



February 2018

ArtCondo is New York City's real estate resource for artists, creative-business owners & all culture workers! Created and run by artists working in the real estate brokerage + development fields, ArtCondo knows the types of spaces creative people need to lead productive lives and how to obtain those spaces.

By using professional real estate strategies, ArtCondo is working to help creative workers in all disciplines achieve their real estate goals and gain equity, so they can stay in NYC! We are also developing specialized real estate resources to share with our growing community, so stay tuned!

Please let us know if you have any unique opportunities - real estate, arts & culture, or professionally focused 'Special Things' - to share with the ArtCondo community!

Looking forward to 2018!

INTERESTED IN PURCHASING SPACE?

Take ArtCondo's Survey [here](#):

MARK YOUR CALENDARS

JOIN US at ArtCondo's Monthly Informational + Networking Session - with Special Presentation about MIXED USE PROPERTIES

WHEN: Wednesday, February 7 @ 7 pm

WHERE: 64 West 21st Street, NY NY 10010 BOND NY Chelsea Office, back conference room

WHAT:

- Overview of ArtCondo's conceptual foundations
- Special Presentation about MIXED USE PROPERTIES & HOW THEY HAVE SPECIAL VALUE FOR CREATIVE USERS
- Update on ArtCondo's Bronx Development!
- Q&A

OTHER EVENTS

- February 21-24, 2018:
 - ArtCondo Panel Discussion "A Room of One's Own: National Models of Housing for Artists Spaces and Artists Housing" at the College Art Association in Los Angeles
- Ongoing: Your Interest in Space or Purchasing!
- Wednesday, June 6, 2018 @ 7 pm:
 - June ArtCondo Monthly Networking and Info Meeting.
 - Includes Special Presentation by Adrienne Moumin.
 - Computer File Organization for Artists - Data and Image Filing Systems for PC & Mac

COMMUNITY ANNOUNCEMENTS

- New Ear Festival, New York
 - February 2-8, 2018
 - LIVE STREAM of all performances, presented in partnership with Wave Farm.
- BLUE HILL TROUPE, LTD. PRESENTS

- Gilbert & Sullivan's
- THE YEOMEN OF THE GUARD, OR THE MERRYMAN AND HIS MAID
- March 17-31, 2018
- Gordon Matta Clark, ANARCHITECT
 - at the Bronx Museum
 - November 8, 2017 to April 8, 2018

REMEMBER: ARTCONDO MEETINGS ARE THE FIRST WEDNESDAY OF EVERY MONTH

Wednesday, February 7, 2018, 7:00 pm - 9:00 pm

Special Presentation about Mixed Use Buildings: "What are Mixed-Use Buildings? Why Are they Especially Good for Creative Workers?"



Presentation by Michele Gambetta, ArtCondo Founder

Michele Gambetta is an artist and a third-generation New Yorker who has been working in commercial and residential real estate for the last 15+ years. She has a Certificate in Real Estate Finance and Investment from NYU's Schack Institute, and worked for a West Village real estate developer for three years. Michele is a licensed NYS real estate salesperson at Bond NY Properties with extensive professional relationships throughout NYC real estate.

Michele received a Presidential Scholarship and BFA from School of the Art Institute of Chicago, an MFA from School of Visual Arts, and attended College of the University of Chicago and the Bronx High School of Science. She founded and ran RIDER Projects (2001-2008), a community-focused mobile art gallery based in the social sculpture ideas of Joseph Bueys, exploring the potential of art to create positive social change. In 2005 & 2006 Michele was awarded Brooklyn Arts Council re-grants through the NYC Department of Cultural Affairs, and an Independence Community Foundation Grant in 2007.

FOR RENT

RAW SPACE in Bronx for work or live/work!

5,500 sq. ft for \$6, 500, 3- 0 year lease. Division of space possible for small increase. Has water, heat, many windows, bathrooms. No elevator (2nd floor location). Super landlord looking for solid tenants. January lease-started. Can be rented to one person, a group of artists, or be split into large parts, depending on situation. Ten blocks from subway at 149th Street and 3rd Ave, Bronx. 5 minute bus ride or 10 minute walk from subway.

Please send email to ArtCondo2013@gmail.com with your interest.



February 21-24, 2018

ArtCondo will be chairing a Panel Discussion entitled "A Room of Ones Own: National Models of Housing for Artists Spaces and Artists Housing" at the College Art Association's Annual Conference, taking place February 21-24, 2018, in Las Angeles! Speakers will include Keith McNutt from the Actors Fund, Barbara Broughel of Co-Habitat Project, and Scott Pfaffman, of Kaplan Houses for Artist Retirement. [Click here for more information.](#)



Wednesday, June 6, 2018 @ 7 pm

Monthly ArtCondo Networking and Info Meeting
Includes Special Presentation by Adrienne Moumin
Computer File Organization for Artists - Data and Image Filing Systems for PC and Mac

Do you have difficulty locating image files of your artwork - but you know that you have them...somewhere? Do you have some of your art images scattered around on CDs, thumb drives, or in the cloud - but you're not sure how to organize them all in one place? Can you easily locate the latest version of your resume, bio, artist statements, and price lists - for each of your bodies of work? Would you like to learn a simple and flexible way to organize and retrieve your submissions to exhibit and grant opportunities?

No matter how few or how many data and image files you have, whether you are a fledgling artist or an accomplished professional, it is never too early - or too late - to organize all of your files into a cohesive, comprehensive whole. Let me show you how to create a file organization system that can be infinitely adjusted along with your needs, now and into the future.



COMMUNITY ANNOUNCEMENTS

Fridman Gallery New Ear Festival, New York

February 2-8, 2018

LIVE STREAM of all performances, presented in partnership with Wave Farm.

All performances 8pm. The Feb 6 workshop will begin at 7pm

Advance tickets: \$15/10, \$50 festival pass



BLUE HILL TROUPE, LTD. PRESENTS
Gilbert & Sullivan's
THE YEOMEN OF THE GUARD, OR THE MERRYMAN AND HIS MAID
to benefit GallopNYC
Tom Ridgely, Director & Choreographer
John Liepold, Music Director

Date: March 17-31, 2011
Location: 150 East 76th Street New York, NY

The Yeomen of the Guard, or The Merryman and His Maid, opened October 3, 1888, at the Savoy Theatre and ran for 423 performances. The darkest of the Gilbert and Sullivan operas, Yeomen ends with a broken-hearted main character and at least two reluctant engagements, rather than the usual armful of marriages. However, Gilbert's "pointed" satire and punny one-liners abound, there are plenty of topsy-turvy plot complications, and many believe that the score is Sullivan's finest. Indeed, some enjoy Yeomen particularly because of its ever-changing emotional balance of joy and despair, love and sacrifice.

TICKETS ON SALE NOW AT WWW.BHT.ORG
For group sales or other inquiries, please call (212) 988-2012.



The Bronx Museum of the Arts
Gordon Matta-Clark: Anarchitect
November 8, 2017 to April 8, 2018

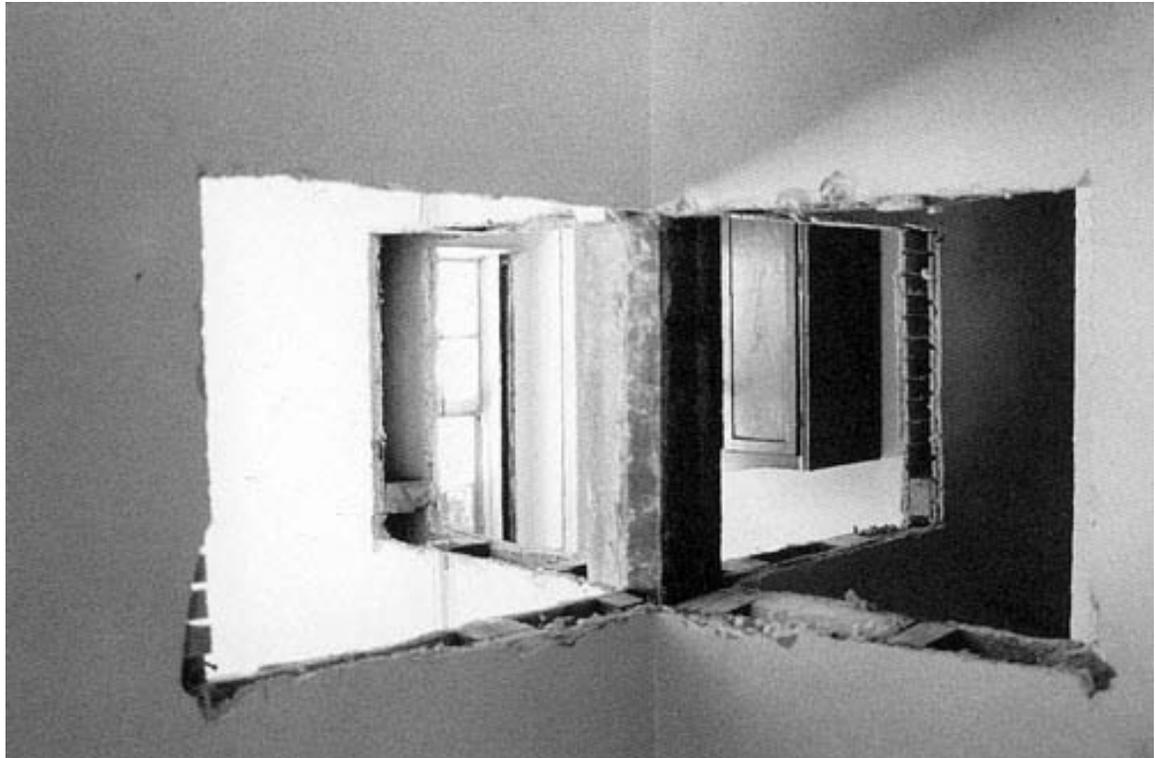
Best known for his monumental cuts, holes, apertures, and excisions to the facades of derelict homes and historic buildings in New York, New Jersey, Chicago, and abroad, Gordon Matta-Clark's work conveys a potent critique of architecture's role vis-à-vis the capitalist system. Taking as a point of departure the pivotal series of "cuts" produced in the Bronx in the early 1970s that led to his further exploration of the city as a field of action, Gordon Matta-Clark: Anarchitect will examine the

artist's pioneering social, relational, and activist approach. The exhibition highlights the political dialogue inherent in the artist's artistic interventions—from his concern for the extreme plight of the homeless, his interest in direct community engagement, his belief that we should expand our lived experience of a city into its underground and other inaccessible spaces, and his commentary on development and socioeconomic stratification.

Gordon Matta-Clark: Anarchitect exhibition and catalogue are made possible by the Henry Luce Foundation, National Endowment for the Arts, Graham Foundation for Advanced Studies in the Fine Arts, Blue Rider Group at Morgan Stanley, David Zwirner, Estate of Gordon Matta-Clark, and Furthermore: a program of the J. M. Kaplan Fund.

[Click here for more information.](#)

BRONX MUSEUM
The Bronx Museum of the Arts



BLAST FROM PAST

PAGE FROM GEORGE MACIUNUS' FLUXHOUSE NEWSLETTER

Fluxhouse Newsletter no.10, Feb 8, 1967.

Recent meeting with FHA & City officials have disclosed following additional requirements to be met by each member within 6 months:

- 90% of all members must be married. This can be accomplished by one of the following: (a) marriage within 6 months, (b) substituting own membership with a married party & re-exchanging membership after building is occupied, (c) canceling own membership & receiving back all deposits paid.
 - All members should provide proof of past earnings (tax returns for past 3 years) and rent payment. The lower the earnings & the higher the rent - the better our position with FHA.
- Fluxhouse 2 members should pay balance deposit (final deposit minus original deposit) within 4 weeks. Make checks payable to Howard Squadron (Attorney for Fluxhouse) 32 E 57 St. \$5000 has been paid for 80 Wooster St building as downpayment. This amount for Fluxhouse 2 is expected from Kaplan Foundation & will therefore be returned to all members once it is received.

Fluxhouse 1, 18 Greene St.

Unit	Cooperative members	fl.	area sq.ft.	basic month cost	Est. utility cost	total month cost	original deposit paid	final deposit	balance paid	no of people
	George Maciunas	6	1400	78	42	120				
	Martial Westbury	6	1100	62	38	95				
	Robert M. Watts	5	1400	78	42	120				
	Dan Lauffer	5	1100	62	35	95	118			
	JACK & Cindy Berthog	4	2500	140	75	215	240			3
	Bill & Charlotte Sawyer	3	2500	140	75	215	240			
	Jonas Mekas	2	2000	100	47	147	145			
	Claire Ross	2	1400	70	38	108	100			
	Cinematheque X & Coop.	1	3200	400	100	500				
	Totals			1130	485	1735				

Categorization of costs.

Building sale price	40,000
Renovation cost	110,000
Elevator conversion	70,000
Central air heat & cooling	20,000
10 Kitchens & 10 Bathrooms	15,000
plumbing	80,000
Electrical wiring, lighting	15,000
walls, partitions, doors	10,000
Flooring & mezzanines	20,000
Glazing, windows	5,000
Total loan to be applied for	180,000
40 Year total	140,000

Fluxhouse 2, 80 Wooster St.

7A	Hannah Wiener	7	1400	80	34	114	150	330		
7B	Joseph & Trisha Schlichter	7	2100	118	52	170	150	470	300	3
6A	Toby Mussman	6	1400	80	34	114	120	330		
6B	Workshop no. 5 Film Coop.	6	900					200		
6C	Barbara Jarvis	6	1200	70	30	100	100	270		
5A		5	1400	80	34	114	120	330		
5B	Mac wells	5	2100	118	52	170	100	470		
4A	Joseph Russo	4	1650	95	43	138	150	400	200	
4B	Bill Chaikin	4	1650	95	43	138	135	400		
3A	Annette Michelson	3	1400	80	34	114	120	330		
3B	Workshop no. 6 Film Coop.	3	900					300		
2C	Jim & Beth Baumbach	3	1200	70	30	100	105	270		3
1C		2	2600	195	85	280	300	800		
1	Cinematheque X - Workshops	1	4800	400	120	520	500	1500		
	Totals			1580	640	2220		8400		

Building sale price 125,000
Renovation cost 145,000
 Elevator conversion 20,000
 Central air heat & cooling 25,000
 Kitchens, bathrms, plumbing 80,000
 Electrical wiring, lighting 20,000
 Partitions, doors, 15,000
 Flooring 20,000
 Cabinetwork, misc. carpentry 15,000
 Legal fees 2,000

Total 145,000
 Total loan to be applied for 210,000
 40 Year total (principal, interest, taxes) 750,000
 Monthly total per Building: 1,560

Fluxhouse 3, 109-111 Spring St. ?

	Geoff & Bici Hendricks	5	1400	195	95	290	330			
	Robert Fois	4	2200	98	47	145	160			
	Susan Brockman	4	2200	98	47	145	148			
	Allrod Leslie	3	2400	152	78	230	253			
	David Antin	3	810	45	17	60	72			
	Robert & Yvonne Morris	2	2400	152	78	230	253			
	David Antin	2	810	45	17	60	-			
	James Wines	1	6500	430	100	530	583			
	Basement - Martial Westbury	1	3400	90	80	170	187			
	Totals			1200	565	1865	2033			

Building sale price 91,000
Renovation cost 118,000
 Elevator conversion 80,000
 Central air heat & cooling 25,000
 8 Kitchens, bathrms, plumb 25,000
 Elec. wiring, lighting 15,000
 Partitions, doors, 10,000
 Flooring, misc. 13,000
 Total loan to be applied for 210,000
 40 Year Total 630,000

Fluxhouse 4.

	La Monte & Marian Young									2
	Aaron Kuriloff									
	Jerome Martin									
	Steve Rosenfeld									
	Leonard Neufeld									
	Hollis Frampton									
	Sherman Drexler									
	Robert Whitman									
	Richard Nones									
	Jackson Mc Low									

Meeting
 Fluxhouse 3 & 4 members
 & any new interested parties:
 Saturday 10 AM (sharp)
 Feb. 18th and by Noon,
 at James Wines studio
 2nd floor 60 Greene St.
 (at Broom St.)

Any questions should be directed to: George Maciunas Weekdays 9AM to 5:30PM - PL 2-4990
 Weekdays 6:30PM to 10 PM 925-0274
 Weekends 4 PM to 10 PM

Please keep ArtCondo in mind for all of your real estate needs! If you are interested in purchasing, selling, or renting your space and thinking about a condo, coop, townhome or large commercial building for yourself or your creative business, please check in!

We are happy to discuss and give free consultation!

ArtCondo founder, Michele Gambetta, is a licensed New York State real estate agent at BOND NY, specializing in helping creatives and creative-industry businesses achieve long term space goals, and gaining equity -- a means of production! The needs and qualifications of culture workers are often different and more challenging than those of people with fulltime 1099 jobs. Using her professional knowledge of NYC's real estate and financing industries, Michele works with creatives to find the unique inventories they need, and positioning themselves to qualify for them.

Contact Michele Gambetta directly at
 646-245-9801 / ArtCondo2013@gmail.com

[Click here to take ArtCondo's Survey.](#)

Art Condo LLC is a Brooklyn-based community-focused real estate initiative created to help creative professionals purchase and develop buildings throughout the NYC area in partnership with neighborhood residents. We are working to help artists, arts non-profits and art-related businesses purchase commercial and live/work spaces. Additional information is available on our website www.ArtCondo.com.



Purchase workspace in NYC.

Learn more at www.ArtCondo.com.

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Make sure to follow us on Facebook and Twitter.
Click on the icons above.

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ArtCondo LLC is Brooklyn-based community-focused real estate initiative created to help creative professionals purchase and develop buildings throughout the NYC area, in partnership with neighborhood residents. We are working to help artists, arts non-profits and arts businesses purchase commercial spaces to work in residential town homes to live in. Our upcoming non-profit, the ArtCondo Foundation, will provide artists, arts organizations and other cultural stakeholders across disciplines with lower-cost / subsidized working spaces for teaching and making art, theatre, dance, photography, green roofs, and other creative enterprises across NYC's five boroughs. Additional information is available on our website www.ArtCondo.com.



www.bondnewyork.com