

Memorandum



CITY OF DALLAS

DATE November 8, 2024

TO Honorable Chair and Members of the Quality of Life, Arts, and Culture Committee

SUBJECT **City Facilities Partners Update – Sammons Center for the Arts**

The City of Dallas Office of Arts and Culture typically contracts with various Dallas-based arts and culture non-profit organizations for two purposes. The most common is contracting for artistic and cultural services for Dallas residents and visitors. More uniquely, Dallas contracts with select organizations to provide long-term management of City-owned cultural venues. The Office of Arts and Culture (OAC) will provide a series of monthly memoranda as an update on each of our facility management partners in alignment with the Dallas Cultural Plan 2018 initiative to, “increase transparency in facility policies and structures.”

Historical Context

The Office of Arts and Culture has a history of contracts with the Sammons Center of the Arts (Sammons) under both purposes referenced above. On an annual basis, OAC contracts with Sammons through the Cultural Organizations Program (COP) which provides operating support for Dallas-based arts and culture non-profit organizations for a year-long season of artistic and cultural services and/or events. City Council annually approves both the guidelines for COP and the eventual funding allocation to recommended organizations. In FY 2023-24, Sammons was awarded \$121,170 through a COP contract which ended September 30, 2024. OAC is currently in the contracting process for FY 2024-25 after City Council approved an award for Sammons in the amount of \$121,170 on October 23, 2024

The City also holds a long-term facility management agreement with Sammons to manage the facility and operations of the Sammons Center for the Arts which is a fully renovated cultural facility providing office space and administrative resources to various Dallas-based arts and culture organizations as well as producing and hosting events in their various rehearsal and performance spaces throughout the facility.

The initial management agreement was executed in 1981 to the Turtle Creek Center for the Arts as an agreement to renovate the then abandoned Turtle Creek Pump Station to be used for concerts, rehearsals, lectures, recitals, training, meetings, office space, and other uses normal to the functions of similar arts and cultural organizations. After the renovation and significant investment by Mr. and Mrs. Charles A. Sammons, the facility was named the Sammons Center for the Arts. Sammons continues its operations as originally realized. As a part of the management agreement with the Sammons Center of Arts, the City allocates to Sammons \$76,000 annually for facility operations and utility reimbursement.

Since the initial agreement, the City has executed three (3) amendments. Below is a timeline with brief details related to each of the three amendments as well as key events and actions related to the Sammons Center for the Arts organization and the operation of the venue:

1909

- Dallas Water Utilities Turtle Creek Pump Station put into operation.

1930

- Turtle Creek Pump Station shuts down permanently after Bachman Treatment Plant opens.

1959

- Turtle Creek Pump Station is fully abandoned.

1981

- The City of Dallas awards the lease and initial management agreement of the Turtle Creek Pump Station to the Turtle Creek Center for the Arts for a period of 40 years with two five (5) year renewals.
- Facility designated a Dallas Landmark and American Water Landmark.

1983

- Renovation of facility begins.
- Designated a Texas Historic Landmark and Antiquities Landmark.

1988

- Renovation of facility is completed and renamed the Sammons Center for the Arts.

1990

- First Amendment executed to expand the leased premises to include an additional parking area for the facility.

1998

- Second Amendment executed to extend the term of the lease to include an additional thirteen (13) year period, amending the original forty (40) year term to a fifty-three (53) year term changing the termination date from June 30, 2021, to June 30, 2034. The amendment also amended the annual rent due to the City to a sum of \$1,000 annually given the continuous investment Sammons makes to the facility.

2014

- City Council authorized for an annual appropriation of \$31,000 for operations and utility reimbursements.

2016

- City Council authorized for an increase of the annual appropriation for operations and utility reimbursement to an amount totaling \$76,000 annually.

Current Status and Needs

The Sammons Center for the Arts is an important cultural asset with critical investment needs and repairs. The 2024 Bond Program includes \$3,789,492 for exterior sealing / water infiltration mitigation, window replacement, repair drainage issues, repairs and updates to elevator and restrooms.

Please contact me or the Director of Arts and Culture, Martine Elyse Philippe, with any questions.

Sincerely,



Liz Cedillo-Pereria, Assistant City Manager

c: Kimberly Bizer Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)
Dev Rastogi, Assistant City Manager

Alina Ciocan, Assistant City Manager
Donzell Gipson, Assistant City Manager (I)
Robin Bentley, Assistant City Manager (I)
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

