

**Manhattan Community Board No. 4**  
**Statement of Position Regarding Lease Extension for**  
**Puerto Rican Traveling Theater Company Inc.**  
**304 West 47<sup>th</sup> Street, Manhattan**

At its regularly scheduled monthly full Board meeting held on December 3, 2003, Manhattan Community Board No. 4 adopted the following resolution (34 in favor, 1 opposed, 0 abstentions and 0 present but not eligible to vote).

**WHEREAS**, Judith Barr of the New York City Economic Development Corporation and Miriam Colon of the Puerto Rican Traveling Theater Company Inc. (PRTTC) made a presentation to the Board's Clinton/Hell's Kitchen Land Use Committee at its meeting on November 12, 2003 concerning EDC's proposal for a long-term (25 year) extension of the current PRTTC lease for the City-owned building at 304 West 47<sup>th</sup> Street in Manhattan; and

**WHEREAS**, this lease extension was previously approved by this Board under the Uniform Land Use Review Process on February 6, 2002; and

**WHEREAS**, Ms. Barr and Ms. Colon assured the Committee that the proposal remains substantially unchanged since its presentation to the Board during the ULURP process; and

**WHEREAS**, some concern was expressed by members of the Committee about the circumstances under which the PRTTC leases space in the building to other users; and

**WHEREAS**, EDC now seeks approval of the lease extension by the Manhattan Borough Board pursuant to Section 384(b)(4) of the New York City Charter; and

**WHEREAS**, the Board wishes to state its current position with respect to the lease extension, for presentation by its Chair as a member of the Manhattan Borough Board.

**NOW, THEREFORE, BE IT RESOLVED**, that Manhattan Community Board No. 4 continues to support the proposed extension of the PRTTC lease, provided, however, that the lease prohibits subleases except to not-for-profit organizations using the space exclusively for theater uses at rents customarily charged to not-for-profit users for similar space.