

Image 1 and Image 2. These are portions of a seven panel installation for evil dentist's "yours in dentistry" program at ISSUE Project Room. These panels juxtapose advertisements of Two Trees Realty properties with a compilation of documents detailing how Two Trees Realty amassed property in Brooklyn surrounding areas where artists lived. The compilation ends with documents on the relationship between Two Trees Realty and ISSUE Project Room, specifically the transfer of the 22 Boerum theater from Two Trees Realty to ISSUE Project Room.

Foreword

The assembled documents span newspapers, magazines, trade publications, an oral history, and academic journals on the relationship between real estate development and the arts along the Brooklyn waterfront. Readers are invited to consider the forces that shape why art and performance can be shared *in this space*, 22 Boerum Place. ISSUE Project Room's existence at 22 Boerum Place is the result of the historical trajectory of real estate development, state intervention, and organizing by artists and art professionals.

Where do you find yourself in the unfolding of these forces?

How will they continue to shape the city to come?

Do you agree with the direction the city is changing?

Index (Organized Chronologically)

Amy Waldman. 1997. "Developer Woos Artists, Who Do Not Return the Favor." *The New York Times*.

Rachelle Garbarine. 1998. "Residential Real Estate; A Neighborhood Called Dumbo Has High Hopes."

Melissa Ennen. 1999. "An Immodest Proposal." *Brooklyn Bridge*

Eric V. White. 2002. "DUMBO: Poised for Flight." *The Brooklyn Rail*.

Jack Hackworth. 2007. *The Neoliberal City: Governance, Ideology, and Development in American Urbanism* (excerpts from "Neoliberal Gentrification: Dumbo"). Cornell University Press. 144-149.

Gersh Kuntzman. 2008. "Walentas has 'Issue'." *Brooklyn Paper*.

Robin Pogrebin. 2008. "The Lords of Dumbo Make Room for the Arts, at Least for the Moment." *The New York Times*.

Ben Sisario. 2009. "An Avant-Garde Arts Group Bites Off a Lot To Chew." *The New York Times*

Caleb Melby. 2014. "Brooklyn Billionaire: How One Man Made A Fortune Rebuilding Dumbo." *Forbes*

David J. Madden. 2014. "Neighborhood as Spatial Project: Making the Urban Order on the Downtown Brooklyn Waterfront." *International Journal of Urban and Regional Research* 38(2): 485-492.

David and Jane Walentas and Jane. 2017. "Oral history interview with Julie Golia." (Excerpt "Why are artists good for a neighborhood?" Brooklyn Historical Society

David J. Madden. 2018. "Pushed off the map: Toponymy and the politics of Place in New York City." *Urban Studies* 55(8):1607-1612.

2021. "City green lights Two Trees Brooklyn waterfront plan The New York City." *Real Estate Weekly*.

Sebastian Morris. 2022. "Two Trees Management Donates Performance Venue at 110 Livingston Street In Downtown Brooklyn." *New York Yimby*.

Noam Meir. 2022. "Brooklyn's Domino Sugar Plant Being Remade BY Jed Walentas' Two Trees." *Jewish Business*.

Images 3 and 4. These images are of the first two pages from the documents compiled for the above installation. They reflect the historical arch of Two Trees Realty and ISSUE Project Room. The total packet reproduces archival research and scholar articles to invite viewers to think through the interplay between real estate development interests and arts nonprofits.

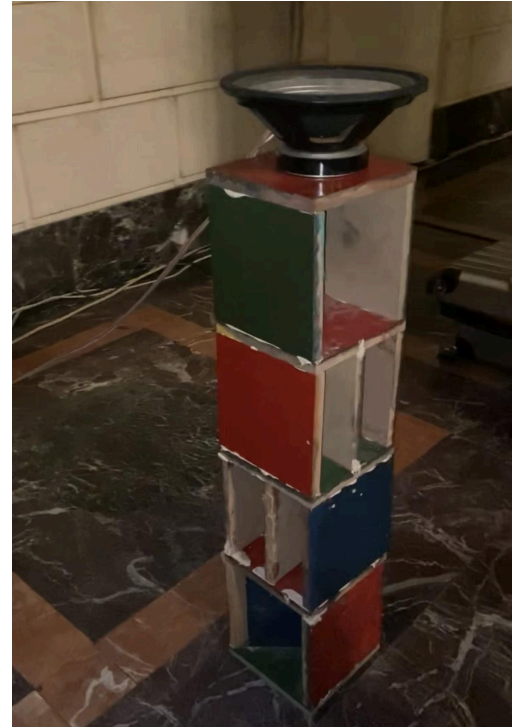
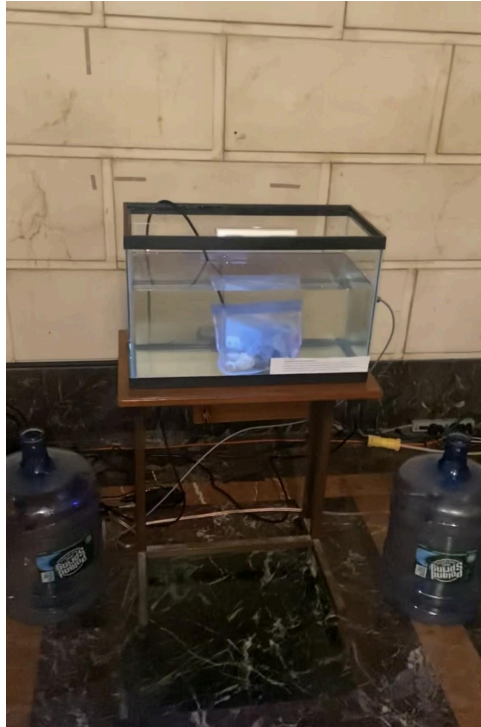


Image 5, 6, and 7. These images detail the installation “landscape: brooklyn waterfront” presented at “yours in dentistry”. The installation submerges a speaker playing a looped segment of an oral history featuring David and Jane Walentas, the couple behind Two Trees Realty, within 10 gallons of East River water. Within the recording, the couple discusses how they invested in East River waterfront areas populated by artists as a development strategy, identifying artists as a source of value and precursor to rising rents. Through a series of microphones, the sound of their voices moving through the water is captured and played through the accompanying speakers.