



**DENVER**  
THE MILE HIGH CITY

# **DCPA/GARNER GALLERIA LEASE**

Arts & Venues presentation  
to BIZ Committee

December 2, 2020

Approval to amend the City's lease with the Denver Center for the Performing Arts (DCPA) to: provide additional rent relief at the Garner Galleria Theatre in connection with the COVID-19 pandemic, extend benefits for DCPA employees, address force majeure considerations and provide a roadmap for resumption of activities in the theatre.



# About the Garner Galleria Theatre (GGT)

- Located in a retail space in the garage of the Denver Performing Arts Complex (Arts Complex)
- Cabaret-style theatre seating 250 people
- DCPA typically hosts five productions a year
- Current monthly rent: \$10,900/month (increases by \$500/mo. on January 1 each year during the term)
- Current lease term: January 1, 2018—December 31, 2022

- **First amendment:** Rent deferred for three months in exchange for worker rehire protections for DCPA employees (through 7/8/2021) and a three month extension of the term (through 9/30/2022).
- **Second amendment:** Additional three-month rent deferral and extension (through 12/31/2022).
- **Proposed third amendment:**
  - Rent abatement during 2021 until reasonable commercial activity is possible during 2021. This abatement shall not exceed 12 months.
  - An option for the City to extend the lease by an equivalent number of months that rent abatement is authorized in 2021. The option term shall expire no later than 12/31/2023.
  - Steps up monthly rent by \$500 during 2023 option year (\$12,400).
  - Addition of contract minimum wage and force majeure clauses.
  - Extends worker protections from 7/8/2021 until end of rent abatement period (potentially through 12/31/2021).

- To provide necessary support for a valued cultural partner at the Arts Complex.
- Uncertainty of COVID and public health orders will render the GGT dark for the foreseeable future.
- This will additionally allow for needed flexibility during a highly uncertain period of activity for DCPA.
- City will have an option to extend the lease in 2023 at a greater monthly rental rate.
- Addresses force majeure considerations and also requires payment of the City Minimum Wage for the balance of the lease term.



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# Questions?

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