

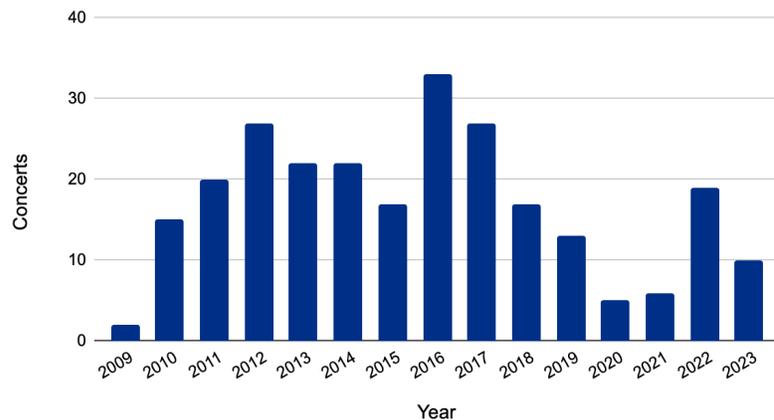


## Broomfield and Peak Entertainment Agree to Terminate 1STBANK Center Operator Agreement

### Operations and Programming

- The Broomfield Event Center, now 1STBANK Center, opened in November 2006 as a multi-purpose entertainment and sports arena. It is owned by the Broomfield Urban Renewal Authority (BURA).
- Broomfield Sports and Entertainment, LLC (BSE) was the original operating manager of the 1STBANK Center from 2006-2009.
- Peak Entertainment, LLC has served as the facility's operating manager from 2009-2023. Broomfield and Peak have agreed to terminate that agreement.
- While the 1STBANK Center has hosted minor league hockey and basketball (2007-2008), ice shows, concerts and other community events, it continues to suffer from underutilization. It has never approached the estimated annual events for which it was constructed.
  - *Event numbers in the above graphic are based on publicly available information from concertarchives.com. This data likely does not include community or other non-concert events.*
- Over the last five years, the City and County of Broomfield (CCOB) has investigated additional uses for the facility, including hosting collegiate and minor league sports, converting it into a convention or exhibition center, or using it as a retail or restaurant hall with indoor play space. None of the financial models associated with those options has proven viable.
- Staff is in the process of evaluating additional options that include razing the building for redevelopment and the sale of the property.

Number of Concerts per Year



### Financial Information

- The original construction cost of \$45M was financed by the issuance of \$59.8M in bonds to be generated from within the Wadsworth Interchange Urban Renewal Area.
  - The financing was made up of construction costs, closing costs and advances of principal and interest payments.
- Since 2020, the Wadsworth Interchange URA has generated the necessary revenue to cover the 1STBANK Center bond payment. Other annual expenses, including deferred maintenance costs, will still be paid by BURA.
- Other factors to consider:
  - Police Department resources: 15 to 26 officers required for concerts and events
  - Public safety/health: 738 emergency medical calls since 2016, average of 105 per year
  - Neighborhood impacts: noise disturbance, public/individual safety and traffic and parking
- BURA has an outstanding balance on the 1STBANK Center bond of \$34.2M in principal.
- By the time BURA pays off the bond, BURA will have paid approximately \$135M.