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## Condo developer gives free space to nonprofit

**A youth sports program called The Jets of Harlem wins big: Nonprofit gets free 1,400-square-foot space for 10 years under deal inked with Harlem condo builder RGS Holdings.**

By [Amanda Fung](#)

Manhattan-based developer RGS Holdings announced Tuesday that it is donating the community space at its soon-to-be-completed 89-unit condominium to local non-profit group The Jets of Harlem.

The Jets of Harlem expects to sign a rent-free 10-year lease for the 1,400-square-foot space on the second floor of 2280 Frederick Douglass Blvd. The nonprofit, which runs a football team and cheerleading squad as well as other academic programs for Harlem youths, will also have the right to renew the lease for another 10 years, according to Hans Futterman, founder of RGS Holdings.

The space, which is scheduled to be ready for move-in by April 2010, will become the nonprofit's first official office, said Jamel Wright, founder of The Jets of Harlem, which now operates out of Mr. Wright's apartment. Although the space is rent-free, the organization will have to pay a monthly carrying charge for the building's upkeep, noted Mr. Futterman.

"We wanted to find a community-based nonprofit and give them the space for zero dollars," said Mr. Futterman, whose older son plays football with The Jets of Harlem's team. "I am a huge fan of the organization."

Sometimes during the construction process, developers make concessions with the city to gain zoning approvals, including promises to devote space in their new buildings for nonprofits to occupy, according to Sean Delany, executive director of Lawyers Alliance of New York, which works closely with nonprofits. "I have not seen such a gift of space to non-profits," said Mr. Delany, adding that such a donation is tax deductible.

Mr. Futterman emphasized that any potential tax deduction was not the reason for his donation. "I haven't thought about the tax breaks," he said, "but I am sure there are benefits that I won't leave on the table."

The Upper West Side native, who owns three other properties in Harlem, says he moved to Harlem five years ago to show his commitment to revitalizing the area.

Mr. Futterman's new condo project consists of 70 market-rate apartments and 18 affordable units. J.P. Morgan Chase & co. provided RGS with the construction loan. The developer began marketing the units in September 2008 and has nine market-rate units under contract.

"We couldn't have picked a worst time to start things," he conceded. "We obviously didn't meet our targets as we defined them a year or so ago, but things are going well."

Next month, the developer will finish erecting the building at 12 stories. Construction will not be complete until early next year.