



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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Lowell D. Kern
Chair

Jesse R. Bodine
District Manager

February 7, 2020

Randi Berry
Executive Director
IndieSpace
4815 28th Avenue
Astoria, NY 11103

Re: Support of IndieSpace's Advisory & Consulting Programs

Dear Ms. Berry,

The Arts, Culture, Education & Street Life Committee (ACES) of Manhattan Community Board 4 (MCB4) would like to thank IndieSpace, a 501(c)(3) not-for-profit organization, for returning to our January 6, 2020 Committee meeting to clarify and provide additional information regarding their request for our support for their program outlined in this letter. IndieSpace creates permanent real estate solutions for the independent theater community. MCB4 recommended, at its February 5th Full Board meeting by 39 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible, to support their request as it did by including it in the Statement of District Needs.

Manhattan Community District 4 (MCD4) is home to a large number of independently run theater companies and not-for-profit cultural institutions. These organizations often operate with very limited resources and cannot always obtain the expertise and counsel necessary to maneuver through the legal and financial avenues. As you have explained to us in your presentation, IndieSpace aims to provide this support at no cost to the participants through your Advisory & Consulting Program which includes:

- Ten (10) one-on-one sessions providing assistance with specific real estate issues throughout the life of any lease entered into.
- Minimum of two (2) workshops on lease terms, financial planning and business operations related to rental space.

In addition, IndieSpace has committed to co-hosting with ACES a minimum of two (2) forums bringing together local artists and local property owners to discuss and learn more about the intersection of art and real estate.

The Committee believes that funding from city and/or private sources will have an enormous impact on your ability to expand and achieve your mission and goals. Examples of several of your successful interventions are:

- Assisting in the relocation of The Tank along with the 2,000 artists it serves into the Theater Building at 312 West 36th Street, a core theater arts performance hub in MCD4.
- Creating a partnership between the Chain and the Workshop Theater to share space in the same 36th Street building.
- Strategic planning work with The Artist Co-Op, helping them to locate and retain their space on West 52nd Street.
- Working with The Director's Company to help them cope with an upcoming lease expiration.
- Negotiating DeSotelle Acting Studio's current lease and subsequently expanding their space within the building on Ninth Avenue.
- Continuing to support these organizations on space issues that may arise.

By including the proposal from IndieSpace in our Statement of District Needs, MCB4 expressed its support and the need to provide these specific programs to assist theaters who have very specific real estate challenges and the need to help preserve and enhance the vital and significant role that independent theaters have in the cultural lives of residents in MCD4.

MCB4 endorses IndieSpace's efforts to raise funds for its stated mission and we look forward to supporting its work.

Sincerely,



Lowell D. Kern
Chair
Manhattan Community Board 4

[signed 2/7/2020]

Inge Ivchenko
Co-Chair
Arts, Culture, Education, & Street Life
Committee



Allen Oster
Co-Chair
Arts, Culture, Education & Street Life
Committee

CC: Hon. Corey Johnson, Speaker, City Council
Hon. Gale A. Brewer, Manhattan Borough President
Indie Space