



City of Dallas

Kalita Humphreys Theater Update

**Quality of Life, Arts &
Culture Committee
September 18, 2023**

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City of Dallas



Purpose

- Purpose of briefing is to provide an update regarding the state of the Kalita Humphreys Theater, and receive feedback from Quality of Life, Arts & Culture Committee on recommended next steps

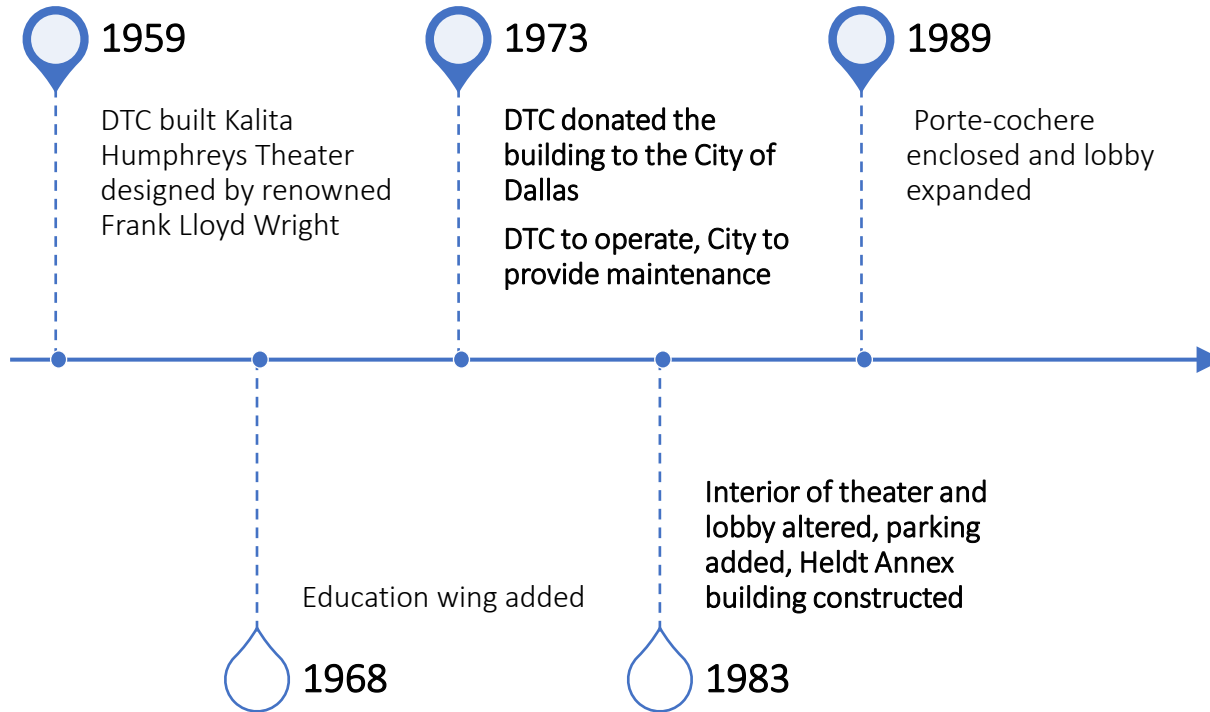
Presentation Overview



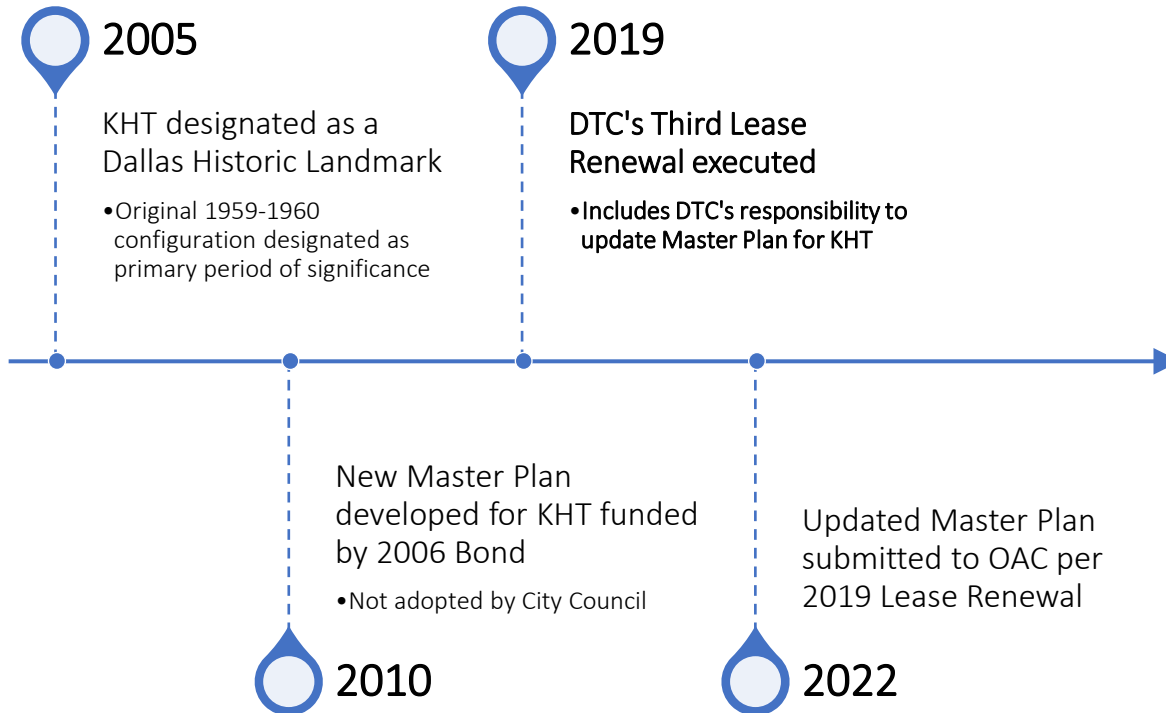
- Purpose
- Kalita Humphreys Theater (KHT) History and Background
- Current Status and Needs
 - Dallas Theater Center Stewardship
 - 2024 Bond Program
- Future Plans
 - Completion of current management agreement
 - Mayor Johnson's QoLAC policy priority
 - Timeline
 - Potential Next Steps



History/Background



History/Background



Current Status and Needs



Dallas Theater Center Stewardship:

- DTC leadership has expressed interest in partnering with the City regarding future plans for the KHT
- 2019 lease renewal updated 1973 DTC's operating model to include Equitable Access Plan to reflect Dallas Cultural Plan's priorities of Equity and Space
 - Three-year Equitable Access Plan began FY 23 and ends in FY 25
 - Includes anchor tenants Uptown Players (Kalita) and Second Thought Theater (Heldt Annex Building)
- 2019 lease renewal updated original maintenance clause for DTC to maintain the Kalita and Heldt in a clean, safe condition and in good order and repair while using the premises
 - City is responsible for capital repairs and improvements
 - 1973 management agreement stated that City was responsible for all maintenance



Current Status and Needs



KHT is an important cultural asset with critical investment needs and repairs

- **DTC presented Updated Master Plan to QoLAC on January 17, 2023**
 - DTC funded \$2M updated Master Plan by Diller, Scofidio + Renfro
 - Updated DTC Master Plan cost estimate: \$305 million
 - 2024 Bond Program budget for Critical Facilities totals between ~\$224M (low scenario) and ~\$267M (high scenario)
- In April 2023, DTC informed OAC that they would not seek funding for updated Master Plan from 2024 Bond Program in lieu of private fundraising campaign
- In August 2023, the Community Bond Task Force (CBTF) Critical Facilities Sub-Committee recommends \$5.9M* in major maintenance for KHT including:
 - HVAC repair/replacement
 - Fire alarm replacement
 - Public safety upgrades
 - Security upgrades
 - Elevator upgrades
 - Interior/exterior ADA accessibility enhancements/upgrades
 - Exterior repairs including water infiltration mitigation
- Cultural Facilities requested \$50M for deferred maintenance to Critical Facilities Sub-Committee for 12 OAC facilities, including KHT



Future Plans



- Fifth Amendment from 2021 will extend DTC's lease until June 1, 2025
 - No renewal option unless expressly granted by the City in writing
- Mayor Johnson's QoLAC policy priority regarding KHT:
 - **Examine the possibility of establishing an independent, non-profit entity that can take the lead in restoring the Kalita Humphreys Theater and manage the site**



Potential Next Steps



- Enhance continued partnership with Park and Recreation Department to improve Kalita Campus
 - PKR and OAC have proven success on past joint ventures
- Establish a community task force to evaluate current status and needs
 - Report back to QoLAC by Q2 of FY 24
- Identify potential private/public partnership entity that can raise and leverage funds to restore and manage KHT
 - Brief QoLAC again by Q3 of FY 24
- Receive feedback from QoLAC Committee



QUESTIONS?





Appendix A: 2024 Bond Program



Recommended allocation for Cultural Facilities from the Critical Facilities Sub-Committee to the Community Bond Task Force

Rank	Needs Inventory #	Project Name	Project Category	Council District / Citywide	Bond Cost Estimate	Other Funding Sources	% from Other Sources
1	51134	Dallas Museum	Critical Facilities	CW	\$15,014,619.00	N/A	40%
2	44537	Latino Cultural	Critical Facilities	CW	\$1,703,000.00	N/A	N/A
3	44526	Kalita Humphreys	Critical Facilities	CW	\$7,729,000.00	N/A	N/A
4	51163	South Dallas Cultural	Critical Facilities	CW	\$1,536,078.00	N/A	N/A
5	51160	Dallas Black Dance	Critical Facilities	CW	\$2,927,850.00	N/A	N/A
6	44540	Moody Performance	Critical Facilities	CW	\$2,308,978.00	N/A	N/A
7	44602	Majestic Theater	Critical Facilities	CW	\$6,356,878.00	N/A	N/A
8	51164	Winspear Opera	Critical Facilities	CW	\$6,614,190.00	N/A	N/A
9	51165	Wyly Theater	Critical Facilities	CW	\$4,357,584.00	N/A	N/A
10	51159	Bath House	Critical Facilities	CW	\$1,019,180.00	N/A	N/A
11	51162	Sammons Center	Critical Facilities	CW	\$3,489,492.00	N/A	N/A
12	51158	AT&T Performing	Critical Facilities	CW	\$481,032.00	N/A	N/A



Appendix B: Bond Program



KHT Bond Program Funding History: 2006-2024*

Year	Amount	Project
2006	\$50,000.00	Funding for 2010 Master Plan
2017	\$525,000.00	Exterior waterproofing and HVAC Upgrades
2024	\$7,729,000	HVAC and fire alarm replacement; public safety, security, and elevator upgrades; interior/exterior ADA enhancements and upgrades; exterior repairs including water infiltration mitigation
TOTAL	\$8.3M	



*2024 Bond Program allocation is a potential scenario