommodating for dancers and how that could be handled. Epstein said, assuming it’s nothing outlandish from a budget perspective, he did not see an issue with installing the required flooring.
- He remarked that there could potentially just be a timing issue depending on when the master tenant takes possession of the lease and how long something it would take to install the floor. Marting assured Epstein this was not a complicated process, that it only involved a plywood base, stringers on top, another wood base, and, finally, Masonite on top.
- Another question was about distributing electric outlets throughout the room and better basic lighting. Epstein didn’t think these would be issues, but felt that this may be part of a bucket wish list and that for these kinds of items, he expects these to be part of discussions with whomever the tenant is that's going to take possession of the space.
- The final question for Epstein was related to Wi-Fi. Currently there is no Wi-Fi in the space and very poor cell service. Especially for safety reasons, it would be important to have Wi-Fi in the space. Epstein said he would look into that.
- With regard to the timeline moving forward on the search for and selection of a master tenant: After the June 15th submission deadline, the Gansevoort Arts Advisory Panel will review all the information request submissions, and then begin interviews with those people or groups that meet the requirements for qualifying master tenants. The intention is to select a master tenant by the end of July. Following the panel’s selection, the panel will then step back, and the successful applicant will then begin negotiating the lease for the space directly with Aurora.

For more information on this initiative, please visit:

<https://cbmanhattan.cityofnewyork.us/cb2/2021/05/gansevoort-arts-advisory-panel/>

Respectfully submitted,

David Gruber
Chair, Gansevoort Arts Advisory Panel
Community Board 2, Manhattan

Robin Rothstein
Member