



Preliminary Development of Use Agreement Between City of Dallas and Dallas Black Dance Theatre

**BRIEFING TO THE ARTS,
EDUCATION AND LIBRARIES
COMMITTEE**

April 18, 2005

Purpose of Briefing

- Review current funding models for city-owned facilities.
- Preview the Dallas Black Dance Theatre preliminary request for city operating support of the renovated Moorland YMCA.

Background

At the March meeting of The Arts, Education and Libraries Meeting the Office of Cultural Affairs presented a funding matrix including:

- Costs to staff and program six (6) City-owned cultural centers.
- Costs to contract with arts and cultural organizations to manage eight (8) City-owned cultural facilities with support for maintenance and utilities.
- Contract terms with DSM Management Group Inc. to operate and maintain two (2) City-owned facilities.

Background, cont.

- Council Committee Members asked that we provide information on additional cultural facilities.

Facilities Matrix

- The matrix on the following pages is expanded and provides a detailed list of the types of management and support of city-owned buildings.

Facilities Matrix

CONTRACT TYPE / FACILITY	STAFF / PROGRAM COSTS	UTILITY COSTS	MAINTENANCE COSTS MAJOR / DAILY	TOTAL	PAYMENT TO CITY	CONTRACT EXPIRES
FULLY CITY-OWNED / MANAGED						
Bath House Cultural Center	160,480	15,680	1,915	178,075		
Ice House Cultural Center	50,000	Rent 37,000		87,000		
Juanita Craft Civil Rights House	17,436	1,786	6,150	25,372		
Latino Cultural Center	337,941	98,389	1,527	437,857		
Meyerson Symphony Center	1,757,579	1,034,619	294,766	3,086,964		
South Dallas Cultural Center	300,635	16,148	6,471	323,254		
TOTAL	2,624,071	1,203,622	310,829	4,138,522	256,002	
CITY-OWNED / MANAGEMENT CONTRACT (City pays utilities & maintenance)						
African American Museum	207,544	82,031	31,208	320,783		2012
Black Academy of Arts & Letters	193,055	120,000		313,055		2014
Dallas County Heritage Society	227,782	105,411		333,193		2013
Dallas Historical Society/Hall of State	68,085	130,373	19,271	217,729		2011
Dallas Museum of Art	1,071,818	1,347,666	333,670	2,753,154		2011
Dallas Museum of Natural History	420,224	68,376	12,085	500,685		2013
Dallas Theater Center	38,461	118,617	18,983	176,061		2013
The Science Place	352,118	421,494	88,152	861,764		2021
TOTAL	2,579,087	2,393,968	503,369	5,476,424		
CITY-OWNED / CONTRACT MANAGED (Dallas Summer Musicals Management Group, Inc)						
Music Hall at Fair Park					\$100,000	2009
Majestic Theatre					50 dates at Majestic for emerging arts groups	

Facilities Matrix

CONTRACT TYPE / FACILITY	STAFF / PROGRAM COSTS	UTILITY COSTS	MAINTENANCE COSTS MAJOR / DAILY	TOTAL	PAYMENT TO CITY	CONTRACT EXPIRES
<i>CITY-OWNED/ANNUAL CONTRACT</i>						
Arts District Friends	38,698	11,644	Grounds 11,770	62,112		
Sammons Center for the Arts	64,370			64,370		
The Women's Museum	118,075			118,075		
Freedman's Cemetary			16,830	16,830		
TOTAL	221,143	11,644	28,600	261,387		
<i>CITY-OWNED / MANAGEMENT CONTRACT (City pays utilities & maintenance)</i>						
Dallas Arboretum	368,090	405,213		773,303		2013
Texas Discovery Garden	88,000	65,988		153,988		2013
Arlington Hall			47,960	47,960		2018
Cedar Ridge Preserve	35,000			35,000		2012
TOTAL	491,090	471,201	47,960	1,010,251		
GRAND TOTAL	5,915,391	4,080,435	890,758	10,886,584	100,000	

OCA Cultural Policy – Facility Development

The Cultural Policy establishes a match of:

- 25% Private 75% Public for Pre-construction costs.
- 40% Private 60% Public for new construction.
- Each management contract is negotiated on a case-by-case basis.

OCA Cultural Policy – Facility Development, Cont.

- The City's annual direct payments to a cultural organization together with indirect support for utilities and structural maintenance will not exceed 25% of the organization's prior year operating expenses.
- Organizations currently operating City-owned facilities are required to reduce their utility expenses by 5% each year for each of the next five years (base year 2003) or pay the difference.

Dallas Black Dance Theatre Preliminary Proposal

- Dallas Black Dance received \$177,283 for program support in 2004-05.
- The City of Dallas approved \$3.26 million on the 2003 Bond to match with private donations to renovate the Moorland YMCA as a permanent home for Dallas Black Dance.

Dallas Black Dance Theatre Preliminary Proposal, cont.

- Dallas Black Dance purchased the building for \$3.2 million
- Renovation Costs are projected to be \$5.5 million
- Bond funds total \$3.2 million
- DBDT has pledges/cash totaling \$1 million
- \$1.3 million remains to be raised for renovation

Dallas Black Dance Theatre Preliminary Proposal

- An additional \$1.6 million for an Operation and Maintenance Endowment must be raised to meet funding requirements before construction can begin.

Dallas Black Dance Theatre Negotiated Proposal

- Execute a contract to accept ownership of the building so that bond funds can be spent on renovation.
- Develop an Operating Agreement.

Dallas Black Dance Theatre Negotiated Proposal, cont.

City of Dallas will:

- Pay Electricity, Water, Sewer
- Provide Landscape Service
- Provide Insurance
- Provide Miscellaneous Repairs and Maintenance
- **PROJECTED TOTAL - \$88,500 Annually**
- **2003 Bond projected a total of \$93,000 in annual support for operations.**

Dallas Black Dance Theatre Negotiated Proposal, cont.

Dallas Black Dance Theatre proposes to:

- Manage and staff the building.
- Pay all janitorial and cleaning costs.
- Provide security for the building.
- Pay for telephones and telecommunications equipment.
- Retain all revenues from the operation.
- This is the same arrangement negotiated with other cultural organizations managing city-owned facilities.

Next Steps

- Place contract to accept building on August Council Agenda.
- Develop Use Agreement and present to full Council on August Council Agenda.
- Fall 2005 - Begin construction documents, demolition and asbestos removal, and build parking lot using available bond funds.
- Construction will not begin until additional funds are raised.