



Happy June 2017!

- Upcoming Monthly ArtCondo Meeting with Special Presentation: "Best Practices for Arts Spaces" (Wednesday, June 7 @ 7 Pm)
- ArtCondo is participating in *SPACE CHASE Panel Discussion: Navigating Affordable and Accessible Living and Working Space for NYC Artists*, Asian American Arts Alliance - (Thursday, June 8th @ 6:30 pm)
- **Building Safety** Letter from a NYC Firefighter!
- **Flux-a-Thon** Fundraiser, Saturday, June 10th

This month's ArtCondo meeting will review current progress with Bronx building development and include a special presentation addressing "Best Practices for Artists Spaces" with Nat Roe, Executive Director of Flux Factory, and co-founder of Silent Barn's Bushwick Brooklyn space.

Flux Factory is a 23-year old artists hub based in L.I.C. that hosts a vital artists-in-residence community which collectively guides the direction of a prolific, multidisciplinary public exhibition and events gallery, as well as a collectively directed space for living, working and performing. (See Nat's full bio below).

As ArtCondo moves forward with development of our building in the Bronx we are learning from past history of artist communities and spaces, and looking forward to robust discussion about Best Practices.

"BEST PRACTICES FOR ARTISTS SPACES"

PRESENTATION WITH NAT ROE



Nat Roe is the Executive Director of Flux Factory (which has been running in NYC for 23 years) and a founding Board member of the Windmill Community Garden, an LIC green space across the street from Flux Factory.

Nat is a co-founder of Silent Barn's space in Bushwick, Brooklyn, a collectively directed space for living, working and performing.

Since moving to New York in 2009 Nat has organized and performed at numerous concerts. He DJay-ed a weekly radio program at WFMU centered around a style of audio collage that drew influence from turntablism, dancehall Clash style, and the cut-up techniques of artists like Brion Gysin and Christian Marclay. He has published several recordings that are available online at the Free Music Archive.

SPACE CHASE PANEL DISCUSSION



SPACE CHASE

Navigating Affordable and Accessible Living and
Working Space for NYC Artists

Thursday, June 8 from 6:30 PM to 8:00 PM

CITYLORE | 56 East 1st Street | East Village

The rising cost of living, expanding gentrification, and the shortage of affordable living and working spaces make it harder than ever for artists to reside and create their work in New York City.

This panel discussion will work to identify paths to home-ownership or subsidized housing, brainstorm means by which we as artists can maximize the use of both empty and unused spaces, share our ideas for how we can still thrive as artists in a volatile economy, and discuss the impact of the shortage of space on APA immigrant artists.

This panel is free and open to the public. Please join us after the session for light refreshments!

Discussants: Adam Forman (The Office of City Comptroller Scott Stringer); Michele Gambetta (ArtCondo); Molly Garfinkel (City Lore); Prachi Patankar (Brooklyn Community Foundation); Elizabeth Purcell (The Actors Fund). Moderated by Preeti Sodhi (Spaceworks). Hosted by City Lore.

This program is supported by the New York City Council Cultural Immigrant Initiative, through designated funds from Council Members Peter Koo and Paul Vallone.

[Click to RSVP](#)

IMPORTANT BUILDING SAFETY INFORMATION

Dear Friends;

I'm sure you all have followed the tragic "Ghostship" fire in Oakland, CA. The Ghostship was a warehouse being occupied as artists studios and performance space. It's particularly upsetting to me, because after 24 years with the Fire Department, I'm familiar with fire safety, and feel that a multiple fatality fire like this should never happen. For those who don't regularly think of fire safety issues, I wrote the following:

If you find yourself in an event, performance or party in a non-typical building ask these questions. If its your kids, tell them to call you and describe where they are.

1. Does this place have two exits remote from each other, with lighted exit signs?

- 2. Is this event in a conventional "place of assembly" or is it unadvertised or "secret," with no signs on the exterior to its actual nature?*
- 3. Are there fire sprinklers or other signs of fire protection like alarm pull stations, emergency lighting, fire extinguishers?*
- 4. Was it straightforward to enter the location, or did it require a maze-like, long, remote or narrow passageway?*
- 5. Is it so crowded that it might be hard to get to an exit?*
- 6. Are there any doors that appear to be exits but are locked, obstructed or not fully openable?*
- 7. Is there temporary or exposed wiring, extension cords being used instead of proper wiring, or overloaded outlets?*
- 8. Is there a lot of combustible waste, or storage? Fabric or textile finishes on the wall or ceiling?*
- 9. Are there open flames or candles?*
- 10. Are there gas powered generators, heaters, or other carbon monoxide producing units being used indoors?*

If the answer is *yes* to any of these questions you probably want to leave.

If the answer is *yes* to more than one- you *definitely* want to leave.

If the place was that sketchy, call 311 and report a dangerous condition at a place of assembly.

If it's crowded and there were ANY exit issues, call 911, report an illegal, overcrowded or dangerous event and request the fire department.

You may ruin someone's party, but the fire codes were written as a direct result of a tragedies like The Ghostship, The Station Fire, and the Happy Land fire. **You may be saving a life!**

Have a happy and safe NYC Summer!

Nick



UPCOMING FLUX-A-THON!!

WHAT THE FLUX-A-THON??!!

A Flux Factory production, the 2nd annual Flux-a-Thon is part parade, part dinner/ dance party, part participatory art showdown, part walkathon, but 100% Fluxy.

All are invited to march with teams through LIC from the Flux Factory home base to the lovely new LICArtists gallery located on the scenic waterfront of Hunter's Point. After our celebrity panel bestows honors on our teams, we'll celebrate all night with drinks, food, performances, DJs, site-specific installations and more!

Proceeds from the Flux-a-Thon support Flux's free public art exhibitions and help keep costs low for our Artists-in-Residence. <http://flux-a-thon.com/>



INTERESTED IN PURCHASING SPACE IN NYC ?

Michele Gambetta, founder of **ArtCondo**, is a licensed NYS Real Estate Agent at BOND NY Properties and works in sales and rentals throughout NYC. www.bondnewyork.com Please reach out directly if you are interested in learning more about the upcoming development project, or would like to purchase commercial space or live/work space individually (rather than as part of a group). Michele has a team experienced in working with creatives' unique financial situations and with all NYC real estate inventories. 646-245-9801 artcondo2013@gmail.com

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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.