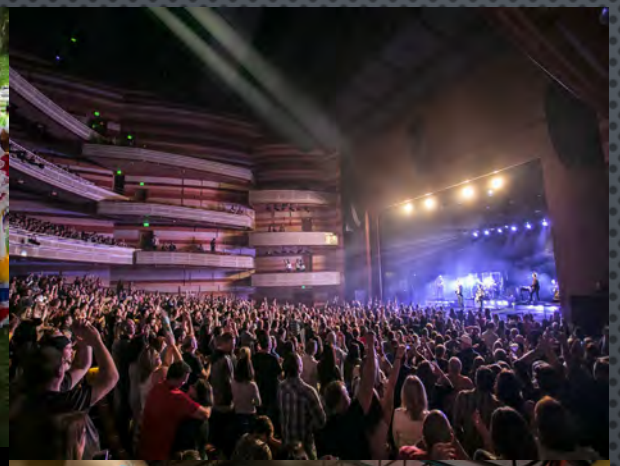








wasatch county arts council

Wasatch Community Arts Center

Project Update

2021



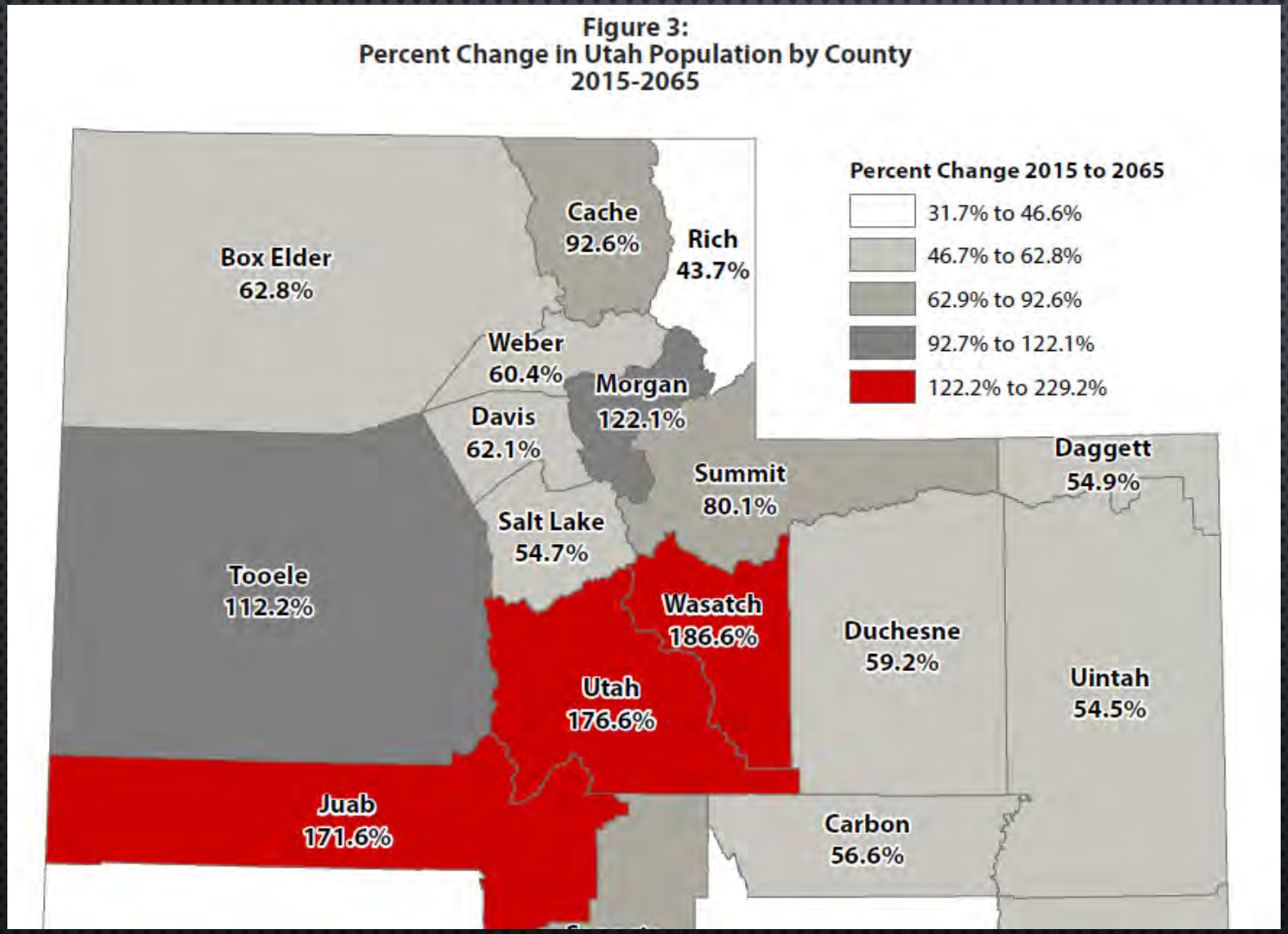
WASATCH COMMUNITY ARTS CENTER

Vision

A Memorable Experience Of Quality Arts In An Extraordinary Setting

wasatch county arts council

Wasatch County Arts Council is the ***arts agency of record*** as designated by the Wasatch County Council since 2017



"Buckle up" as most economists predict the Wasatch back to have tremendous growth over the next few decades. Some estimates show Wasatch County Growing by 186 percent by 2065

– Natalie Gochnour, Chief Economist,
Kem C. Gardner Policy Institute

Participation in Arts & Culture

554 respondents

88% Prefer to View or Attend Arts & Culture

79% In the Past 2 Years

41% In Wasatch County in the Past 2 Years

58% → Non-Wasatch County Venue in the Past 2 Years

LIGHTHOUSE RESEARCH

Provide Local Arts a Home in Wasatch County

16 LEGITIMATELY ESTABLISHED ARTS GROUPS

TIMPANOGOS VALLEY THEATRE

WDC

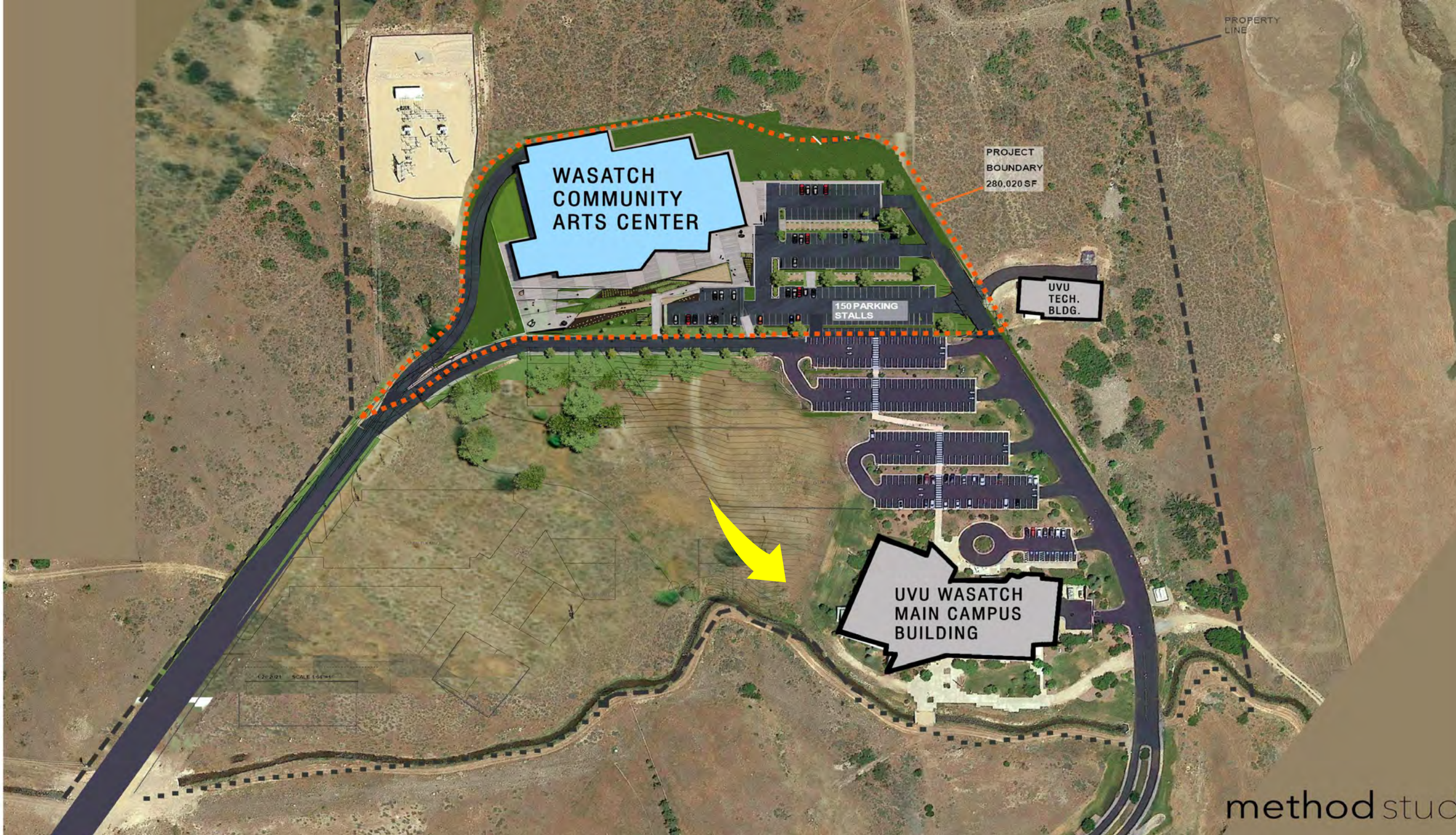
Wasatch Dance Center

HEBER VALLEY WESTERN MUSIC & COWBOY POETRY GATHERING

MIDWAY ART ASSOCIATION

HVCO

Heber Valley Choir & Orchestra


PROPERTY LINE
WASATCH COMMUNITY ARTS CENTER
PROJECT BOUNDARY 280,020 SF
150 PARKING STALLS
UVU TECH. BLDG.
UVU WASATCH MAIN CAMPUS BUILDING
method stud



WASATCH COMMUNITY ARTS CENTER



WASATCH COMMUNITY ARTS CENTER

method studio

One central place, one central purpose





Proscenium *Courtyard* Theater

One central place, one central purpose





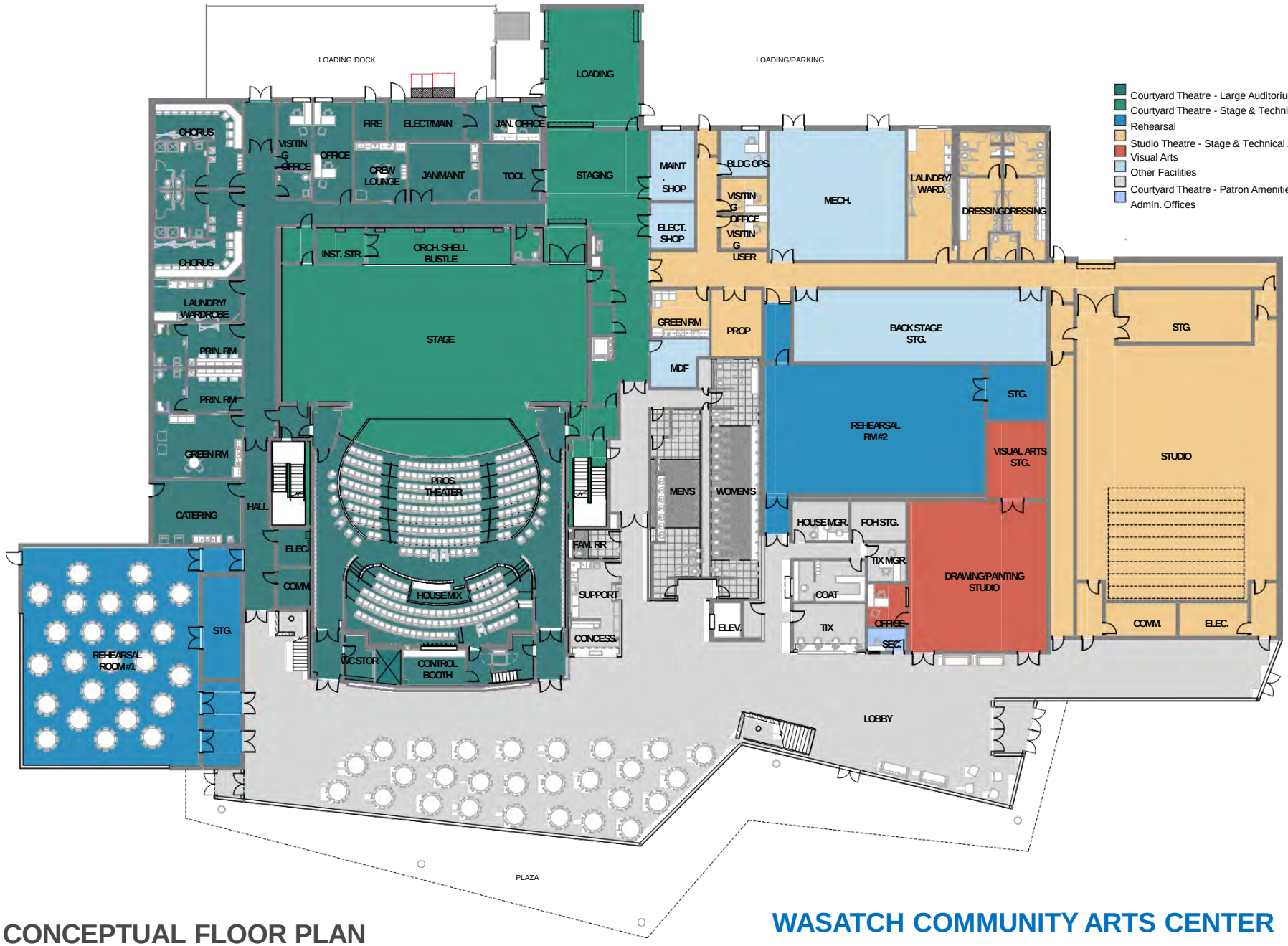
Black Box *Studio* Theatre

One central place, one central purpose





2 Rehearsal Studios



MAIN LEVEL - CONCEPTUAL FLOOR PLAN

WASATCH COMMUNITY ARTS CENTER

method studio

Capital Costs

- 71,000 SQ FT GROSS / 2 FLOORS / 'UNIVERSITY-QUALITY' FINISHES
- ESTIMATED COST OF PROJECT @ $590 PER SQ FT GROSS
  - **$ 44.8 M** CONSTRUCTION – 2019 COSTS PLUS 3% ESCALATION
  - **$ 11.7 M** SOFT COSTS – FEES, PERMITS, TESTING, ALL THEATRE & FACILITY EQUIPMENT, 1% PUBLIC ART

Project Total $ 56.5 M *

* with Ground Lease & Parking Agreement with UVU

Funding Options *

Private Funds

- **Capital Fundraising Campaign**
- **Naming Rights Campaign**
- **Developer Contributions**

Public Funds

- **Tax Exempt Financing** (Community Reinvestment Area)
- **Public Infrastructure District** (PID) Financing
- **Revenue Bonds** - income from a source such a Transient Room Tax
- **State Legislative Appropriations**
- **US Federal Grants**

* Based upon Other Similar Arts Center Projects

Projected Timeline

2021-22	Secure UVU Site | Launch Capital Campaign private and public funds
2023	Full Funding Secured | UVU 50 Year Lease Signed
2024	Design & Bid | Operations Funding Secured | Operator Contracted
2025	Construction Starts | Venue Booking & Marketing Starts
2026	Construction Completed | Pre-opening & Grand Opening

Next Steps

- Secure UVU Strategic Relationship | Ground Lease & Parking
- Develop Governance / Ownership & Operations
- Develop Broad Based Community Coalition
- Advocate as a Community Priority
- Develop Public Funding Mechanisms
- Develop Capital Campaign & Private Donors



Let's Make This Happen Together!

WASATCH COMMUNITY ARTS CENTER