

# Proposed 4<sup>th</sup> Amendment to Seattle Rep Facility Use and Occupancy Agreement

Parks, Public Utilities, & Technology Committee  
DATE, 2024

Seattle Center



City of Seattle

# Agenda

- Background
- 4<sup>th</sup> Amendment
- Implications of Proposed Legislation
- Questions



# Background: Seattle Rep at Seattle Center

- Founded in 1963, Seattle Rep (or SRT) is one of the oldest resident organizations on the Seattle Center campus.
- The Bagley Wright Theatre ("BWT"), built in 1983, was the first new facility constructed on the campus since the 1962 World's Fair, and the first public/non-profit partnership undertaken by Seattle Center.
- Seattle Rep was awarded the 1990 Tony Award for Outstanding Regional Theatre. Nationally recognized programs include the New Play Program, Seattle Rep's Public Works, the Next Narrative Monologue Competition, Pay What You Choose, and numerous enrichment and community engagement opportunities.





# Background: SRT and City Maintenance Funds

- The 1996 Facility Use and Occupancy Agreement created two separate maintenance, replacement, and repair funds – the “City Fund” and the “SRT Fund.”
- The goal of these funds was to gradually transfer responsibility for maintaining internal systems from the City to SRT.
- City’s annual contributions phased out in 2009



# Investment in BWT

2020: City gave SRT option to draw on SRT Fund for operating expenses during COVID-19 emergency.

In summer 2024, SRT plans to continue its renovation, needs more flexibility to accumulate and spend funds.

➤ 2021-2022: SRT made use of pandemic down time by investing \$3.9 million without drawing on SRT Fund.

Seattle Center CIP project is underway to replace exterior cladding and aging portions of the roof.

# SRT Renovation Project

- Improved equitable access (ADA accessibility improvements, gender neutral restrooms)
- Sustainable fixture upgrades including water and light fixtures
- Upgraded theatrical equipment
- Replaced theater seating



# 4<sup>th</sup> Amendment to SRT Facility Use and Occupancy Agreement

- Authorizes the Seattle Center Director to execute the Fourth Amendment to the Facility Use and Occupancy Agreement between SRT and the City.
- Adjusts the process for SRT's expenditures of SRT Fund
- Will not change the total expected investment in the building
- Will allow SRT more flexibility to use maintenance funds to meet facility needs
- Will allow Seattle Center to offset increased costs for its current CIP project to replace BWT roof and cladding.

# Implications of Proposed Legislation

- The SRT Fund belongs to SRT and is managed by them in cooperation with the City. No City money is being expended as a result of this amendment, and the SRT Fund money is not eligible to be spent elsewhere by the City.
- SRT will draw down the balance of the SRT Fund to reimburse itself for funds it invested in its Renovation Project.
- Before the end of the term of the Facility Use and Occupancy Agreement (05/31/2026), SRT will spend at least \$918,994 on mutually agreed BWT capital projects – equaling the scheduled investments from 1996 Agreement.
- Seattle Center will add the unspent \$119,669 balance of the City Fund to its CIP Roof Project.



# Questions?

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