



NEW YORK STATE SENATOR

Daniel L. Squadron

Senator Squadron, Other Elected Officials Announce Deal Between 3-Legged Dog and MTA Allowing Renowned Theater Group to Stay in Lower Manhattan

DANIEL L. SQUADRON August 31, 2010

Electeds: Agreement Sets Payment Schedule, Ends Eviction Proceedings, Preserves Lower Manhattan Cultural Life

New York, NY—Today, State Senator Daniel Squadron, along with Senator Charles Schumer, Congressman Jerrold Nadler, Manhattan Borough President Scott Stringer, Assembly Speaker Sheldon Silver, and Council Member Margaret Chin, announced that the 3-Legged Dog Theater (3LD) and the Metropolitan Transportation Authority (MTA) have reached an agreement that will allow 3LD to stay in its space at 80 Greenwich Street in Lower Manhattan. Elected officials had urged the MTA and 3LD to find a resolution that would save the theater and ensure that the MTA collects rent due. 3LD, which signed a 20-year lease with the MTA after its original space was destroyed on September 11, 2001, has been instrumental in the revitalization of Lower Manhattan. The MTA threatened to evict 3LD after failing to resolve a financial dispute, but elected officials stepped in and urged a resolution that would work for both parties.

Senator Squadron said, “I am pleased that after months of negotiation, we have helped the MTA and 3-Legged Dog reach an agreement to allow the theater group to stay in Lower

Manhattan. 3-Legged Dog has been a cornerstone of the recovery of Lower Manhattan, playing an important role in revitalizing the community's cultural life. Giving 3LD a chance to stay in their home, and the MTA a stable tenant, is a huge win for the community and the entire city. I commend the MTA for working closely with us to help 3LD find a solution that keeps the theater in Lower Manhattan. Their staff members were thoroughly committed to making this work."

Congressman Nadler said, "It is great news for Lower Manhattan that 3-Legged Dog and the MTA have successfully come to a resolution which satisfies both sides. 3-Legged Dog is a significant Lower Manhattan arts institution and has contributed to the area's resurgence since 9/11. I'm very pleased that we were able to help bring all parties to the table to iron out their differences, and I appreciate the MTA's willingness to work with us to resolve the situation."

Manhattan Borough President Stringer said, "I'm delighted to learn that the MTA and 3-Legged Dog have reached an agreement. This compromise is a win-win for the city; the maintenance of a vital cultural institution which has become a quintessential part of the downtown artistic community, and the commitment of sorely-needed revenue to the transit authority."

Assembly Speaker Silver said, "I am pleased that 3-Legged Dog and the MTA were able to reach an agreement that ensures that the theater group will remain a part of our Lower Manhattan community. Cultural institutions like 3-Legged Dog are so important to our efforts to rebuild, providing our Downtown neighborhood with the creativity and vitality that make it such an attractive place to live, work and visit."

Council Member Chin said, "This agreement is fantastic news. I want to thank the MTA and Senator Squadron's office for working together to ensure that this crucial community

resource is here to stay in Lower Manhattan. This settlement is an example of how our elected officials and government agencies can work together for the people and in the interests of our communities as a whole. And I look forward to many years of the fantastic arts programming we've come to expect from 3LD.”

Julie Menin, Chair of Manhattan Community Board One, said, “I am very pleased that an agreement has been reached between the 3-Legged Dog and the MTA. CB1 has vigorously advocated for more cultural resources for Lower Manhattan—including venues for the visual and performing arts. At a time when the promised Performing Arts Center at the World Trade Center is still not past the planning stages and other arts organizations are struggling, we cannot afford to lose any of our valuable cultural facilities, let alone a vibrant, innovative space like the Three Legged Dog. I salute both parties for reaching this agreement and Senator Squadron for his leadership in helping to bring them together.”

Kevin Cunningham, Executive Director of 3LD, said, “We are very happy to have reached a resolution with the MTA, which will allow us to continue our work in the Lower Manhattan community. We greatly appreciate the hard work of Senator Squadron, the other elected officials, and our attorneys at Hughes Hubbard & Reed in helping us to reach this agreement.”

Under the settlement agreement:

- On October 15th, 3LD will pay rent owed since June 1, 2010 in full.
- MTA agrees to give 3LD a credit against arrears for some of the material, labor and service costs for work associated with build-out of the property.
- Arrears will be addressed on a schedule beginning February 15th, at which time 3LD will begin paying back rent owed from the period prior to June 1, 2010 at 5% interest.

- All provisions of the original lease remain in place until 2023, with an option to extend until 2033.

###