

# Memorial Auditoriums and Historic Municipal Buildings Around the United States

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## Memorial Auditorium

*Burlington, Vermont*

- 2500 Seats (gymnasium layout)
  - Built in 1927; 57,562 SF
  - Owned and Operated by City of Burlington
  - Home to concerts, sports, speakers, markets, graduations and private rentals
  - Local Population: 42,417
- Municipal building, maintained by the City of Burlington with bookings by private entities.
  - City owned and operated: FY 2014 Total expenses \$364,336; Total Revenues: \$156,938.
  - City has invested in maintenance and stabilization; the building is prepared for extensive renovation.



## Comparable Facilities:

The following facilities are located around the United States. Many are in communities similar to Burlington, while some are in larger metropolitan areas. All share similar functions, size, and history with Memorial Auditorium.

Ownership and management are color coded for easy reference:

Municipal in Green | Private in Yellow | Nonprofit in Blue

## A.C. Brase Arena Building

*Cape Girardeau, Missouri*

- 12,000 SF (gymnasium layout)
  - Built in 1939
  - Owned and Operated by City of Cape Girardeau
  - Home to meetings, concerts, graduations speakers, dinners, and private rentals
  - Local Population: 39,628
- Municipal building, with private rentals and civic events administered by the Parks & Recreation Department.
  - \$1.3M renovation in 2009, including roof, HVAC, office space & finishes.
  - Renovation City-financed through a sales tax bond. City responsible for all maintenance.



## Albany Municipal Auditorium

*Albany, Georgia*

- 965 Seats (theater layout)
  - Built in 1915
  - Owned by City of Albany | Operated Privately by Spectra
  - Home to concerts, speakers, theater, and private rentals
  - Local Population: 78,801
- \$125,000 annual contract paid to Spectra (a subsidiary of Comcast) covering both the Auditorium and Civic Center.
  - Some capital improvements planned by Spectra (\$250,000), but not guaranteed.
  - Last major renovation completed in 1986.



## Lowell Memorial Auditorium

*Lowell, Massachusetts*

- 2800 Seats (gymnasium layout)
  - Built in 1922
  - Owned by City of Lowell | Operated Privately by Spectra
  - Hosts concerts, speakers, theater, sports, private rentals
  - Local Population: 110,558
- Municipal building managed by Spectra.
  - Annual operating budget covered by Spectra with any expense deficit covered by City up to \$190,000.
  - Maintenance covered by City with regular investment: \$600k FY 16, \$250k FY 2017, \$800k FY 2018.



## Lynn Memorial Auditorium

*Lynn, Massachusetts*

- 2122 Seats (theater layout)
  - Built in 1948; 56,639 SF
  - Owned and Operated by the City of Lynn
  - Hosts concerts, speakers, theater, and private rentals
  - Local Population: 97,697
- Operated by the City of Lynn. Building also includes municipal offices, including Mayor's office and City Council hall.
  - \$693,000 operating expense (FY 2016).
  - Renovated 2005 including lighting and sound systems, to new curtains, seats, rigging, loading docks and lifts.



## Macon City Auditorium

*Macon, Georgia*

- 2688 Seats (theater layout)
  - Built in 1925
  - Owned by City of Macon | Operated Privately by Spectra
  - Hosts concerts, speakers, theater, dance, and private rentals
  - Local Population: 92,582
- Operated by Spectra beginning in 2017. Macon-Bibb pays Spectra a management fee, receives revenues from events at the facilities, and covers any deficits.
  - City paid Spectra for a combined contract with Civic Center (4x the size) totaling \$120,000 in 2017. Fee will increase up to 3.5% each year, plus incentives. Contract has saved Macon \$1M in first year of operation, according to facility manager.



## Memorial Auditorium

*Sacramento, California*

- 3,850 seats
- Built in 1927
- Owned and Operated by City of Sacramento | Pending contract with LiveNation
- Concerts, speakers, weddings, graduations, banquets and private rentals
- Local Population: 495,234

- Owned by City as part of larger surrounding convention center facility. Considering operating lease to LiveNation.

- \$10.5M in 1995, \$16.2M renovation planned to start in 2018. City seeking state infrastructure bank financing, debt to be serviced by hotel tax.



## Memorial Opera House

*Valparaiso, In*

- 352 seats
- Built in 1893
- Owned and Operated by County | Support from Memorial Opera House Foundation
- Hosts theater, meetings, banquets, concerts and private rentals
- Local Population: 34,100

- County maintains building, with support from Memorial Opera House Foundation to cover maintenance, preservation and expanded cultural programming.

- In addition to \$50,000 from the County Council, county government has spent close to \$250,000 at the building over the last five years for various maintenance and upgrade projects and equipment purchases.



## Riverside Municipal Auditorium

*Riverside, California*

- 1776 Seats (gymnasium layout)
- Built in 1928
- Owned by the City of Riverside | Operated Privately by LiveNation
- Hosts concerts, meetings, comedy weddings, speakers and private rentals
- Local Population: 324,722

- \$2.3M+ annual operating budget (FY 2016), operated by LiveNation.

- Annual deficit (\$175-250,000) is covered by the City of Riverside, in addition to paying a \$550,000 management fee to LiveNation covering both the Municipal Auditorium and local theater.

- City completed \$10M renovation in 2011, including seismic reinforcement, seating, lighting, acoustics and fully-renovated lower level and backstage areas.



## Ryman Auditorium

*Nashville, Tennessee*

- 2362 Seats (theater style)
- Built in 1892
- Owned and Operated by Ryman Hospitality Properties
- Hosts concerts, speakers, comedy, and private rentals
- Local Population: 684,410

- Home to generations of music history in Nashville.
- Ownership was wrapped into series of larger corporations, ending in Ryman Hospitality Properties.
- Ryman operates the namesake Ryman Auditorium privately as one of the more renowned theaters in the country.



## Sarasota Municipal Auditorium

*Sarasota, Florida*

- 900 Seats (gymnasium style)
- Built in 1938
- Owned and Operated by the City of Sarasota
- Hosts concerts, markets, meetings, sports, dance, and private rentals
- Local Population: 56,610

- The City of Sarasota manages and operates the auditorium.
- \$107,000 annual operating subsidy provided by City of Sarasota.
- Historical renovation in 1992, with additional capital improvements paid for by City of Sarasota.



## Soldiers & Sailors Memorial Auditorium

*Chattanooga, Tennessee*

- 3866 Seats (theater style)
- Built in 1920
- Owned by the City of Chattanooga | Operated Privately by AC Entertainment | Supported by Nonprofit Tivoli Theater Foundation
- Hosts music, speakers & theater
- Local Population: 177,571

- Operated by AC Entertainment, a live entertainment provider. Capital improvements are funded by the Tivoli Theater Foundation, formed as an independent foundation in 2015 by the Mayor of Chattanooga.
- City provides \$1M allocation annually (50% towards capital, 50% for operating expense) which also includes the Tivoli Theater, a smaller performing arts theater.
- \$7M renovation completed in 1991.



## Township Auditorium

*Columbia, South Carolina*

- 3072 Seats
- Built in 1930
- Owned and Operated by City of Columbia / Richland County | Supported by Nonprofit Township Foundation
- Hosts music, speakers, dance, private events
- Local Population: 134,309

- Municipal building, with programming supported by 501(c)3 Township Foundation since 1977.
- Annual Operating budget \$1.47M.
- Revenue Neutral (\$17,000 revenue in FY 15).
- \$12M renovation completed in 2010.

