

# Investment Proposal for Broadening Commitment to Arts/Culture and Scientific Non-Profit Organizations in the Downtown

	Short-range (1 to 6 months)	Benefits	Mechanism	Term	Investment Expense	Proposed Date of Action by DDA Board
1	Underwrite Lincoln Center theater space tech and rental fees	Keeps Lincoln Center operating revenues whole, which might otherwise decline if routine non-profit performance groups must make choice to find other performance space as result of their own declining revenues. Provides long-standing non-profit performance groups that have large local audience constituencies with financial relief during economic down turn.	Intergovernmental Agreement	2009 + 3 years	2009-10/ \$144,063 2010-11/\$154,427 2011-12/\$165,827 2012-13/\$165,827	9-Apr-09
2	Lease warehouse space for centralized set/costume storage/rehearsals/classrooms	Provides Lincoln Center with additional service offering for primary non-profit performance groups that cannot be provided due to space constraints in existing facility. Provides economic relief to Lincoln Center non-profit performance groups that must rent warehouse space for storage, and set design.	Direct lease by DDA, or IGA w/City of Fort Collins for lease and management by Lincoln Center	Until Lincoln Center converts full time to Community Arts Center	20,000 - 25,000 s.f. @ \$7.00 - \$10.00/s.f. = \$140,000 up to \$250,000 annually	9-Apr-09 (all contracts/IGA's brought to Board for final approval)
3	Rocky Mountain Raptor Program in leased warehouse	Include the RMRP in space rented by DDA for non-profit performance groups, if appropriate outdoor space is available at the leased site to accommodate outdoor bird enclosures. The RMRP is the Downtown's premier non-profit comprehensive environmental education program that teaches the importance of preserving wildlife and wild places and accomplishes this through scheduled tours and several open houses held each year that draw hundreds of visitors each time.	same as above	same as above	same as above	9-Apr-09
4	Acquire public access easement in Bas Bleu Theater building lobby, and make minor improvements to easement space.	Creates new indoor public meeting space in River District for community groups. Available for free utilization similar to Opera Galleria Atrium. Scheduled and managed by Bas Bleu thru agreement.	12 year easement. Agreement to specify management terms.	One time - 2009	\$220,000 lease	9-Apr-09
5	Beet Street Funding/Incubation Renewal	Continuation of Beet Street vision that develops collaborative programming with local arts/culture groups and City as economic driver for downtown	Amend DDA/Beet Street MOU	3 years	TBD in proposal from Beet Street Board	11-Jun-09
6	Suggest to Beet Street Board of Directors the leverage of programming resources for special partnership with FC-MOCA.	Beet Street programming contract to cover first 1/2 of exhibit rental installment, which allows FC-MOCA to secure schedule for two special exhibits in 2010 & 2011. Beet Street can build complementary programming around exhibits	Beet Street programming contract	One time - 2009	\$24,000	suggestion to Beet Street Board
7	Suggest to Beet Street Board of Directors the leverage of programming resources for special FC-Symphony performance	Beet Street programming contract for one FC Symphony performance, w/very low cost ticket pricing, and partnership with DBA to market Symphony Appreciation night.	Beet Street programming contract	One time - 2009	\$35,000	suggestion to Beet Street Board

## Investment Proposal For Broadening Commitment to Downtown Arts/Culture Offerings

Mid-range (6 to 12 months)		Benefits	Mechanism	Term	Investment Expense
1	Invest in accoustical upgrades in Lincoln Center 2010 remodel (e.g. band shell, sound absorption materials in main hall)	Better audience experience.	Intergovernmental Agreement	One time	TBD by LC project cost estimates
2	Arts Council - partnership with City	Create culture-based economic development partnership to reconcile differences between the needs and resources of local arts/culture organizations, broker information, provide finance and business development expertise, develop markets and connect markets to regional promotional efforts.	Intergovernmental Agreement	Annual commitment	TBD

Long-range (1 to 3 years)		Benefits	Mechanism	Term	Investment Expense
3	Establish Challenge Grant to create a sustainable endowment to support downtown arts/culture	Provides consistent long term source of funding for non-profit arts/culture organizations. Establishes stability in future economic downturn.	Intergovernmental Agreement / or special agreement	One -time	TBD
4	FC- MOCA Historic Building Envelope / Exhibit Climate Control Improvements	FC-MOCA has plans to improve climate control systems in the building to bring more diverse and higher profile exhibits to musuem. Introducing excessive amounts of humidity to satisfy interior climate criteria of exhibit owners will cause damage to historic building, including the facade without mitigation. Solution is to build an interior climate controlled building-within-the- building to prevent damage to the historic elements of structure.	Agreement/Grant of Façade	One-time	TBD based on future cost estimates
5	New cultural venues (e.g. amphitheater, black box theater)	Co-develop new cultural venues with local/arts organizations and City to expand performance options and frequency of activities in the downtown, and establish permanent home for Beet Street.	Intergovernmental Agreement / or special agreement	One -time	TBD

3 Years +		Benefits	Mechanism	Term	Investment Expense
6	Arts Incubator	The site of the Poudre River Arts Center, as previously stated by its owner, is a future redevelopment infill site. It is undetermined at this time when redevelopment would occur, but DDA should be poised to respond to demand for new arts incubator space when site is redeveloped.	Agreement/grant of façade easement with new building owner, or DDA develops arts incubator space in conjunction with City or other partners.	TBD	TBD