



# Winter 2017 newsletter

## ARTCONDO HAS PURCHASED ITS FIRST LAND SITE IN THE SOUTH BRONX!

As of January 21, 2017, we are landowners! With six participating artists and one music nonprofit, ArtCondo is launching its first development, a 21,000 SF building. We are excited to be out of the gate and ready to roll! Our initial artists/investors are working in diverse disciplines and have joined forces to help make this Bronx work/live loft development a reality! To date, 40 percent of the projected residential units have been reserved, however the vast majority of the most desirable units remain available. We need additional artists, designers, architects, gallerists, freelancers, and owners of creative ventures, especially ARTISTS IN BRONX! , to join us! Will you be among them?

If you would like to learn more about ArtCondo and have not done so already, please take a moment to fill out this Survey describing your interest [HERE](#).



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## OUR NEW BUILDING

This construction will be a work/live building featuring high ceilings, large

windows, and an elevator fully capable of handling freight, with design characteristics and amenities suited for working creative professionals such as a raw "industrial" aesthetic, good ventilation, direct north light in half the units, possibly a spray booth, etc . All efforts will be made to have the design/construction be as sustainable/green and environmentally friendly as is practical and cost-effective.

This purchase is our opportunity to kick off the entire ArtCondo process including our Sweat Equity model for people interested in helping with logistics and who are evaluating a possible purchase. We are also beginning the outreach process of connecting with the surrounding community and we will be exploring ideas for Community Spaces within the building – probably with Community Needs assessment.

We haven't finalized our building design as yet, but we continue to work diligently on alternative possibilities and refinements...please stay tuned!



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## PROFESSIONAL TIMESHARES

Our new Bronx building is near the 149th Street transportation hub. Certain residential units will be sold as one-month-duration Timeshares created specifically for professional artists and culture workers who want and need a short-term presence in the city and who wish to participate personally in ArtCondo's NYC arts community during their annual stay.

National and international arts foundations, artist residencies, educational institutions, and creative businesses who desire an annual presence in NYC for business purposes and to take advantage of the city's myriad cultural opportunities and riches are all invited to apply. Please spread the word!



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## ARTCONDO INFO SESSIONS / WORKING MEETINGS

Working Meetings are an opportunity for all interested NYC creatives to participate in the development of our new building and to help form and refine development, purchasing, and ownership models enabling lower costs for current and future investors/purchasers. ArtCondo is a community-focused real estate development organization which seeks to foster meaningful connections with our surrounding neighborhoods. We are especially interested in Creatives from Bronx, and would love your help in shaping what this project becomes.

One final Introductory Overview Session took place on February 1. We will now transition into monthly Working Meetings so that everyone interested in helping to shape the ArtCondo vision of less expensive but high design and quality work/live residences for artists can begin to connect and participate.

Please note that the next ArtCondo Meeting will be on Wednesday, March 1 at 7 pm; location: 64 West 21st Street, just east of 6th Avenue, BOND Offices, ground floor.



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## FEATURED ORGANIZATION OF MONTH:

Musicians for Musicians - MFM



[www.musiciansformusicians.org](http://www.musiciansformusicians.org)

Musicians For Musicians (MFM) is a New York based 501(c)6 non-profit membership organization representing professional musicians regardless of genre, membership or skill level. MFM advocates the idea that making music is a profession. Believing that musicians deserve the same respect, representation and opportunities that all professionals enjoy. Especially since the rise of the Internet musicians have been treated as an expendable commodity, while others profit from their work.

MFM seeks to empower musicians to realize the true value of their work to raise their standard of living and provide adequate working conditions.

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## ARTCONDO SURVEY

A final reminder that if you would like to learn more about work/live

opportunities or ArtCondo Timeshares, and have not done so already, please take a moment to fill out this Survey describing your interest [HERE](#).

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That's our up-to-the-minute news for now!

Michele Gambetta  
Founder, Senior Managing Partner



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Create.  
Own.  
Grow.**

**ART**  
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Own live/work space for artists  
Learn more at [artcondo.com](http://artcondo.com)

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**ART**  
CONDO

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](http://www.ArtCondo.com).