



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

October 2, 2024

Ms. Margaret Anadu, Chair
Economic Development Corporation
One Liberty Plaza
New York, NY 10006

Dear Chair Anadu:

RE: Violation of Public Access Agreement at the Battery Maritime Building

I am writing on behalf of Manhattan Community Board 1 to express our concerns regarding the Battery Maritime Building's adherence to the Public Access Agreement (PAA). It has become exceedingly clear that several provisions outlined in the agreement are not being met. CB1 has raised these concerns with Casa Cipriani, Midtown Equities and their lobbyists since 2022 but to no avail. The following issues have been identified:

1. **Swing Space and Loggia:** These areas are not consistently open to the public from 9:00 AM to 5:00 PM as required.
2. **Great Hall Availability:** The Great Hall is not being made available to Qualified Organizations (QOs) as stipulated, and there is a lack of transparency in the process. The Great Hall should be available to Qualified Organizations from 9:00 AM to 10:00 PM for at least 58 days a year, including specific dates in July, August, December, and January. An extra 10 days must also be identified by the tenant.
3. **Public Access to Hall Floor:** The Hall Floor should be accessible to the public when not in use by tenants, but we have observed this is not consistently upheld. We have also received complaints where the public is denied access.
4. **Notice for Events:** There is a failure to provide any notice let alone the required 30-day notice on the website for scheduled events.

Additionally, the agreement stipulates the following requirements, which the board has seen no record of compliance:

- **Full-Time Cultural Coordinator:** The appointment of a full-time cultural coordinator is necessary to manage cultural activities and ensure compliance.
- **Private Events:** The Great Hall may be closed for private events up to 62 days a year, with these dates included in the tenant's annual calendar.
- **Annual Report:** There is a lack of issuance of the required annual report detailing cultural users to the Community Board, NYC Department of Cultural Affairs, and EDC.

The Board requests the information for the Cultural Coordinator, the appropriate specific dates the space is closed for private events outlined in the PAA, and all required annual reports since the inception of the PAA.

Furthermore, the agreement requires the below provisions that are not being met:

- **Lounge Operations:** The lounge should be open to the public with food and drinks available for 11 consecutive hours daily.
- **Subtenant Food Services:** Subtenants are required to provide food during the open hours of the Great Hall.
- **Wayfinding:** There should be clear and adequate wayfinding signage for public navigation within the building.

We ask that the NYC Economic Development Corporation request this information and require the tenant to provide proof of compliance with these requirements and meet with the tenant and the Community Board to immediately address any deficiencies. The public and Qualified Organizations must be afforded the access and opportunities promised under the agreement. Lack of compliance greatly undermines the Community Board's ability to come to future agreements with an assumption of good faith. To respect this agreement and potential future agreements we strongly urge you to bring this party into compliance. We look forward to your prompt response and a detailed plan to rectify these issues.

Thank you for your attention to this matter.

Sincerely,



Tammy Meltzer
Chairperson

Hon. Eric Adams, Mayor
Hon. Sheena Wright, Deputy Mayor for Operations
Hon. Dan Goldman, Congressman
Hon. Mark Levine, Manhattan Borough President
Hon. Brad Lander, Comptroller
Hon. Brian Kavanagh, Senator
Hon. Deborah Glick, Assemblymember
Hon. Grace Lee, Assemblymember
Hon. Charles Fall, Assemblymember
Hon. Christopher Marte, Council Member, District 1
Ya-Ting Liu, Chief Public Realm Officer
Jessica Lapin, President of the Alliance for Downtown