
Colorado Symphony Orchestra (CSA) Use Agreements

Boettcher Concert Hall & 1245 Champa
BIZ Committee
June 16, 2021

Goals

Support a significant cultural institution and key resident company at the Arts Complex

Provide assurance that the Symphony has a “home” at the Arts Complex

Ensure that a public cultural asset is well-utilized and generating ancillary revenue for the City (seat tax, parking revenue, etc.)

Terms: Boettcher Concert Hall (BCH) 21-0675

Concerts, rehearsals, education, advancement

	Current	Proposed
Term	Multi-year use agreement January 1, 2018 – June 30, 2021	July 1, 2021 – June 30, 2024
Rent & Fees	\$15,000/month = \$180,000/yr.	\$15,000/month = \$180,000/yr.
Building Maintenance & Equipment	\$300,000 for capital improvements \$500,000 for capital equipment	N/A

Terms: 1245 Champa 21-0676

CSA Administrative Offices

	Current	Proposed
Term	January 1, 2018 – June 30, 2021 (co-terminus with BCH agreement)	July 1, 2021 – June 30, 2024 (co-terminus with BCH use agreement)
Space	4th floor (currently occupied by CSA) and option for ~1,000 sqft of 3rd floor	Unchanged
Rent*	\$1/year plus Common Area Maintenance (CAM) and utilities	\$2,200/month rent plus past due CAM charges of \$798.13/month, totaling \$2,998.13/month

*Although rent used to be \$1, CSA paid for their share of operating expenses at the building. The new rental rate is a flat rate that approximates the share of operating expenses, so overall the revenue to the City is about the same.

Benefits

Symphony retains the certainty of a home at BCH at a favorable rate

City utilizes purpose-built cultural asset, beneficiaries of seat tax and ancillary revenue including parking, F&B, etc.*

- Parking: \$833,000 (attributed to BCH, not just Symphony)
- Concessions: \$183,000
- Seat tax remittance: \$573, 000

Public Benefit Activities

- CSA trustees have recently confirmed the institution's mission, vision and values that conspicuously include a commitment to equity, diversity and inclusion.
- CSA remains committed to producing free community concerts, including a concert during Hispanic Heritage Month and Dr. Martin Luther King, Jr. tribute concert.
- During the pandemic, produced a virtual Independence Eve Concert, broadcast by Denver 7, to benefit five philanthropies serving those most impacted by the pandemic.
- Symphony's community partners inform how these programs will continue to evolve and do not feel it is appropriate to memorialize them in a use agreement with the City and County of Denver.

**2019 values*



Questions?

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Arts Complex: Utilization by Resident Company

Colorado Ballet

- Ellie Caulkins Opera House

Colorado Symphony Orchestra

- Boettcher Concert Hall

Denver Center for the Performing Arts

- Helen Bonfils Theatre Complex
- Buell Theatre
- Garner Galleria Theatre

Opera Colorado

- Ellie Caulkins Opera House

