



## Community Arts Center Business & Strategic Analysis

*Chicago, Illinois*

Hunden Strategic Partners (HSP) worked with the Chicago Park District (CPD) to assess a proposed business partnership with the Beverly Arts Center (BAC). The goal of the study was to determine if it would be financially feasible for the CPD to acquire the BAC and operate it as a CPD facility. This analysis assessed the BAC's financial and operational situation and how to best pair it with the CPD.

The Beverly Arts Center is located in Chicago's Beverly/Morgan Park neighborhood and has served as the cultural anchor in the neighborhood since 1967. The BAC offered theater, music and dance performance, art exhibitions, classes and special events from its original location until its new \$10 million facility opened in 2002. The 45,000-square foot facility allowed the BAC to expand its scope of cultural offerings and become a center for the arts for the south side of Chicago and surrounding suburbs. However, the expanded operations and building debt put a strain on the viability of the organization.

HSP determined the financial strength and programming of the BAC and how the facility could be integrated with the CPD. The team analyzed a variety of ownership, operating and governance scenarios amongst the BAC and CPD and projected the financial impact of each.

---

**Client:** Chicago Park District

**Time Period:** 2011