



EMERGING  
ARTISTS  
THEATRE

**ARTCOOP:**

A Transformative Investment in the  
Future of New York Theatre

Funding Proposal

# EXECUTIVE SUMMARY



For over 33 years, Emerging Artists Theatre (EAT) has nurtured emerging playwrights, composers, librettists, choreographers, and groundbreaking theatrical work. Now, we are launching something truly transformative: **ARTCOOP (Artists Reimagined Theatre Center for Optimal Organic Performance)**, where artists come to roost.

It is a long-term dream to have a permanent home for not only emerging artists but also a vast array of small, diverse theatre and dance companies that need the stability and affordability of a center that understands their needs.

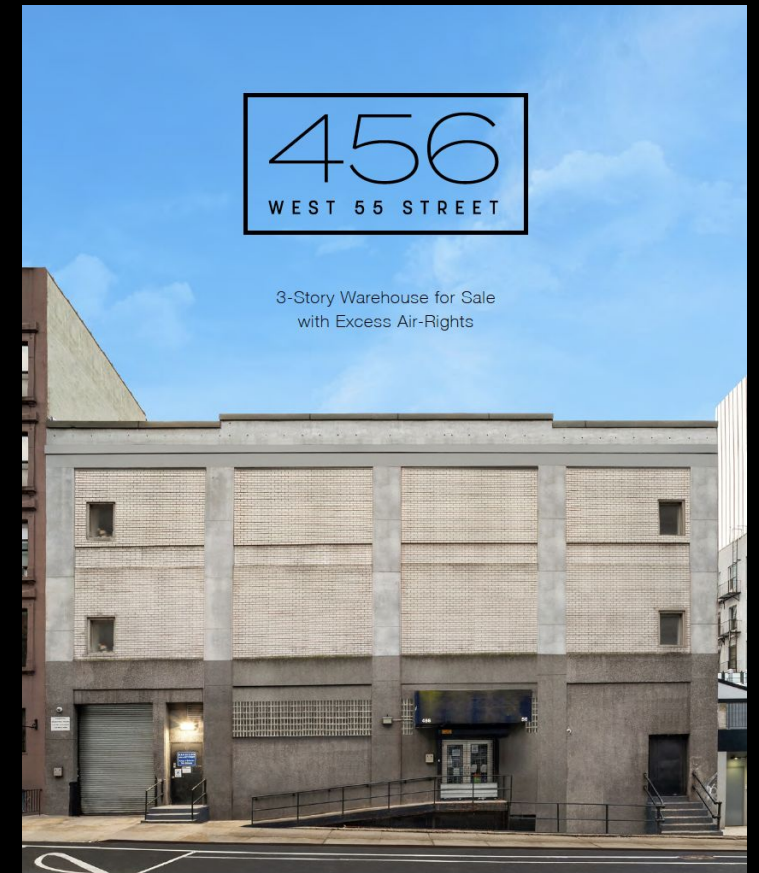


# EXECUTIVE SUMMARY

ARTCOOP will be the first-ever **dedicated performing arts center for diverse small theatre and dance companies**, with annual budgets under \$500,000.

It will provide a **stable, long-term home enabling extraordinary growth and sustainability** by offering affordable performance venues, rehearsal spaces, shared office environment, and a permanent space that can give so many companies a chance to grow and thrive.

Emerging Artists Theatre is urgently seeking funding for the purchase of the property at **456 W. 55 Street, NYC**, which is currently listed for \$14 million.



# EXECUTIVE SUMMARY



In a post-COVID landscape where many smaller companies have been displaced or shuttered, **ARTCOOP will fill a critical gap**, creating a bridge between emerging artists and the vital need for these companies to have a place to call home.

ARTCOOP will be a necessary step in connecting the next generation of theatre-makers and choreographers and will serve as a dynamic incubator for bold and exciting new works.

# EXECUTIVE SUMMARY



For your tax-deductible support, **naming opportunities** are available, offering a lasting legacy for those individuals and foundations who understand the incredible need for a performing artists center devoted to these smaller theatre and dance companies.

This is more than a real estate project—it is a commitment to the future of the arts. **Your investment will transform lives, empower diverse voices, and revitalize New York City's artistic landscape.**



# THE CASE FOR SUPPORT

- **POST-COVID CRISIS** : Many small theatre companies have closed due to rising costs and displacement. Some companies, like Emerging Artists, which have been around for over 30 years, still do not have a permanent home that will allow the artists to see their creativity come alive on stage.
- **LACK OF INFRASTRUCTURE:** New York City has no dedicated performing arts center for small theatre and dance companies. Current venues are **rental-only** without long-term support, and many are beyond the budgets of these smaller companies.
- **A PROVEN MODEL FOR SUCCESS:** Emerging Artists Theatre has already demonstrated the **power of an incubator model**, launching numerous productions from development to Off-Broadway success (*The Sensational Josephine Baker*, *Penny Penniworth*). ARTCOOP will scale this model to serve multiple companies at once.



## PROJECT PLAN & TIMELINE

## PHASE 1: BUILDING ACQUISITION (First 6 Months)

- Purchase property at 456 W. 55th Street, New York City
- Conduct architectural planning with **Nestor Bottino, Architect,** and developer **Roland Dib**

## PHASE 2: RENOVATIONS & CONSTRUCTION (3-6 Months)

- Convert the space into a state-of-the-art performing arts center, including:
  - **Four 99-seat theatres**
  - **10 rehearsal rooms**
  - **Shared office space**

## PHASE 3: PROGRAM LAUNCH & SUSTAINABILITY PLAN

- Open doors to resident theatre and dance companies by having a core group of anchor companies with long term success and a large array of smaller theatre and dance companies as resident companies.
- Establish ARTCOOP as a **hub for fostering new diverse work in the areas of plays, dance, musicals, and solo work.**

## PROGRAMMING & IMPACT

# ARTCOOP WILL PROVIDE:



- **AFFORDABLE PERFORMANCE SPACES**— Four ninety-nine-seat theaters for 10-20 small theatre and dance companies.
- **REHEARSAL & DEVELOPMENT RESOURCES**—10 studios and shared offices to foster artistic collaboration.
- **A SUSTAINABLE BUSINESS MODEL**— Revenue through rentals, ticket sales, and grants will ensure long-term success.

By eliminating financial and logistical barriers, ARTCOOP will **empower a multicultural, diverse cornucopia of artists**, shaping the next generation of theatre and dance.

## LEADERSHIP & STAKEHOLDERS

## KEY LEADERSHIP



### PAUL ADAMS

Founder & Artistic Director, Emerging Artists Theatre

Paul Adams founded Emerging Artists Theatre in 1993 and has been the Artistic Director for the life of the company. During this time, EAT has premiered hundreds of new works (plays, solo shows, musicals & dance pieces) for Off and Off-Off Broadway. Some of his favorite credits include directing the Off-Broadway production of *Sisters' Dance* by Sarah Hollister at Baruch Theater and producing the solo show *The Sensational Josephine Baker* by Cheryl Howard, which had two Off-Broadway runs at Theatre Row and received a rave review in the NY Times. Paul performed his critically acclaimed solo show, *The Cleaning Guy*, at FringeNYC in 2016. He has also served on the NY Innovative Theatre Awards committee since its inception. Paul recently made his Off-Broadway debut as a playwright with *Doris Day: My Secret Love*.





## **ROLAND DIB**

Real Estate Developer and Board Member, Emerging Artists Theatre

Roland Dib brings extensive, superior-level management and corporate organization to his current role as President of Dib Management and DIB Development Group. DIB Development Group is a growing real estate development company he founded in 1987, specializing in property acquisition and development, construction, asset management, and investment sales. In the past, Mr. Dib founded and held various positions with Dibco Environmental Safety, Aqua-X Conservation, AirTech Lab, and ShortTV. He is also the Founder and Board President of Giving For Living International, an international nonprofit organization that empowers communities in Central and South America by providing children and adults with tools for a better tomorrow. Through partnerships with reputable organizations such as Soles for Souls and World Books, Giving For Living continues to expand its reach and effect change on a larger scale. Mr. Dib holds an MBA from Columbia University and a B.S. in Mechanical Engineering. Additionally, he pursued Private Equity studies at Harvard University. At Columbia, he is a member of the University Real Estate Circle of Leaders.



**NESTOR BOTTINO, FAIA, NCARB**  
Architect

Nestor has, over his 35-year career, developed an important body of work comprised of academic and civic performing arts centers, libraries, and student life facilities. His designs advance the firm's reputation for architectural excellence through innovative, environmentally responsible projects that focus on enriching the human experience. At the firm, Nestor has contributed to the legacy of planning and creating significant facilities that result in memorable user experiences.

Nestor's direct involvement in all aspects of the building process, from earliest concepts to hands-on resolution of construction issues, will ensure that the completed work is true to the project's design intent.



## **LEIGH A. GIROUX**

Lawyer

LEIGH A. GIROUX is a solo practitioner based out of Rye, New York, with a specialty in entertainment law. Leigh has extensive experience in transactions involving all areas of the entertainment industry, including motion pictures, television, advertising, new media, theater, book publishing, and music. He represents individuals, agencies, and production companies in complex transactions from the early planning stages to the exploitation of ancillary rights. His services include negotiating and preparing contracts for the licensing and the acquiring of intellectual property rights in all mediums, as well as advising on the protection and proper use of such rights for advertising and other commercial uses. Leigh also has a subspecialty in the not-for-profit field and works with various not-for-profit organizations in the region, serving as both general counsel and board member. Mr. Giroux received a BA in Economics from Tufts University and a JD from Boston University School of Law.

# EMERGING ARTISTS BOARD MEMBERS



**MARK BARRES**  
Chair



**PAMELA WEILER GRAYSON**  
Vice Chair



**ROGER JOHN COOPER**  
Treasurer



**CHERYL HOWARD**  
Board Member



**CAYTHA JENTIS**  
Board Member

## FINANCIAL PLAN & SUSTAINABILITY

# TOTAL INVESTMENT REQUIRED: \$29 MILLION



This funding will cover:

- Acquisition of property
- Construction & renovations
- Program launch, staffing, & operational sustainability



# REVENUE STREAMS FOR LONG-TERM VIABILITY



Unlike traditional rental spaces, ARTCOOP will generate sustaining revenue through:

- **Theater & rehearsal rentals**
- **Box office revenue sharing**
- **Private/public events & philanthropic funding**

This hybrid model ensures ARTCOOP remains financially independent and continues to serve small theatre companies for decades to come.

# NAMING OPPORTUNITIES & DONOR RECOGNITION



ARTCOOP offers **exclusive naming opportunities** that will provide long-term recognition for visionary supporters. These include:

- **Naming the entire complex** (e.g., "The [Your Name] Center for Performing Arts")
- **Naming individual theatres (four available)**
- **Naming the rehearsal studios or artist lounges**

These opportunities allow donors to create a **lasting cultural legacy** in this historic first of its kind performing arts center.

## Investment Highlights



75' of Frontage



Loading Dock & Curb Cut



31,630 Total BSF



12' 9" Ceiling Heights and  
120 lbs. PSF Floor Loads



3 Stories + Basement



Freight Elevator



Flexible Zoning allows for  
Residential, Commercial, and/or  
Community Facility Use



Proximity to Lincoln Center,  
Columbus Circle, Hudson  
Yards and Javits Center

# BE PART OF THIS TRANSFORMATIVE PROJECT



This is a very **time-sensitive** opportunity, so we invite you to act now with a pledge of support. Together we will:



- **Provide a permanent home for emerging theatre and dance companies to have sustainable growth**
- **Revitalize a historic cultural space and bring a new generation of diverse voices to the stage**
- **Create an explosion of talent through a shared collective dream**

# CONTACT INFORMATION



I welcome the opportunity to discuss how your legacy can be woven into this vision, and to explore how you can be part of this transformational moment for New York's theatre community.

**PAUL ADAMS**

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212-967-8240

**THANK YOU!**