



CITY OF LEADVILLE

800 HARRISON AVE.
LEADVILLE, CO 80461

CITY COUNCIL WORK SESSION

Tuesday,
October 11, 2022

6:00 P.M.

Council Chambers & Zoom

<https://leadville-co-gov.zoom.us/j/83526944548?pwd=aEdjdGtpNlEyZmt5YVQ1bDBQbnN4dz09>

Meeting ID: 835 2694 4548

Passcode: 80461

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- | | |
|------------------|--|
| 6:00 pm | <ol style="list-style-type: none">1. Call to order of Work Session of City Council2. Roll Call3. Approval of Agenda4. Housekeeping Matters5. Public comments about items not on the agenda
Citizens wishing to speak to Council on issues <u>not</u> on the agenda are requested to send a message in the chat section or raise their hand in the participant's section of Zoom or in person. Staff will call on the public in order. Comments are limited to three (3) minutes (not including council questions). Action, if required, will be assigned to city staff. For matters <u>on the agenda</u>, public input will be heard prior to a vote being taken on the matter.6. Tabor Opera House Budget Request7. City Hall Budget Request8. Leadville Police Department Budget Request |
| 8:00 p.m. | <ol style="list-style-type: none">9. Adjournment |

* These items may not have briefs or may have additional briefs Tuesday before the Council meeting.



October 5, 2022

The Honorable Greg Labbe
Leadville City Council
City of Leadville
800 Harrison Avenue
Leadville, CO 80461

Dear Mayor Labbe and City Council Members,

Over the past five years, the efforts of the Tabor Opera House Preservation Foundation (Foundation) and the City of Leadville (City) have built incredible momentum towards our shared goal—a fully rehabilitated Tabor Opera House. Within this short time, the Foundation has successfully fundraised millions of dollars, most of which went directly into the exterior rehabilitation of the building. All this success was achieved with an all-volunteer board of directors. This extraordinary lift could not have been possible without the partnership and support of the city.

Earlier this year, the Foundation took a significant step toward building capacity by hiring me as a dedicated, full-time executive director. This critical addition to the Foundation changes its dynamic and ability. Now the Foundation can rely upon dedicated staff to help the board cultivate more robust donors and grants that will benefit Leadville's economic vitality. This is an exciting time to be part of this project, the Tabor team, and partnership with the City as we realize our collective vision. I am sure you share the enthusiasm of seeing this icon come to life again with continued rehabilitation and an active stage after a two-year hiatus.

This year we are seeking the City's continued support to ensure crucial operating and programming costs for the 2023 event season. It will grant the Foundation the time needed to focus on raising the next \$15 million dollars. Further, it will aid us in advancing projects like the historic stage scenery conservation and providing programs like Tabor Tours and Tabor Youth Collective. It is a Tabor of love, and collectively we are inching ever closer toward realizing a fully revitalized Tabor that will serve as a community hub for arts, culture, and live entertainment for generations to come.

Enclosed is more detailed information regarding the Foundation's budget request, including the 2021 Annual Report. Thank you for your consideration and ongoing dedication to the Tabor.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sarah Dae". The signature is fluid and cursive, with the first name "Sarah" being more prominent than the last name "Dae".

Sarah Dae
Executive Director

Board of Directors: Jennifer Buddenborg, President; Carl Schaefer, Vice President & City Representative; Amy Tait, Secretary & City Representative; Greg Decent, Treasurer; Nell Lindquist, Assistant Secretary; Sara Edwards; John Nelson, County Representative; Natalie Lord; Ziska Childs; Aaron Roth; Stephanie Reveles, Youth Liaison



2023 BUDGET REQUEST

CITY OF LEADVILLE

INVESTING IN COMMUNITY

With the city's support, the Tabor Opera House Preservation Foundation continues to build significant momentum to realize the long-term vision of a fully rehabilitated and activated Tabor Opera House to serve Leadville's communities. In 2022, over 1800 people come through the building doors to take tours. The south wall ghost sign was beautifully preserved for generations to come. Phase II of the exterior building rehabilitation launched with repairs to the masonry on the east elevation. Stage rigging upgrades were completed. An executive director was hired and hit the ground running this past May, accelerating our progress. We brought vibrant and diverse programming back to the Tabor stage after a two-year pandemic hiatus. This vital work could not be done without the strong public-private partnership between the City of Leadville and the Foundation that has been in place over the past five years.



Before & After - South Wall Ghost Sign Restoration



REQUESTING \$150,000

\$150,000 to help continue the momentum (CTF = \$25,000)

Funding \$150,000, with \$25,000 from the Conservation Trust Fund, will continue the momentum to provide reliable, consistent revenue to operate the Tabor Opera House and help accelerate fundraising for the \$15 million building rehabilitation. The Foundation is developing a business plan to utilize current resources and assets for earned income while also continuing the monumental effort to fundraise for and carry out a full building rehabilitation. In 2023, we will launch a capital campaign feasibility study (already funded) to set a course for raising the total \$15 million needed to rehabilitate and revitalize the Tabor.

We are requesting a commitment of \$150,000 to support:

- Live performances on the Tabor Opera House stage (cost of performers and general operations to carry out performances)
- Upgrades to ensure a safe stage
- Routine building maintenance and repair
- Wages and salaries for administrative staff and professional consultants



Contractors view the scaffolding on the Tabor's east wall

FOUNDATION CONTRIBUTION

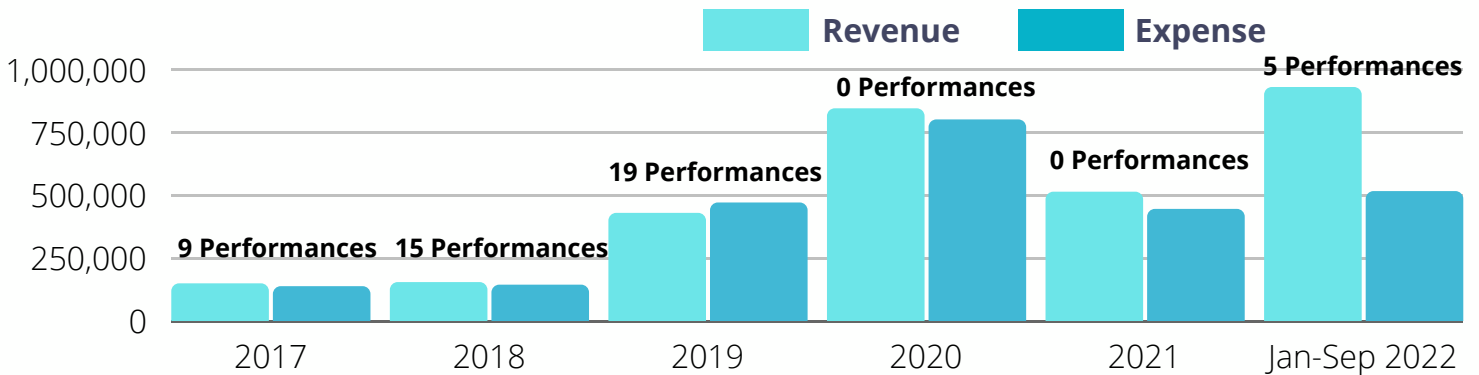
Since 2017, the Foundation has run over 71 public events and 10,000 building tours garnering support and advocacy for our project nationwide, providing local jobs and filling restaurants and lodging.

- \$264,000 tickets from tours and events
- \$358,000 individual donations
- \$457,000 state preservation tax credits from Phase I Exterior Building Rehabilitation
- \$3,527,000 grants and other dollars raised (*includes \$1.5M Phase I & \$1.3M Phase II Exterior Rehabilitation*)

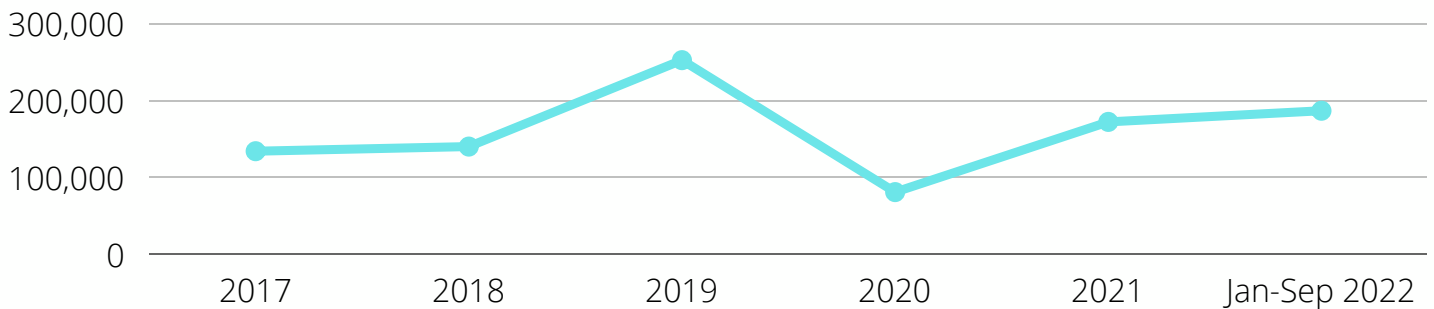
Leveraged the City's \$20,000 investment with \$2.8 million in grant funding to support Phases I and II of the exterior building rehabilitation, including \$375,000 in state preservation tax credits.

Raised \$17,000 to develop a five-year business plan that is currently underway.

REVENUE & EXPENSES



OPERATING EXPENSES



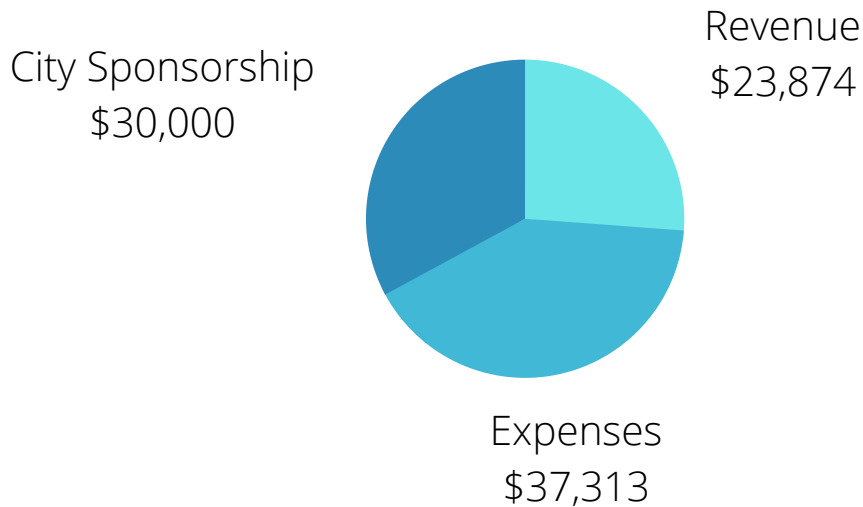
BUILDING SUSTAINABILITY

Consistent financial support from the City will allow the Foundation to confidently meet the basic needs of the Tabor and support the growing capacity of the board and staff, and more efficiently and effectively tackle the following critical tasks:

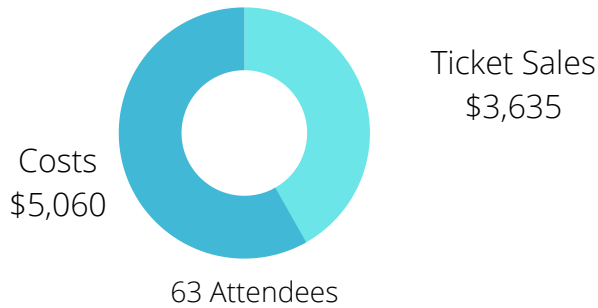
- Robustly market the value of the opera house to locals and visitors through open houses, press, tours and events.
- Continue to activate and present engaging and exciting live performances on the Tabor stage each season.
- Grow the Board of Directors from ten plus Youth Liaison to full capacity of 11 with diverse leaders and skills.
- Expand paid administrative staff to support the day-to-day operations of the Tabor over the entire calendar year.
- Undertake a capital campaign feasibility study, launch and successfully complete \$15 million building rehabilitation.
- Develop a vision and plan for the care and use of the remarkable historic stage scenery collection.
- Establish a fund for the long-term maintenance of the Tabor.

2022 LIVE PERFORMANCE REVENUE & EXPENSES

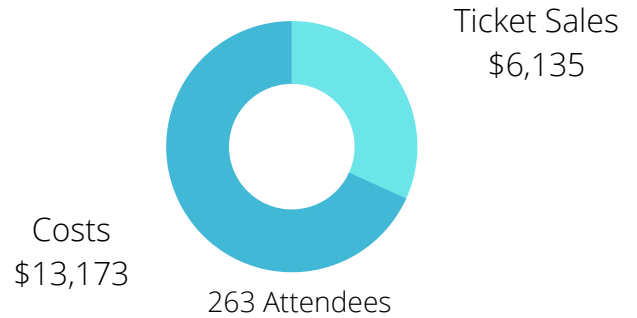
Season Totals



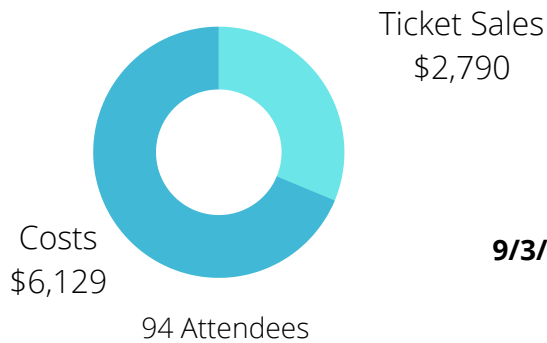
6/4/2022 Singer Songwriter Workshop



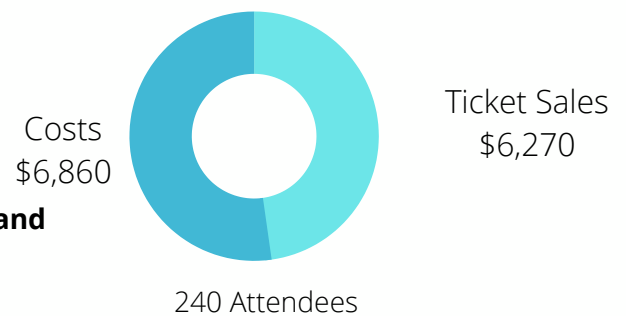
7/8/2022 & 7/9/2022 Ghosts of the Tabor



7/31/2022 Tabor Summer Celebración



8/29/2022 Rooted in the Blues



9/3/2022 Vail Valley Band & Jake Reily



ANNUAL REPORT 2021



GREETINGS

Dear Friends,

On behalf of the Tabor Opera House Preservation Foundation, thank you for your support through two challenging pandemic years. Your dedication made our 2021 accomplishments possible. **It was a year of many firsts.**

The Foundation, in partnership with the City of Leadville, achieved a milestone in saving the Tabor. We **completed the first phase of the \$15 million building rehabilitation**, stabilizing the south and west exterior walls. We secured \$900,000 in grants for Phase II to repair the north and east exterior walls, and installed a partial, temporary heating system to use more of the Tabor more of the year. Like pop-up stores in the south side retail space over the winter months.

We also progressed our goal of providing diverse offerings to best serve all of Leadville and Lake County residents and visitors. In first initiatives for the Foundation, we **added Spanish-language tours and named a youth liaison to our Board of Directors**. In addition, the Tabor Youth Collective offered three free workshops for local youth.

The decision to launch a search for **the Foundation's first-ever executive director** was pivotal to building our organizational capacity and ensuring that we achieve our vision for the Tabor. We gained an exceptional advocate to carry out our vision in Sarah Dae, who joined our team in May 2022.

Finally, with your help, we had another record-breaking year of individual donations in 2021, for **the first time eclipsing \$100,000 in individual donations raised**. In total, we invested nearly \$1 million in building rehabilitation, programming, operations and facilities management supported by individual donors, private foundations and corporations, and government entities.

The Foundation is excited to save the Tabor and bring to life a vibrant center for arts and culture in Leadville. We look forward to working with you to revitalize the iconic Tabor Opera House.



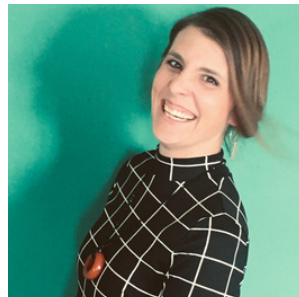
JENNY BUDDENBORG

PRESIDENT, BOARD OF DIRECTORS

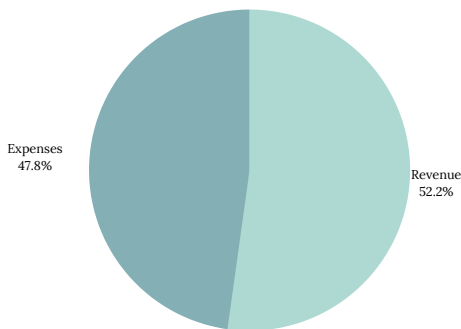


SARAH DAE

EXECUTIVE DIRECTOR



SUSTAINING FINANCES



2021 REVENUE & EXPENSES

Revenue exceeded expenses by \$90,265:

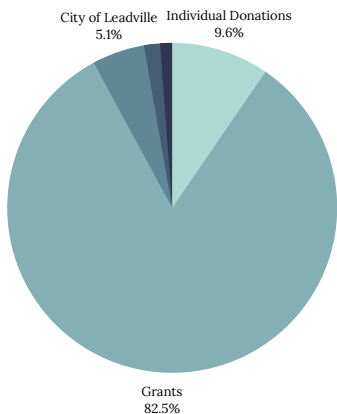
Total Revenue: \$1,070,014

Total Expenses: \$979,749

Volunteer In-Kind Hours

Hours: 3,478

Value: \$99,262



Revenue

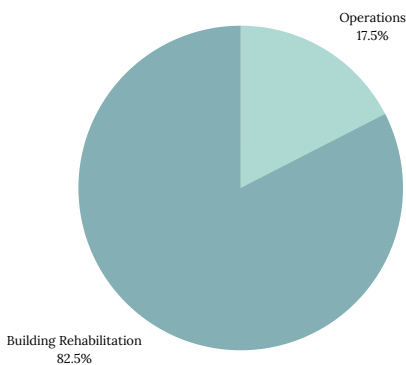
Grants: \$883,212

Individual Donations: \$102,383

City of Leadville: \$55,000

Earned Income: \$16,819

State of Colorado COVID-19 Relief: \$12,600



Expenses

Building Rehabilitation: \$808,634

Operations: \$171,115

SAVING A NATIONAL TREASURE

Completed Phase I of the Exterior Building Rehabilitation

The Tabor Opera House Preservation Foundation has made important progress on saving the Tabor. In the fall of 2021, the Foundation completed Phase I of the building's first major rehabilitation since 1902. The south and west exterior walls are now stabilized, an essential step toward saving this National Treasure.

Work included window and door restoration, brickwork repair, and stabilization of the storefront columns. This critical work helps seal the shell of the building, allowing for future rehabilitation phases in the interior. The full exterior and interior rehabilitation of the Tabor is estimated to cost \$15 million.

Also part of the Phase I rehabilitation was the documentation and preservation of the south wall ghost signs. Through professional photographs, we documented these in 2021 for preservation in spring 2022. Elements such as the cornices and storefronts will be finished later, a capstone to two summers of critical work.



Credit Ben Rasmussen



Phase I Rehabilitation Funding

CO Department of Local Affairs = \$830,000
National Park Service = \$500,000
National Trust for Historic Preservation &
American Express = \$150,000
City of Leadville = \$20,000





Raised \$900,000 for Phase II Exterior Rehabilitation

The rehabilitation's next phase repairs the north and east exterior walls, starting in spring 2022. As with Phase I, the scope of work includes window, door and brickwork repair, and preservation of the north wall ghost signs.

In 2021, the Foundation raised \$900,000 toward the \$1.3 million Phase II costs in grant awards from the Gates Family Foundation, History Colorado's State Historical Fund, and Colorado Department of Local Affairs (the latter awarded to the City of Leadville). The remaining \$400,000 will come from Phase I state preservation tax credits syndicated by Commerce Bank and additional grant requests.



Credit Ben Rasmussen

Gained National Recognition for Historic Stage Scenery

Leadville's historic Tabor Opera House received national attention in *The New York Times* for its historic stage scenery. "A Hidden Trove Gives a Glimpse of Opera in the Wild West," published August 11, 2021, features what is believed to be the finest collection of historic scenery in North America, dating as far back as 1879, the year Horace Tabor built Leadville's Tabor Opera House. The article tells how the scenery was discovered in the Tabors' attic and inventoried by the Foundation and a cadre of volunteers.



In 2021, the Foundation completed an inventory and conditions report to guide conservation and use of this amazing collection. This conversation will be front and center in upcoming strategic planning efforts for our National Treasure.

ENGAGING DIVERSE AUDIENCES

Broadened Engagement with Spanish-language Tours

The Foundation initiated the Tabor's first-ever Spanish-language building tours. The new tours support the Foundation's Diversity Statement, which includes creating a cultural center where all feel welcome and able to participate in programs. In 2021, the Tabor welcomed more than 800 total guests over 14 weekends for Covid-safe tours in English and Spanish.



Created Youth Liaison Board Position

The Foundation created a new role on the Board of Directors to connect with and bring voice to local youth. Open to the ages of 16 to 24, the program provides youth an opportunity to build leadership skills and become engaged in the Tabor. Stephanie Reveles, Leadville community member with a long-standing passion for the arts, served as the Tabor's first youth liaison.



Credit Leadville Herald Democrat

Introduced Local Youth to the Arts

The Tabor Youth Collective brought theater and dance to Lake County youth through three free workshops in June, July and September. The first workshop, "Creating Original Theater," was led by Jimmy Maize and Maridee Slater, professional theater artists from New York City. Lake County youth learned about theater tools like lights, props, and music, and created and performed a short, original show.

The second workshop, led by local volunteers, included theater games. Participants wrote and performed their own phrases in the style of a slam poem called "This is my voice" by Shane Koyczan. A Ballet Folklórico (Folkloric Dance) workshop and showcase was the final youth workshop, taught by visiting artist Sara Perez.

The generosity of the artists leading workshops, and grants from the Lake County Community Fund, Vail Valley Cares, Leadville Trail 100 Legacy Foundation, and Leadville Race Series, made these free programs possible.

ACHIEVING A VISION

The Tabor Opera House Preservation Foundation, Inc.

The Tabor Opera House Preservation Foundation is a 501(c)3 non-profit that operates the Tabor Opera House and leads its rehabilitation. It works in partnership with the City of Leadville, owner of the Tabor.

Mission: Revitalize Leadville's historic Tabor Opera House

Vision: Celebrate history, culture, and live performance in the revitalized Tabor Opera House

The Team

An all-volunteer Board of Directors and dedicated staff advance the Tabor's initiatives.

Board of Directors

- Jenny Buddenborg, President
- Carl Schaefer, Vice President
- Greg Decent, Treasurer
- Amy Tait, Secretary
- Nell Lindquist, Assistant Secretary
- Ziska Childs
- Sara Edwards
- Natalie Lord
- John Edward Nelson
- Stephanie Reveles, Youth Liaison

Staff

- Sarah Dae, Executive Director
- Tammy Taber, Tour & Building Manager

The Tabor Opera House

For more than 140 years, the Tabor Opera House has brought arts and culture to Leadville, Colorado.

Silver king Horace (H.A.W.) Tabor built the elegant theater in 1879 in just 100 days, in one of the West's rowdiest silver boomtowns. Many luminaries graced the stage, including Oscar Wilde, Harry Houdini, and John Philip Sousa. Arts aficionados throughout the United States know the Tabor as an important piece of American performing arts heritage.

Yet well over a century of harsh winters have taken their toll, and this building, named a National Treasure by the National Trust for Historic Preservation and listed as one of Colorado's Most Endangered Places, was in danger of demolition by neglect. Today, a movement to revitalize the Tabor Opera House is underway.



BUILDING SUPPORT

We are deeply grateful to the many supportive individuals, foundations, and governments who are helping us save the Tabor.

Individuals

\$25,000 +

Juanita Lewis

\$15,000 - \$24,999

Diane & Brad Smith

\$5,000 - \$7,499

Nan Anderson

\$2,500 - \$4,999

Greg Decent

\$1,000 - \$2,499

Anonymous

Teresa Blair

Steven & Deborah Clem

David Clune

Gerald Edwards

Elizabeth Evans

Jane Gowing

Mary Ann Graham-Best

Ben Gramling

Shannon Hayes

Bruce & Mary Lee Hix

Kris & Tim Hoehn

Peter Jeschofnig

Cynthia A. Johnson

Sue King

John "Jack" Liggett

Louis Family Advised Fund



\$1,000 - \$2,499, Cont'd

JP McKeon

James Switzer

Amy Tait

\$500 - \$999

Nancy Boeve

Dennis & Kathy Buddenborg

Jenny Buddenborg

Gabby Burkham

Paul Conway

Sara Edwards

Carol Glenn

Mike Kolin

Leadville Veterinary Clinic, Inc.

Evan Lipstein

Candice Owen

Rick Polenek

Marylin Quinn

Sophie Riese

Aaron Roth

Ann Stanek

Summer Kate Williams

\$250 - \$499

Anonymous
Brian Campbell
Ziska Childs
Peter Day
Robin & Robert Deister
Mike Kolin
Natalie Lord
John McLaughlin
Carl Schaefer
Brad Segal
Eric & Karen Simon
Stanton Williams
Valinda Yarberry

\$100 - \$249

Pamela Abas
Sara Anschuetz
Nancy Chapman



\$100 - \$249, Cont'd

Cathy Collins
Marian Cormier
Danowitz
Richard Doyle
Dina Duckworth
John Ellingboe
Carol Farnsworth
Chris Floyd
Hattie Geesey
Ruth Goltzer
Patricia & Timothy Goudie
Nancy Guppy
Cheryl Hall
Rebecca Halverson
Karen Jones
Kevin Kearney
Theresa Keeley
Elaine Kent
Marty King
Greg Labbe
Vicki Lindner
John Marta
Marcia Martinek
Donald McMahan
Tami Menk
Cary Merritt
Matt Mientka
Melanie Milam-Roth
Manda Morris
Steven Newton
Bruce O'Donnell
John Orrill
Sally Pearce
Gail Polk
Linda Riedell
Carolyn Ruhland, in honor of Diana Bruch
(Yones)
John Ruhland, in honor of Diana Bruch
(Yones)

\$100 - \$249, Cont'd

Jack & Cindy Saunders
Carl & Donna Schaefer
Suzanne Shepard
Diane Smith on behalf of Treeline
Restaurant and Parker Physical Therapy
Alisa Sobczak
Steven "Unknown"
Kate Subranni
Judith Swink
David Trainer
Christine Whitacre
Jean Wilkie
Mary Wilkie
Matthew Wozniak

\$50 - \$99

Spafford Ackerly
Brian Campbell
Suzy Canady
Colorado Preservation, Inc.
Ken Daniels
Susan Fishman
Jennifer Flaherty
David Ford
Tom Franks
Sue Graham
Cheryl Hall
Lori Hanson
Jane Harelson
Phil Heller
Don Henschel
Kris Husted
Tyler Jamen
Jessica Jones
Martha King
Deanna Leino
Virginia Littleton
Thomas Mcgaughey
Matt Mientka



Credit Craig Hensel

\$50 - \$99, Cont'd

Marka Moser
John Nelson
Elise Nickell
Karen Onderdonk
Susan Parachini
Susan Pearce
Susan Ramsdell
John Rowland
Dave Spinelli
Austin Stewart
Thomas Szwedko
Tammy Taber
Jenna Tabor
Larry Tabor
Jamen Tyler
Sharon Utz
George Weissman
Shannon Wzientek

Up to \$49

Anonymous
Lindsey Baker
Courtney Bradley
Lori Ziegler Cabell
Carolyn Cipperly
Judith Dayhoff
Benjamin Dicke

Up to \$49, Cont'd

Susan Estes
Paul Fiorino
Susan Fishman
Alicia Fontana
Shelia Foss
Richard Gardner
Arlan & Ken Gerhardt
Sara Gilbert
Whitney Gilbert-Clarkson
Richard Gardner
Rene Griffen
Jordan Gortmaker
Roger Hebbert
Janine Hiland
Mary Jelf
Erin Paige Jorgensen
Lloyd Kimball
Karen Kosies
Christine Londos
Cynthia K MacIsaac
Fernando Martinez
Diane McQuaid
Susan Parachini
Kelly Pool
Cherly Richards
Cherie Rollins
John Rowland
Peter Schow
Jamen Tyler
Michael & Sharon Utz
George Weissman
Jack White
Katherine Williams

Governments, Foundations & Corporations

\$250,000 +

History Colorado's State Historical Fund

\$50,000 - \$74,999

City of Leadville
Gates Family Foundation

\$10,000 - \$49,000

Freeport-McMoRan Foundation
Rural Theaters COVID-19 Support Grant

\$2,500 - \$9,999

Colorado Humanities
Leadville Trail 100 Legacy Foundation

\$1,000 - \$2,499

Campbell Foundation
Lake County Community Fund
Vail Valley Cares

\$500 - \$999

Renaissance Charitable Fund

\$250 - \$499

Network for Good

\$100 - \$249

Charities Aid Foundation America



Credit History Colorado



TaborOperaHouse.net

308 Harrison Ave | Leadville, CO

Tabor Home Wages - Allocated to Conservation Trust Fund

Empl #	2022 Wages	2023 Wages
Part-Time Positions:		
0 Tabor Home Guides	\$ 1,087.00 (90% Offset to City Hall)	
Tabor Home Manager	\$ 2,500.00	
Maintenance	\$ 24,752.00	
455 Shanti Waldrop		\$ -
	<u>\$ 28,339.00</u>	<u>\$ -</u>
		\$ (28,339.00)
		\$ (33,440.02)