



DMC Corporation Board of Directors Meeting

Thursday, September 24, 2026

9:30 A.M.





We'll get you there

CPAs | CONSULTANTS | WEALTH ADVISORS

Audit & Tax Presentation

Year Ended December 31, 2025



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Agenda

- Financial Statements
- Audit Communications
- IRS Form 990



Financial Statement Audit



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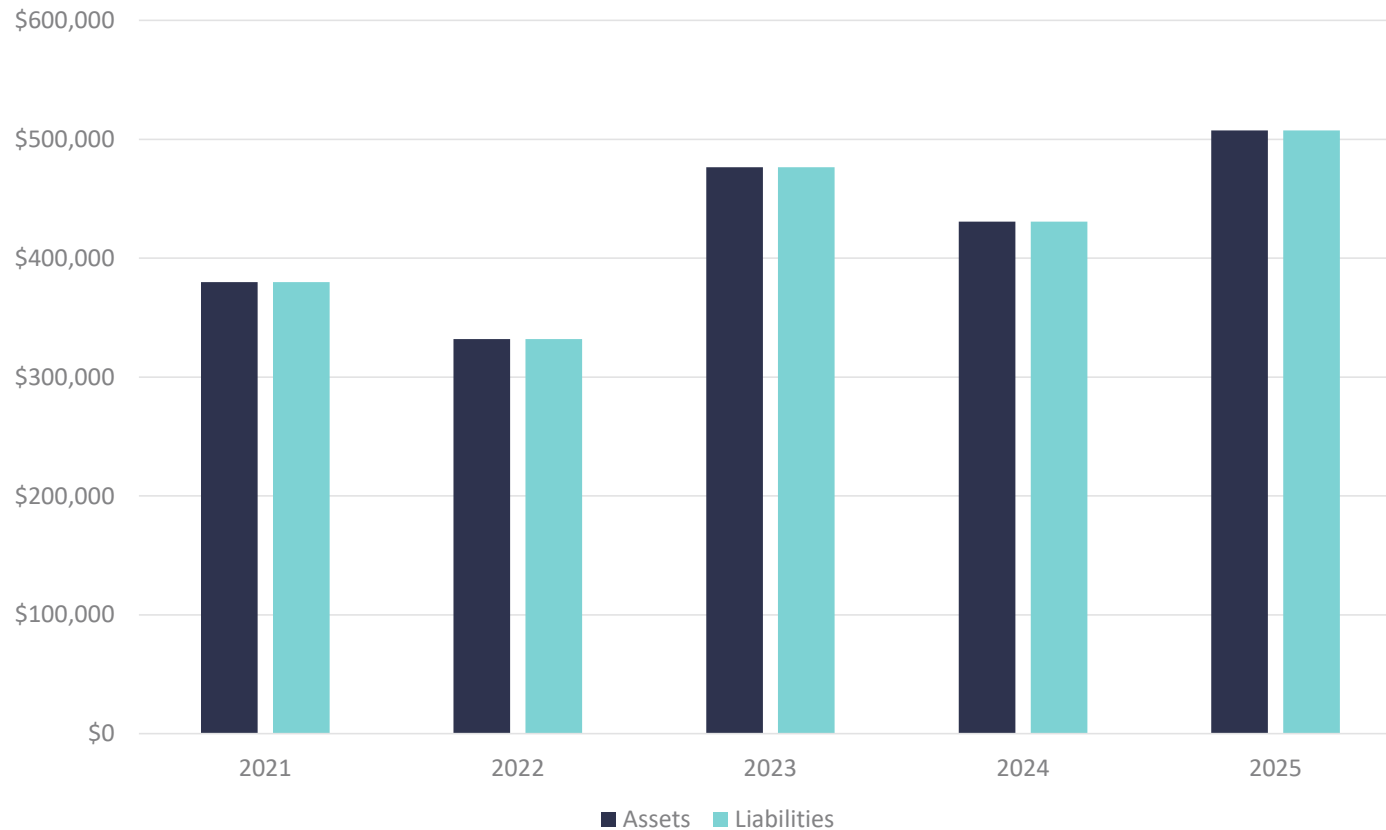


Financial Statements

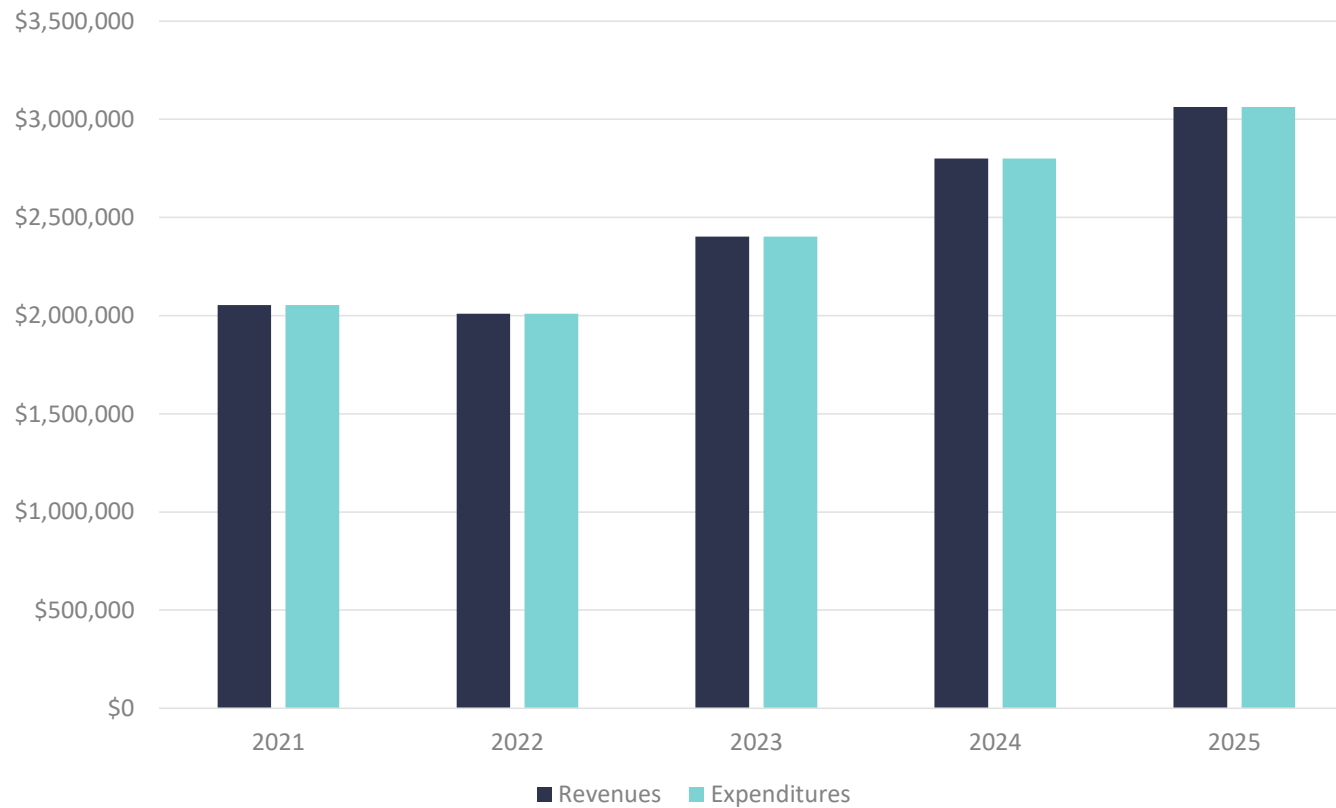
- Prepared based on Governmental Accounting Standards Board pronouncements
- Component unit
 - DMCC is a component unit of (included in) City of Rochester's financial statements
 - DMC EDA is not a component unit of DMCC
 - Will evaluate component unit reporting annually



Financial Statements: Assets & Liabilities



Financial Statements: Revenues & Expenditures



Audit Results

- Financial statements – clean opinion
- Internal controls – no findings
- Minnesota legal compliance – no findings



Required Communications

- Audit provides reasonable, but not absolute assurance
- Accounting policies – described in Note 1 to the financial statements
- Audit adjustments – one unrecorded adjustment for 2024 activity recorded in 2025 = \$10,000. Net zero impact to DMCC
- No disagreement or difficulties with management



IRS Form 990



Form 990 Overview – Key Areas

- 1 Part III – Mission and Program Service Accomplishments
- 2 Part VI – Governance, Management and Disclosure
- 3 Part VII and Schedule J– Compensation and Board Listing
- 4 Part VIII, IX and X – Financial Information
- 5 Schedule A-Public Support Test & Schedule B - Contributors
- 6 Schedule O – Narratives to Form 990
- 7 Schedule R – Related Organizations



Part III – Mission and Program Service Accomplishments

- The Form 990 is the annual tax return filed with the IRS for organizations that have been granted tax-exempt status
 - It tells the organization's story (mission, financial, leadership, funders, and community it serves)
- Part III – Question 1: (page 3) – statement of DMCC's organizational purpose
- Part III – Question 4a: (page 3) – annual program service accomplishments
 - Narrative can be updated each year to list what activities were conducted.
 - Can go into specifics (number of projects, communities service, etc.)



Part VI – Governance, Management, and Disclosure

- Section A & B (page 7) – describes what type of governance the organization has, and oversight conducted
 - Question 11a/b – describes the process for board review of the 990 prior to submission
 - Question 12a/b/c – describes the organization's conflict of interest policy and how that is monitored



Part VII – Board Listing & Independent Contractors

- Section A (page 7) – lists all board members that served in a voting board member capacity during 2025
 - No individual was compensated for their time as a board member
- Section B (page 7) – lists any independent contractor that was paid more than \$100,000 for services during 2025



Part VIII, IX and X – Financial Information

- Part VIII (page 10) – Statement of Revenue
- Part IX (page 11) – Statement of Functional Expenses
 - Program expenses = 93.3%
 - Management expenses = 6.7%
- Part X (page 12) – Balance Sheet



Schedule A – Public Support Test & Schedule B – Contributor Information

- Schedule A, Part II (page 14) – shows the organization's support from the public over a 5 year historic period
 - Public Support Percentage test for 2025 (line 14) = 100%
 - must be at least 33% to pass test
 - Other revenue minimal (line 9) – interest income
- Schedule B, Part I (page 22) – lists revenue received from donors
 - DMCC is 100% supported by funds from the City of Rochester
 - Historical context – creation of DMCC/funding process



Schedule O – Narratives to Form 990

- Schedule O (page 30) – continuation of narratives from questions throughout Form 990
 - Examples:
 - How the executive committee is comprised
 - How the board of directors are appointed
 - How the board reviews a draft of the 990



Schedule R – Related Organizations

- Schedule R, Part II (page 32) – lists the related organization to DMCC: Destination Medical Center Economic Development Agency
- Schedule R, Part V (page 34)– lists the types of transactions between DMCC & DMCEDA



IRS Form 990 - Summary

- Filing deadline is November 16, 2026
- Once board approves, CLA will gather signatures and electronically file the 990 with the IRS



Minnesota Charitable Organization Annual Report

- Page 1, Line 6 – no changes to tax exempt status
- Page 1, Line 7 – no changes to purpose or programs
- Page 2, Line 8 – no changes in ability to solicit contributions
- Page 2, Line 11 – no compensation paid in excess of \$100,000
- Page 3, Line 13 – organizations are required to disclose all banks where funds are deposited



Minnesota Charitable Organization Annual Report - Summary

- Filing deadline is November 16, 2026
- Once board approves, signatures needed on page 5 of the report, and then organization to submit (paper) & pay \$25 registration fee



Minnesota Secretary of State – Annual Renewal

- Filed online with Minnesota Secretary of State
- In good standing through December 31, 2026
- Annual renewal to be filed (online) for 2027

Minnesota Business Name Destination Medical Center Corporation	
Business Type Nonprofit Corporation (Domestic)	MN Statute 317A
File Number 682686400038	Home Jurisdiction Minnesota
Filing Date 7/23/2013	Status Active / In Good Standing
Renewal Due Date 12/31/2026	Registered Office Address 201 4th Str SE Rochester, MN 55904 USA
Registered Agent(s) (Optional) Currently No Agent	President Pamela Wheelock DESTINATION MEDICAL CENTER CORPORATION 201 4TH ST SE ROCHESTER, MN 55904-3708 USA





THANK YOU

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It takes balance.™

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STRATEGIC PRIORITIES



DMC

Destination Medical Center
Rochester, MN

Three priorities guide the next phase of DMC

Each priority advances a distinct part of the vision. Together, they strengthen Rochester as America's City for Health.

01

Accelerate Health Innovation

Build the ecosystem that turns health discoveries into real-world impact.

Ecosystem • Awareness • Infrastructure

02

Drive Purposeful Growth

Guide investment toward a connected, vibrant and health-centered downtown.

Aligned Development • Key Partners

03

Design for Well-Being

Make health and well-being are part of daily life through the design of place.

Mobility • Public Realm • Buildings

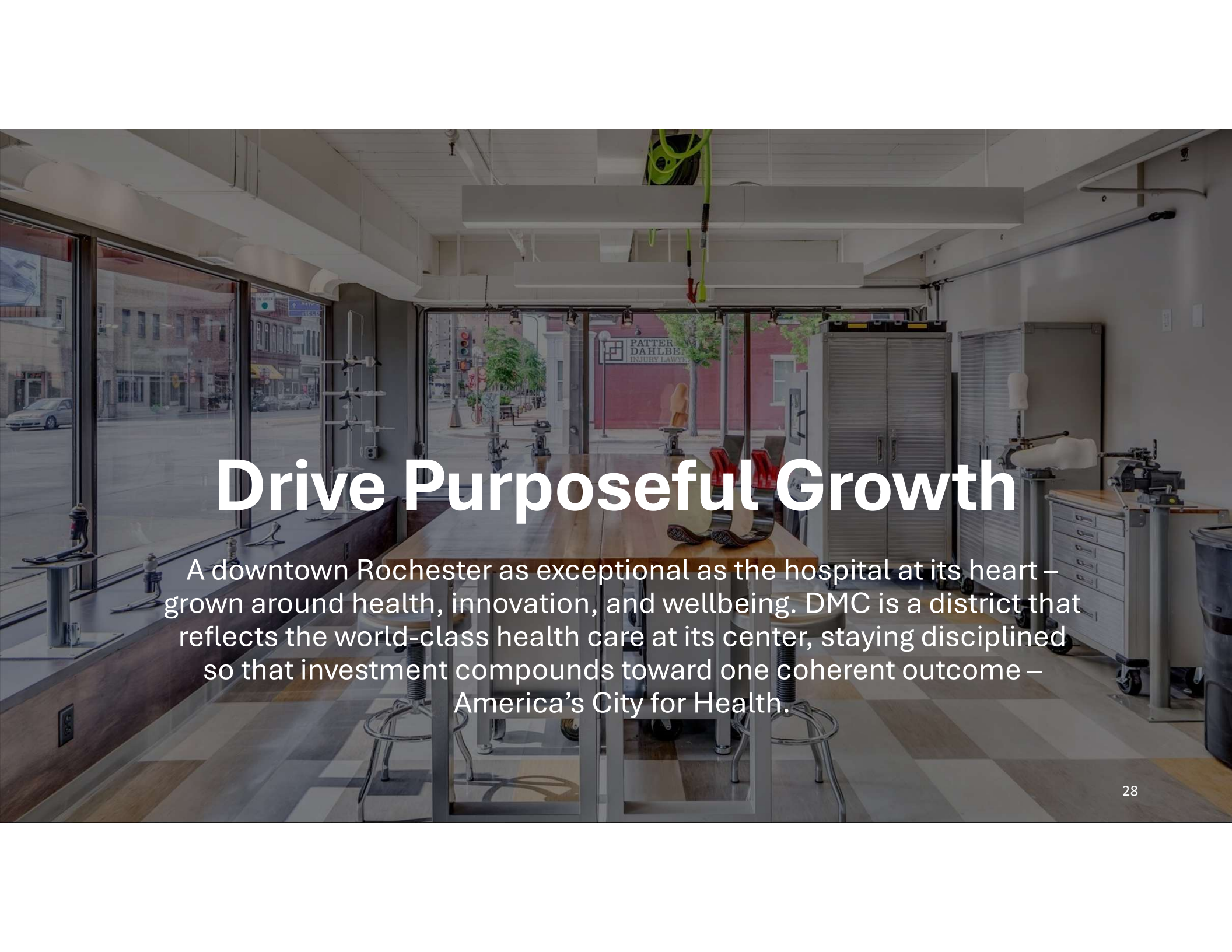


Accelerate Health Innovation

Rochester will be recognized globally as the destination where health innovators come to ***transform breakthrough discoveries into real-world impact.***

Centered around Discovery Square's connected innovation ecosystem, Rochester will attract world-class talent, companies, and investment, creating high-value careers, accelerating innovation, and strengthening Minnesota's economy.





Drive Purposeful Growth

A downtown Rochester as exceptional as the hospital at its heart – grown around health, innovation, and wellbeing. DMC is a district that reflects the world-class health care at its center, staying disciplined so that investment compounds toward one coherent outcome – America's City for Health.



Design for Well-Being

Rochester's built environment becomes a powerful economic development tool that fosters quality of life, social cohesion, and environmental health, enabling wellbeing as an effortless part of daily life for all residents, workers, and visitors.

Rochester's infrastructure supports health at every opportunity via investments in mobility, streets, sewers, public realm and buildings.

DECISION FRAMEWORK

How DMC evaluates strategic opportunities

Five emerging criteria + sample questions

01	Strategic Alignment	Does it directly advance one or more DMC priorities?
02	Rochester Advantage	Does it build on Rochester's distinctive strengths in health, innovation or place?
03	Transformative Impact	Can it unlock other projects, partnerships or investment?
04	Execution	Are the partners, resources and path to delivery credible?
05	Durability	Will the value endure and support the long-term DMC vision?



DMC Funding Framework

SEPTEMBER 2026



DMC

Destination Medical Center
Rochester, MN

Capital Investment Objectives

1. Preserve sufficient funds (\$100M) for the later phases of DMC.
2. Successfully execute of projects already approved and underway.
3. Be responsive to emerging DMC-aligned opportunities.

*Ongoing responsibility:
Prioritizing + navigating between objectives*



ADVANCING DMC PRIORITIES

DMC Capital Investment Opportunities by Strategic Priority and Funding Posture



STRATEGIC PRIORITY	EXECUTE COMMITTED PROJECTS	CONSIDER EMERGING OPPORTUNITIES	PRESERVE FUNDING 2030-BEYOND <i>Examples:</i>
ACCELERATE HEALTH INNOVATION	BioLabs <i>Open</i> UMR Talent Infrastructure <i>Proceeding</i>	Home Innovation Lab	Discovery Square
DRIVE PURPOSEFUL GROWTH	Link BRT <i>Under Construction</i> Sixth Street Bridge <i>Proceeding</i>	Chateau Theatre	UMR, Spark, West Transit Village, Kmart/AMPI
DESIGN FOR WELL-BEING	Reimagine 6th Avenue <i>Designed</i>	Enhanced Riverfront	Riverfront redevelopment

Why and when should DMC funding be invested to advance DMC Priorities?

Link **Bus Rapid Transit**

Status Update
Contingency Request

SEPTEMBER 2026



DMC

Destination Medical Center
Rochester, MN

Link Bus Rapid Transit Construction Highlights

- **Current Status:** Project is 58% complete
- **Vehicle Procurement:**
 - City testing 10 60-foot electric Link buses from New Flyer.
 - Remaining buses expected soon with seven already fully accepted.
- **Previous Contingency Request:**
 - Complete: Relocation of electrical duct banks.



Link Bus Rapid Transit Construction Highlights

- Complete: Civic Center Bridge rehabilitation.
- 50% Complete: 12th ave to Highway 52 and work begun on south half of Saint Mary Transit Center in coordination with private tunnel construction.
- Nearing Completion: 2nd Street between Hwy 52 and 11th Ave by November 2026.



Link Bus Rapid Transit Contingency Request

- **Request:** \$1,417,717
- **Purpose:** Construction Management Services Contract Amendment to ensure:
 - FTA grant agreement compliance
 - Project management and contract administration for:
 - construction inspection
 - material testing
 - field staking
 - expedited technical conflict resolution
 - construction safety management and compliance
 - temporary traffic control monitoring software procurement
- **Background:**
 - Original project budget anticipated bidding in 2024, construction and revenue service in 2025–2026, and project closeout in 2027.
 - Current timeline now extends construction, testing, and service into 2027, with closeout likely continuing into 2028.

Amendment also requires Rochester City Council approval.



Link Bus Rapid Transit

Business Forward Contingency Request

SEPTEMBER 2026



DMC

Destination Medical Center
Rochester, MN

Link Bus Rapid Transit: Business Forward

Work To Date

Spend: \$231,000 of \$350,000 for contracted business planning support, marketing and promotion, and a business voucher program to drive customer traffic.

Successes:

- Micro-phasing construction to maintain access.
- Partnership with Rochester Local and robust social media campaign to promote businesses.
- Sponsored businesses most impacted in selling products at events.



Link Bus Rapid Transit: Business Forward Work To Date

Lessons Learned:

- Importance of timing, consistent communication, and individualized support.
- Needs evolve as construction progresses; business support most effective when aligned with timing and severity of impacts.
- Value leveraging established local and regional partners with existing relationships and broad audience reach.
- Internal process improvements needed to match scale of disruption.



Link Bus Rapid Transit: Business Forward

Contingency Request

- **Existing Balance:** \$119,000
- **Additional Request:** \$500,000

Category 1 – Business Support/Business Engagement: \$360,000

Purpose:

- Generate business traffic through targeted digital incentives to drive new and repeat customers and encourage additional spending.
- Provide flexible funding, using tiered approach, to respond to individual business needs based on type, duration, and severity of construction impacts.



Link Bus Rapid Transit: Business Forward

Contingency Request

Category 2 – Marketing, Promotion & Construction Mitigation Experience: \$259,000

Purpose: Support flexible marketing, business traffic generation, and construction mitigation strategies tailored to needs of corridor and individual businesses.

Collective effort across partner organizations to support businesses during construction: Mayo Clinic, Rochester Downtown Alliance, Chamber of Commerce, and others.



Link Bus Rapid Transit

Contingency Spending (Total Actual & Proposed)

Description	Amount
Original Available	\$22,752,072
West Transit Village (Volume A, previously allocated)	\$229,232
Civil Underground and Infrastructure (Volume B, previously allocated)	\$395,321
Transit Center (Volume C, previously allocated)	\$1,787,184
Maintenance Bay Addition (Volume D, previously allocated)	\$16,461
West Transit Village Bathrooms (Volume E, previously allocated)	\$0
Vehicles	\$414,072
Real Estate	\$0
Professional Services	\$0
Pending/Anticipated Unallocated Contingency Expenditures	\$2,117,717
Total Use of Contingency (Actual and Pending)	<u>\$4,959,987</u>
Remaining Available Contingency	\$17,792,085



Accelerating Health Innovation

*Building the infrastructure that gives
health innovators a reason to choose Rochester*



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Destination Medical Center
Rochester, MN

Accelerate Health Innovation

Rochester will be recognized globally as the destination where health innovators come to transform breakthrough discoveries into real-world impact.

Centered around Discovery Square's connected innovation ecosystem, Rochester will attract world-class talent, companies, and investment, creating high-value careers, accelerating innovation, and strengthening Minnesota's economy.



Q. How do we Accelerate Health Innovation?

A. Invest in infrastructure industry cannot find elsewhere.

Where is healthcare changing?
Where can Rochester differentiate?
What must exist here to compete?

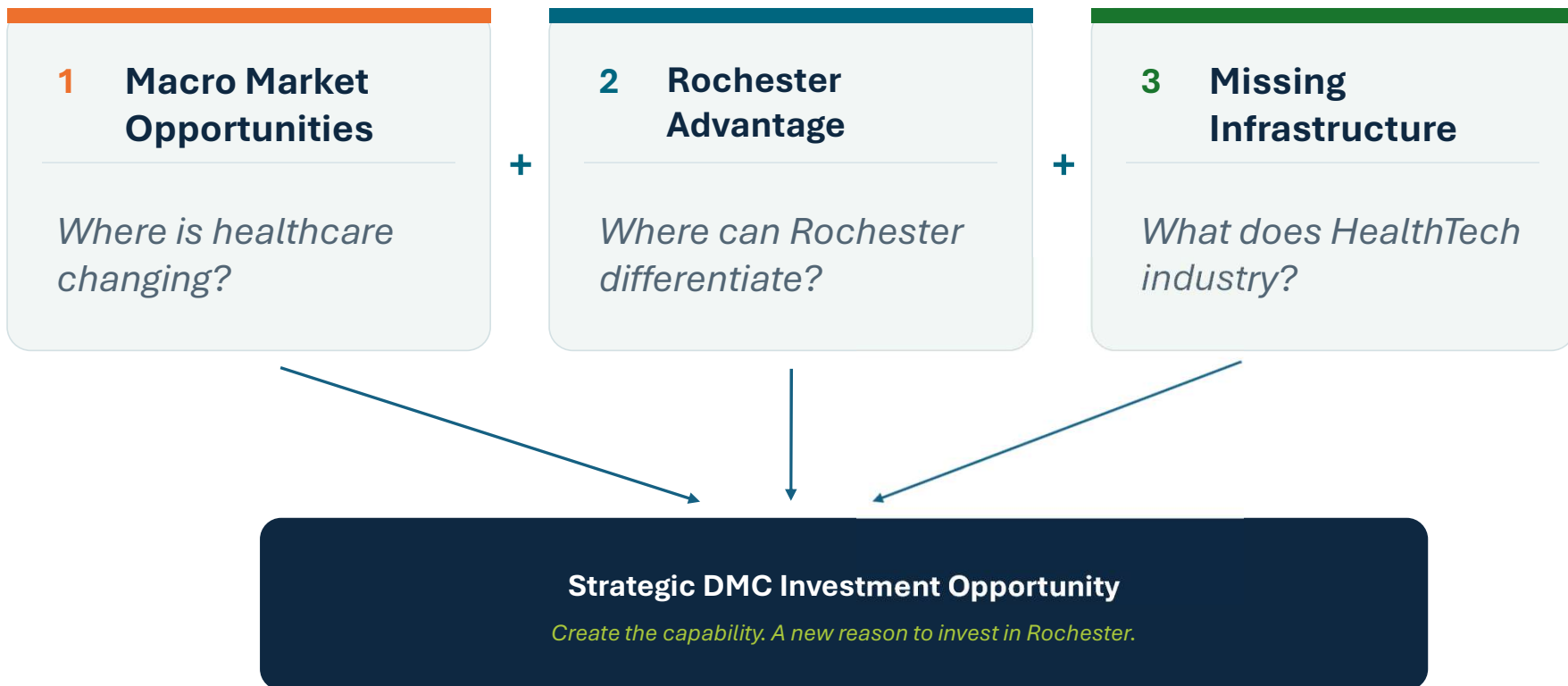
Where we have done this work already?



DISCOVERY SQUARE



How DMC evaluates investment opportunities



A New Opportunity: The Healthcare Enabled Home

1 Macro Market Opportunities

Where is healthcare changing?

- 2.1 billion people age 60+ globally by 2050
- 11 million health-worker shortage projected by 2030
- Technology-enabled care must increasingly extend beyond clinical settings

2 Rochester Advantage

Where can Rochester differentiate?

- Mayo Clinic: world-class clinical, research and innovation expertise
- \$5B Bold. Forward. Unbound.: reimagining physical + digital care
- Discovery Square + DMC: connecting industry to Rochester's innovation ecosystem

3 Missing Infrastructure

What does the HealthTech industry need?

- Real-world environments to test technologies in the home
- A platform to integrate technologies as a system
- Shared infrastructure to test, validate and scale solutions



**Healthcare is
moving into the
home...**

**but the home was
not designed to
deliver care**



Technology Solutions in a Variety of Areas

01

**Fall
prevention,
detection, and
response**

02

**Medication
management
and
adherence**

03

**Chronic-
condition
management
and early
identification
of health
changes**

04

**Caregiver
support and
care
coordination**

05

**Cognitive
health,
memory, and
daily routines**

THE GOAL:

**Integrated technologies. Shared platform.
Meaningful signals, not noise.**



Potential Opportunity



ROCHESTER, MINNESOTA

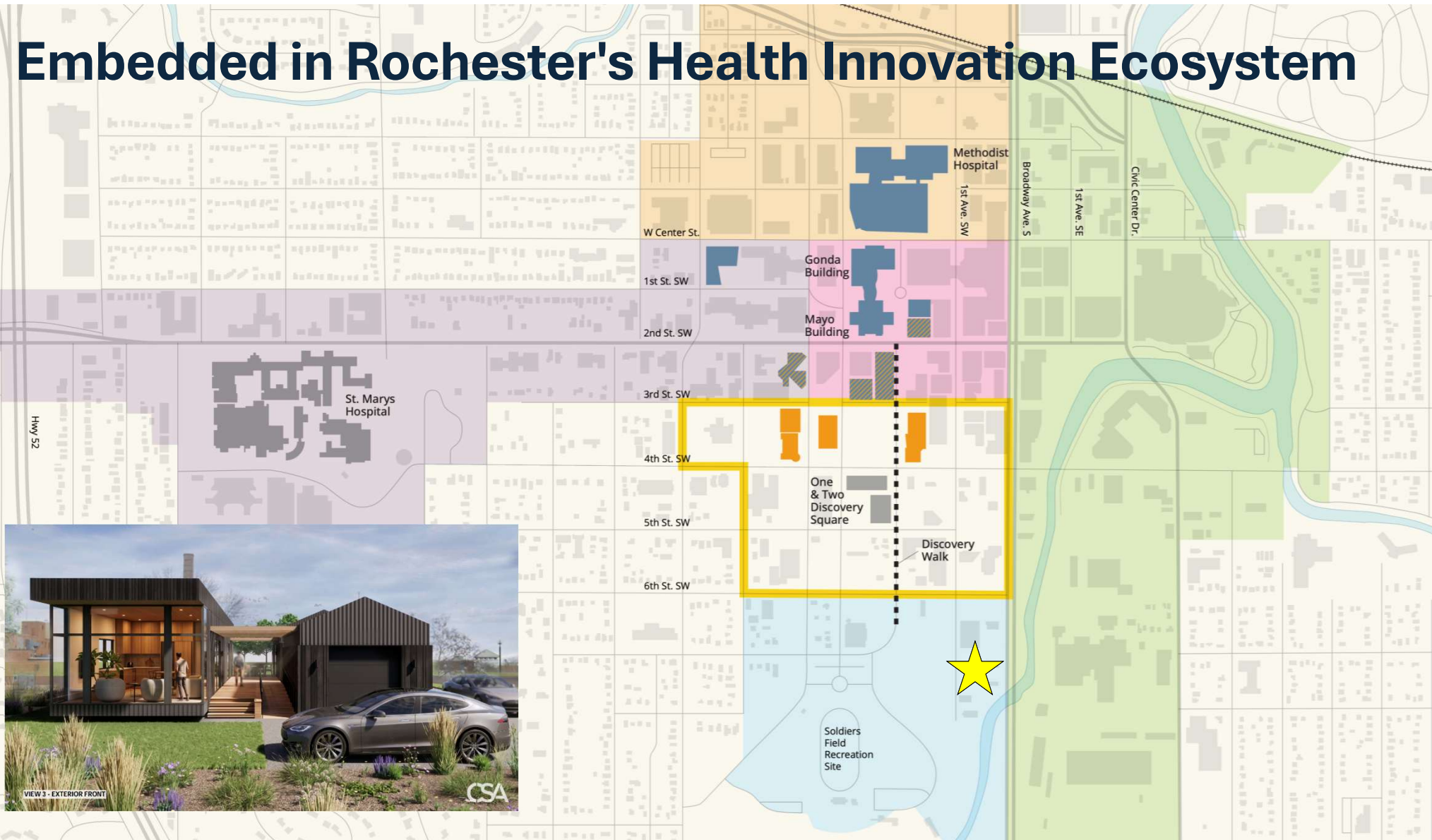
THE PARTNERSHIP

- **Urbaneer:** Technology & innovation partner
- **Well Living Lab:** Scientific research partner
- **Renfir Capital Investments:** Developer & lead capital partner
- **Driftless River:** Construction manager & local execution partner
- **University of Minnesota Rochester:** Institutional landowner & academic partner

THE PROJECT

- Research Residence + Experience Center
- UMR controlled site near Discovery Square
- Approximately \$1.7M total development cost

Embedded in Rochester's Health Innovation Ecosystem



Update: Downtown Infrastructure Alignment Investment

SEPTEMBER 2026



DMC

Destination Medical Center
Rochester, MN

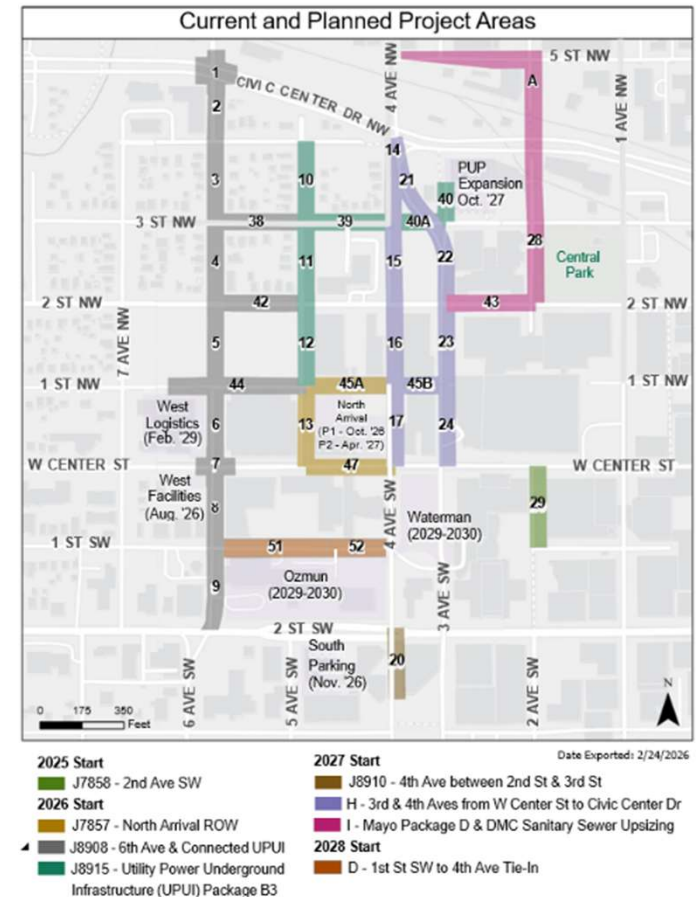
Downtown Infrastructure Alignment Investment

- Overall project update and timeline
- Enhanced public realm strategy and plan
- Reimagine 6th Avenue design update



Downtown Infrastructure Alignment Overview

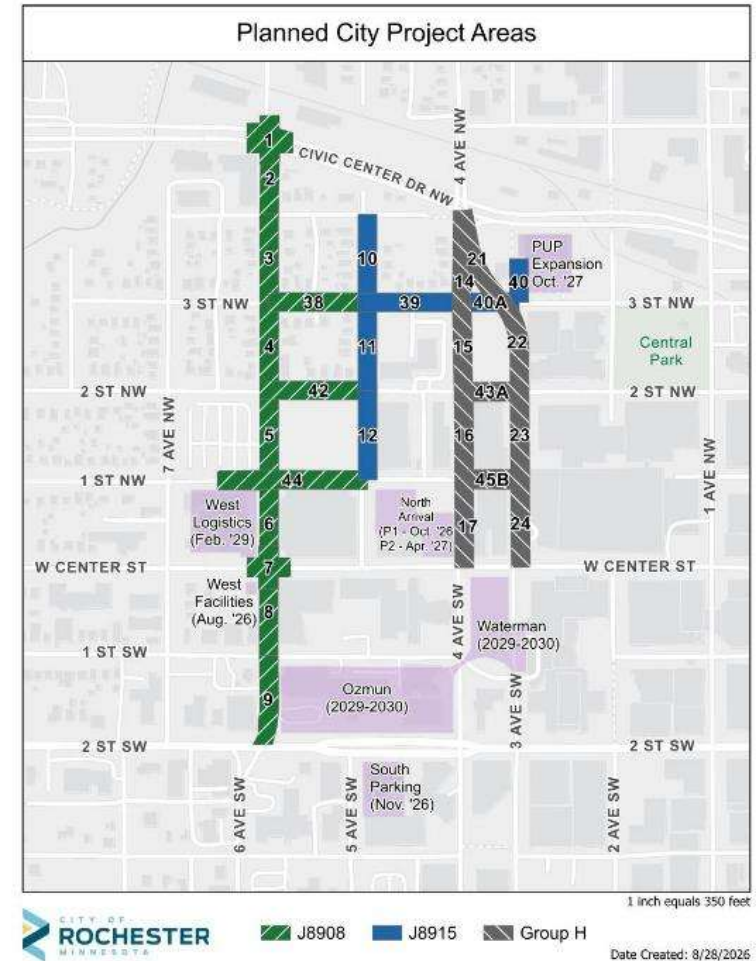
- 2026–2027 DMCC Board approved \$38,371,000 CIP
- Project using a phased approval process
 - Total packages: ~6
- Design work ongoing
- Each construction package will require board approval



Downtown Infrastructure Alignment Updates

Individual projects have advanced.

- J8915 - UPUI Package B3: Starting construction Phase 1 of 2.
- J8908 - Reimagine 6th Ave: Nearing 60% design.
Construction funding request planned for December.
- Central Loop at 3rd & 4th Avenues (Group H): Posted design RFP in late August.



Updated Construction Funding Request Timeline

Construction (DMC approval is required before release of funds.)	05/21/26	09/24/26	12/10/26	Q1 2027	Q2 2027	Q3 2027	Q4 2027	Q3 2028	Q4 2028	
Kutzky						7,900,000				7,900,000
J8908 - Reimagine 6th Ave			9,514,612							9,514,612
J8915 UPUI Package B3 (5th Ave and 3rd St NW)	3,600,000									3,600,000
J8910 4th Ave between 2nd St & 3rd St					425,000					425,000
J8920 - 3rd & 4th Ave from Center to Civic Center					2,337,500		2,550,000		2,400,000	7,287,500
J8916 - End of Mayo Package D & DMC Downstream Sanitary Sewer Upsizing						1,487,500			2,440,350	3,927,850
Project D - 1st St SW to 4th Ave Tie in							1,275,000			1,275,000
Total Construction Cost	3,600,000	-	9,514,612			9,387,500	3,825,000	-	4,840,350	31,167,462
Total										35,608,500

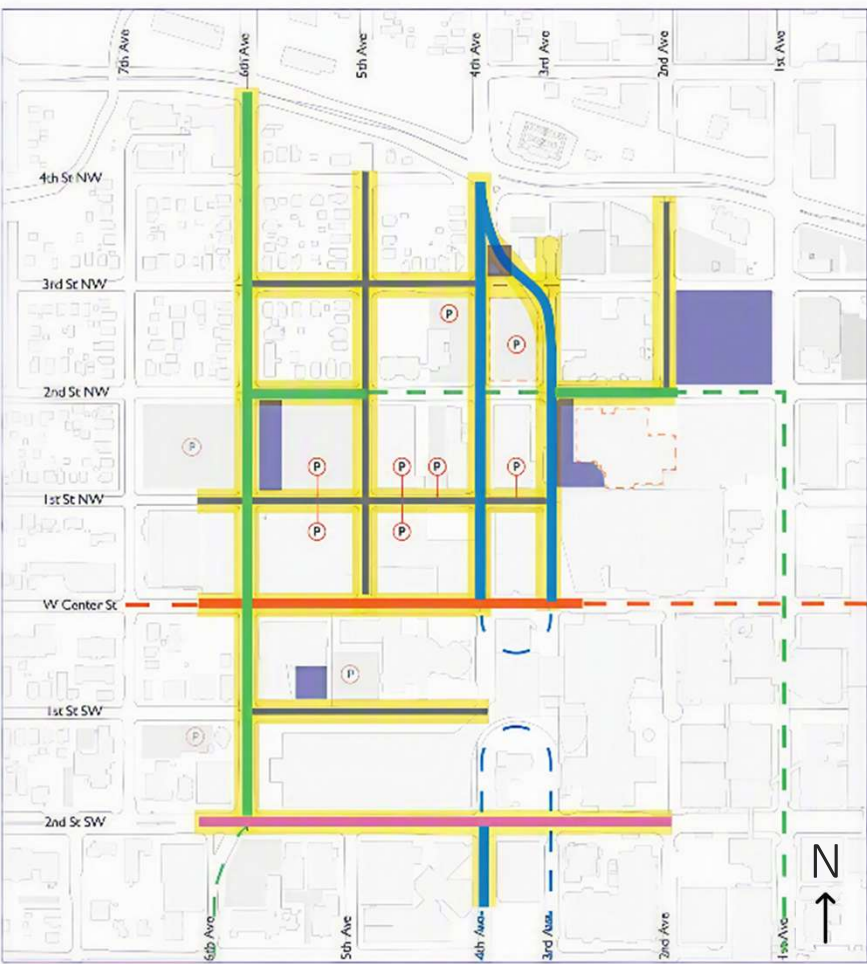
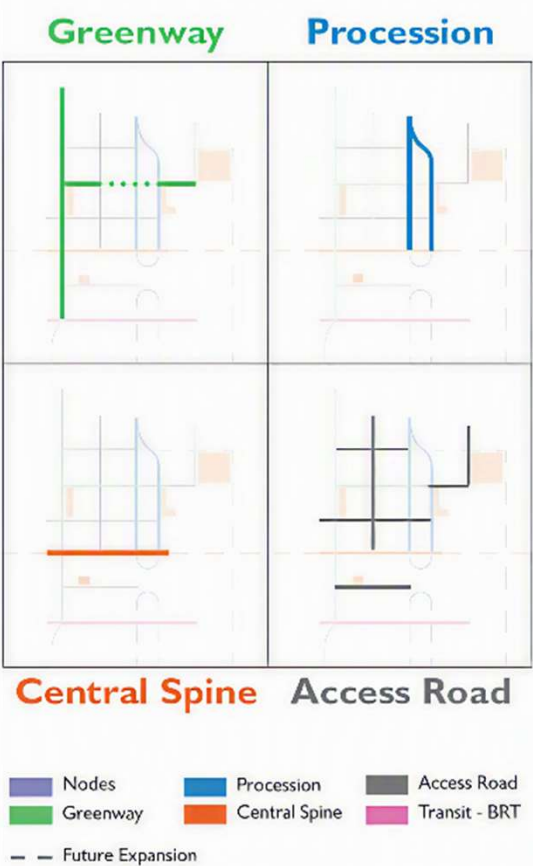


Enhanced Public Realm Overview

- Strategy to build transformative district-wide development.
- October 2026 strategy completion allows projects to conform.
- Ensures cohesive initiative with “seamless” investments across projects.
- Final deliverable: Pattern Book by corridor.



Enhanced Public Realm Strategy



24 September 2026



ENHANCED PUBLIC REALM

PATTERN BOOK

Plan for Enhanced Public Realm Delivery
Rochester, MN

architecture
urban design

GAMBLE
ASSOCIATES

WHAT IS A PATTERN BOOK?

A catalogue of coordinated interventions



A blueprint for the street's public realm

Streets, sidewalks, landscapes, furnishings, lighting and other elements, largely in the public right-of-way.

A collective, long-term vision

The primary decision-making tool for public realm projects across downtown.

Organized by street typology

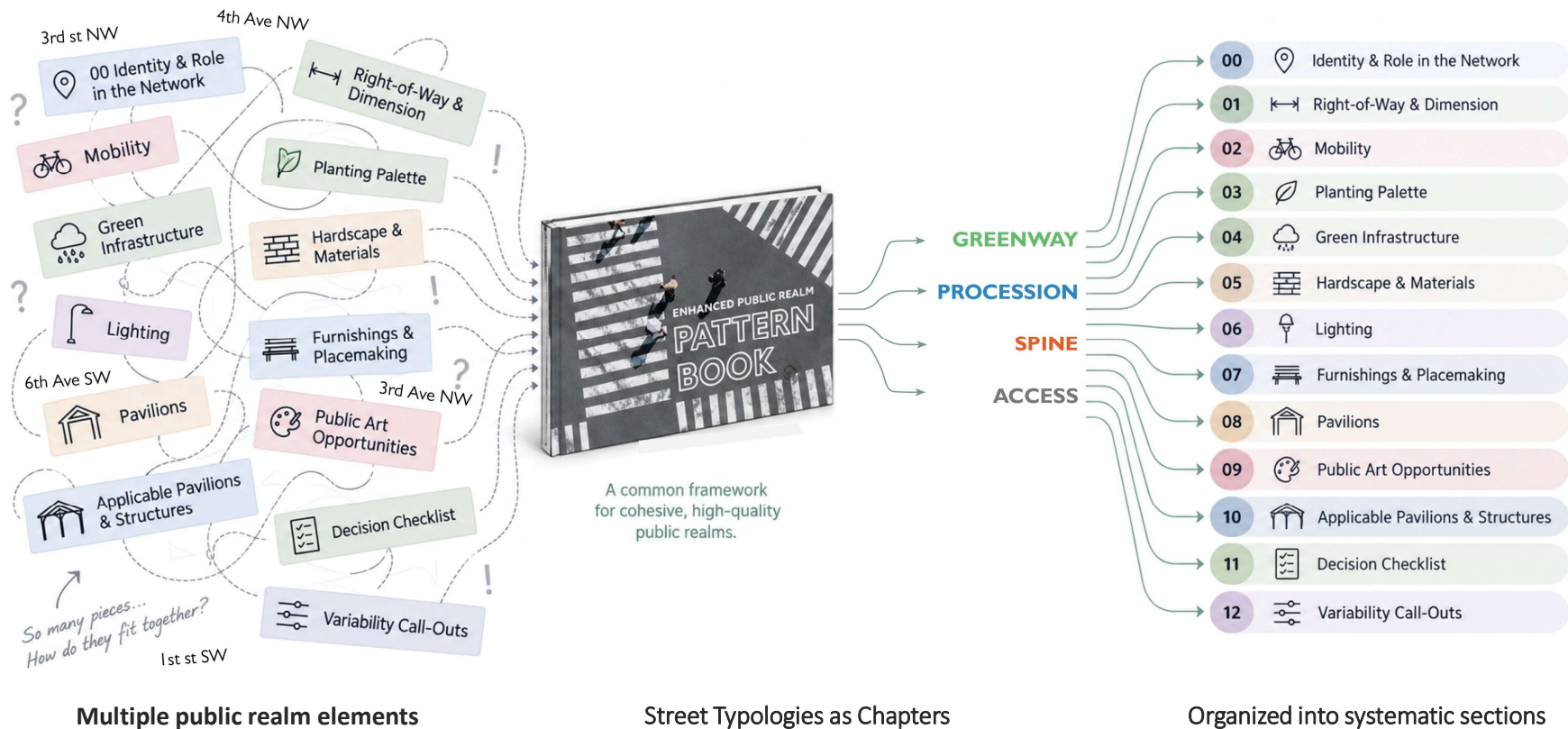
Each chapter defines a street's type, its role in the broader network, and opportunities for intervention.

Designed to grow with the city

As new projects and ideas emerge, additional chapters can (and should!) be added.

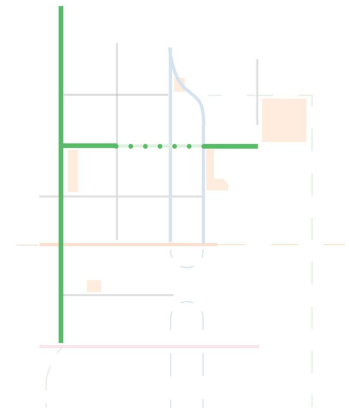
WHY IT MATTERS?

The Pattern Book establishes a **systematic framework for decision making** across streets



HOW DOES IT WORK?

Organized by **street typologies as Chapters** with **13 Sub sections** of public realm element for each street

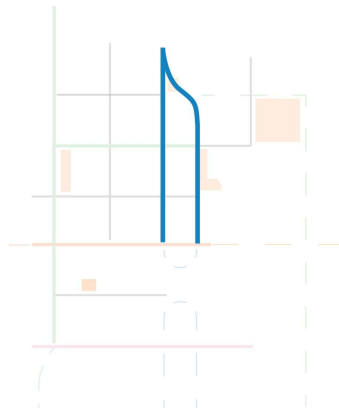


1 Greenway

6th Ave W & 2nd St NW

Wellness and connectivity circuit;
a lush, interactive landscape

Investment level \$\$\$



2 Procession

3rd & 4th Ave W

Institutional gateway to Mayo
Clinic's new Arrival Building

Investment level \$\$\$



3 Central Spine

Center Street

East/West connector; an everyday
utility street, not a destination

Investment level \$\$



4 Access Roads

5th & 2nd Ave; 1st & 3rd St NW;
1st St SW

Local character with a lighter
touch on amenities

Investment level \$

EXAMPLE (DRAFT)

Sub section - Identity and Role in the Network

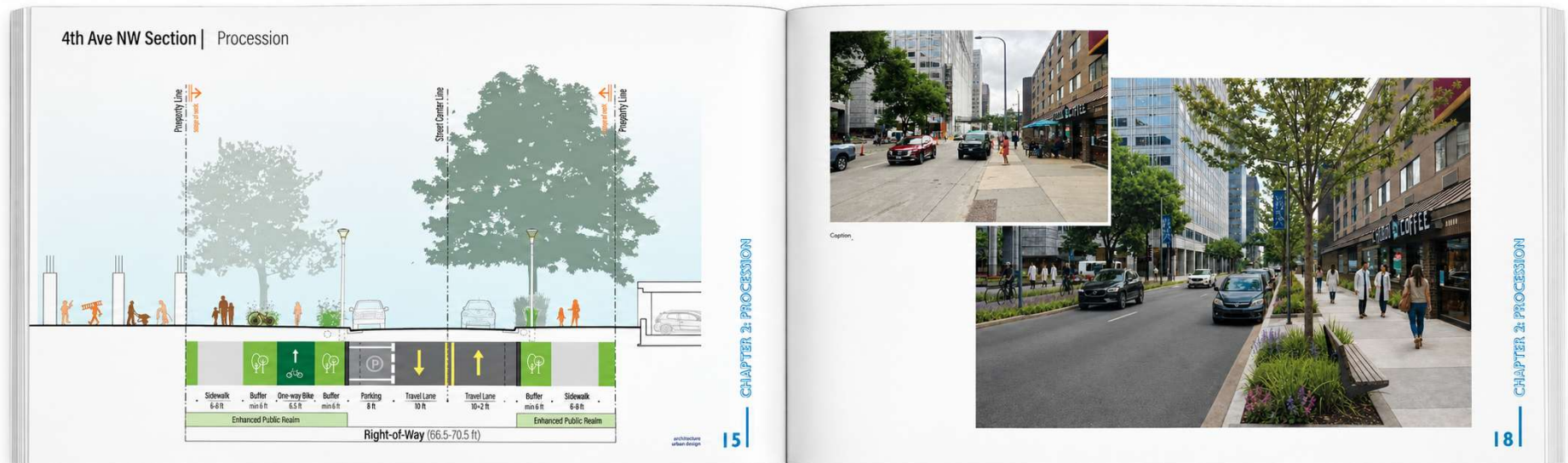
What is this street for, and how does it fit downtown?



EXAMPLE (DRAFT)

Sub section – Right of Way and Dimension

What has to fit, and how much room does each zone get?



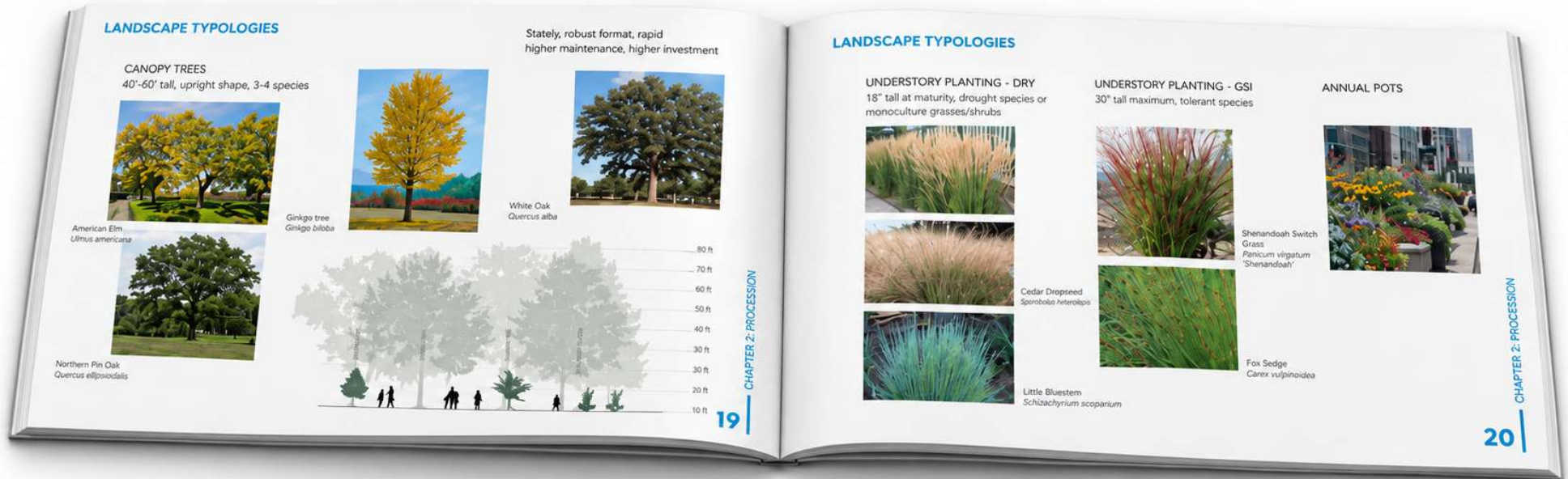
Dimensions

Visual Reference

EXAMPLE (DRAFT)

Sub section – Plant palettes

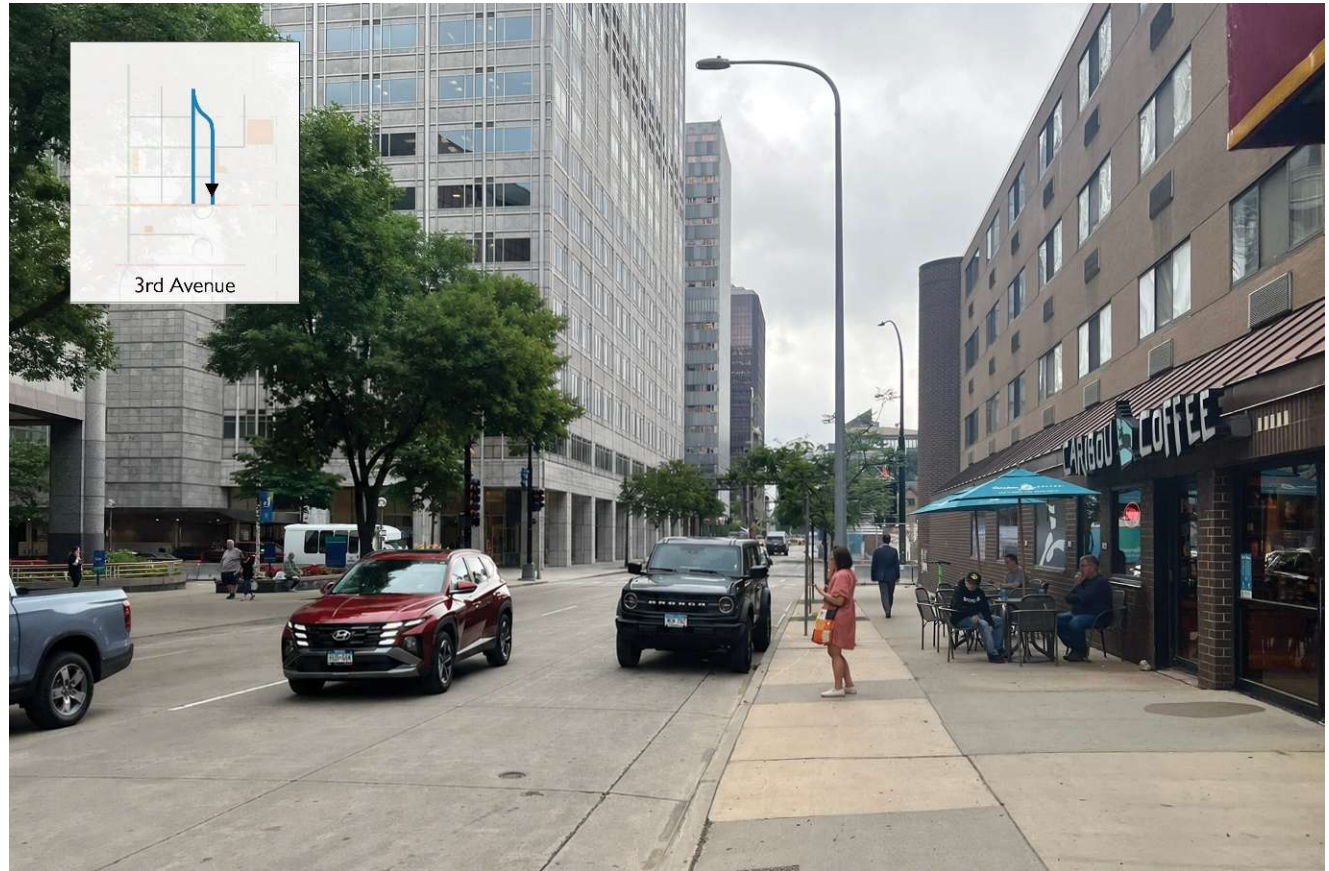
What goes in the ground, and how does it handle stormwater?



WHERE DOES IT WORK?

An ordinary street at a significant institutional threshold

Existing
3rd Avenue - looking South

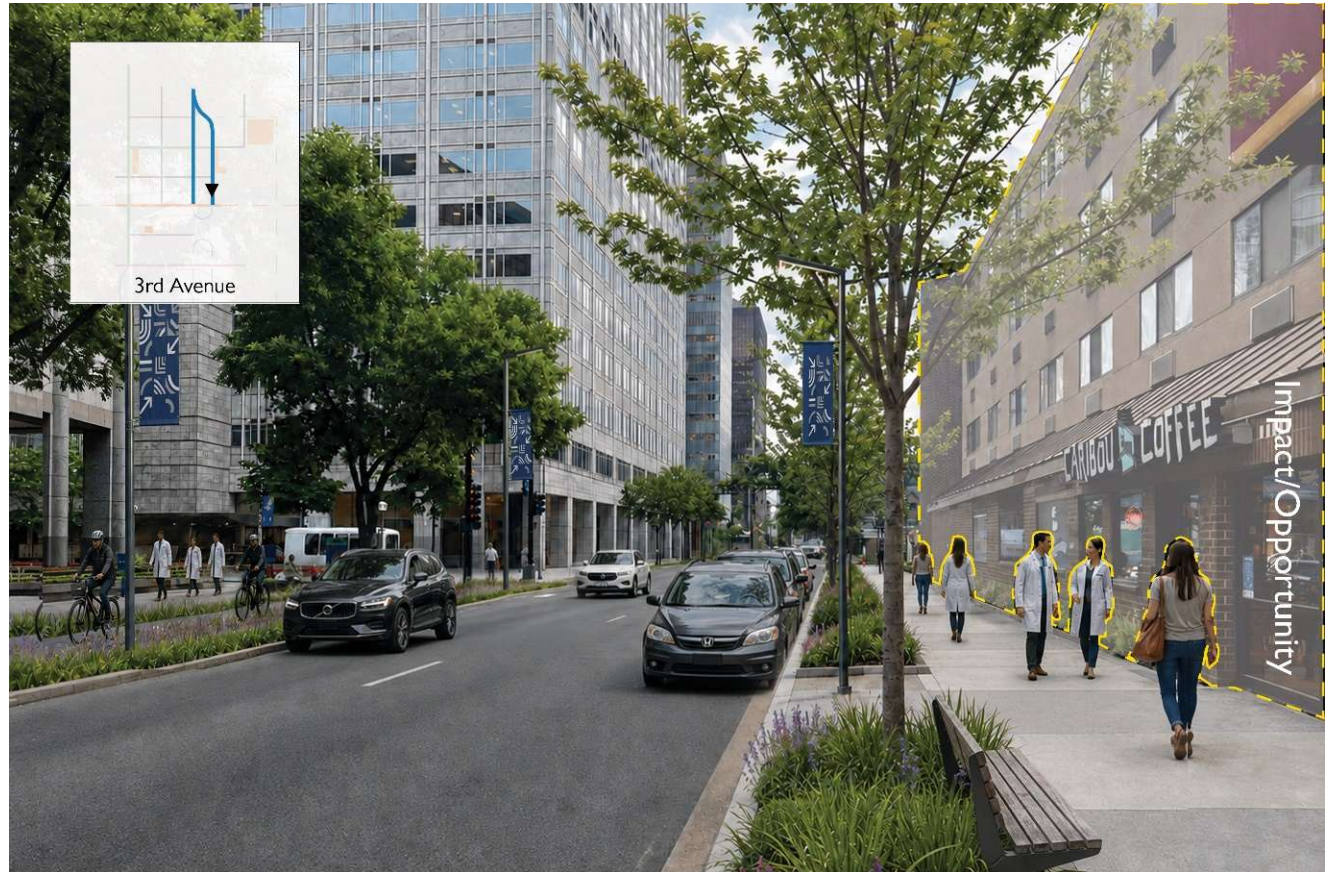


WHERE DOES IT WORK?

A distinguished gateway that frames arrival and reinforces the prominence of the institution

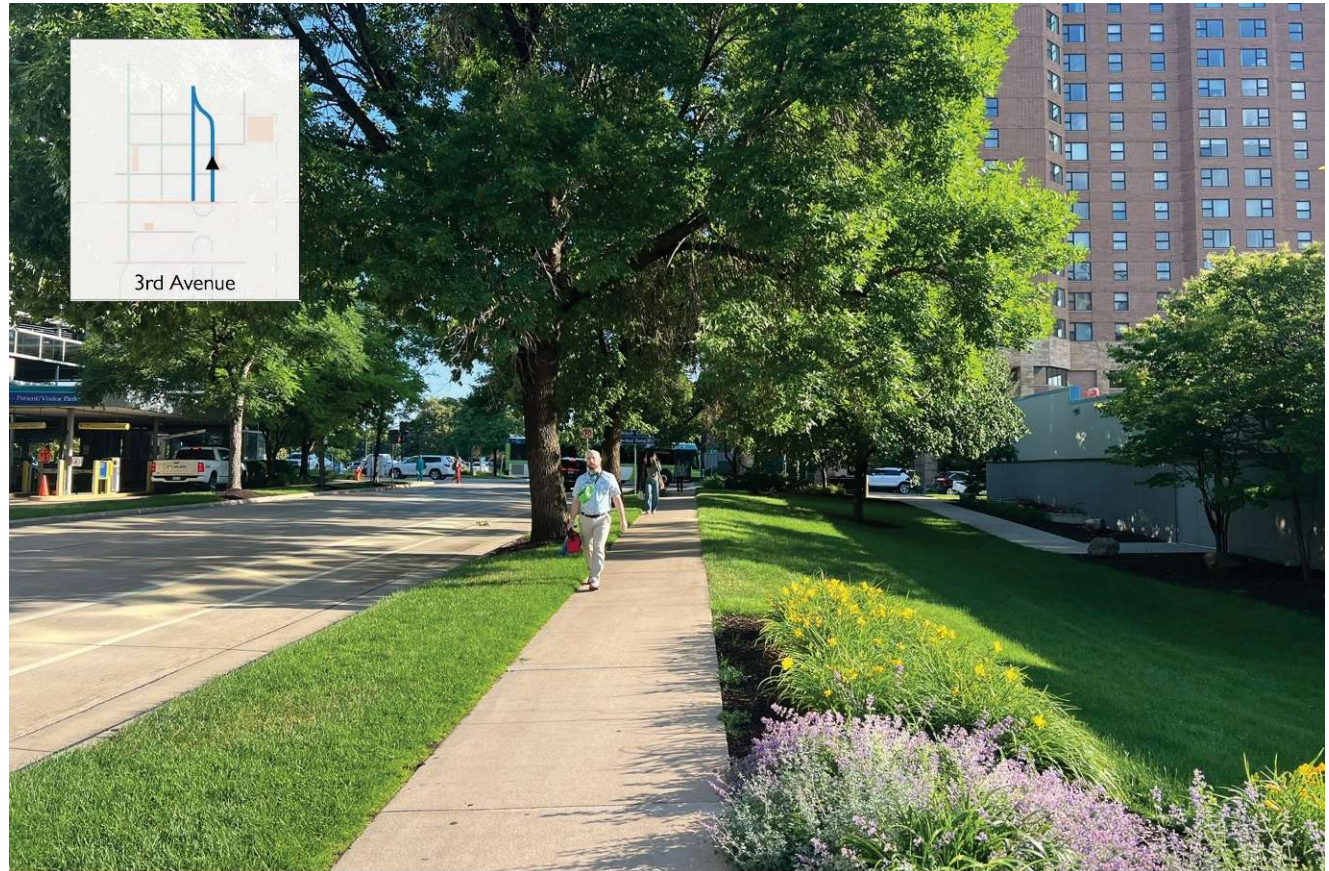
Vision | Procession

3rd Avenue - looking South



WHERE DOES IT WORK?

The street today serves
movement



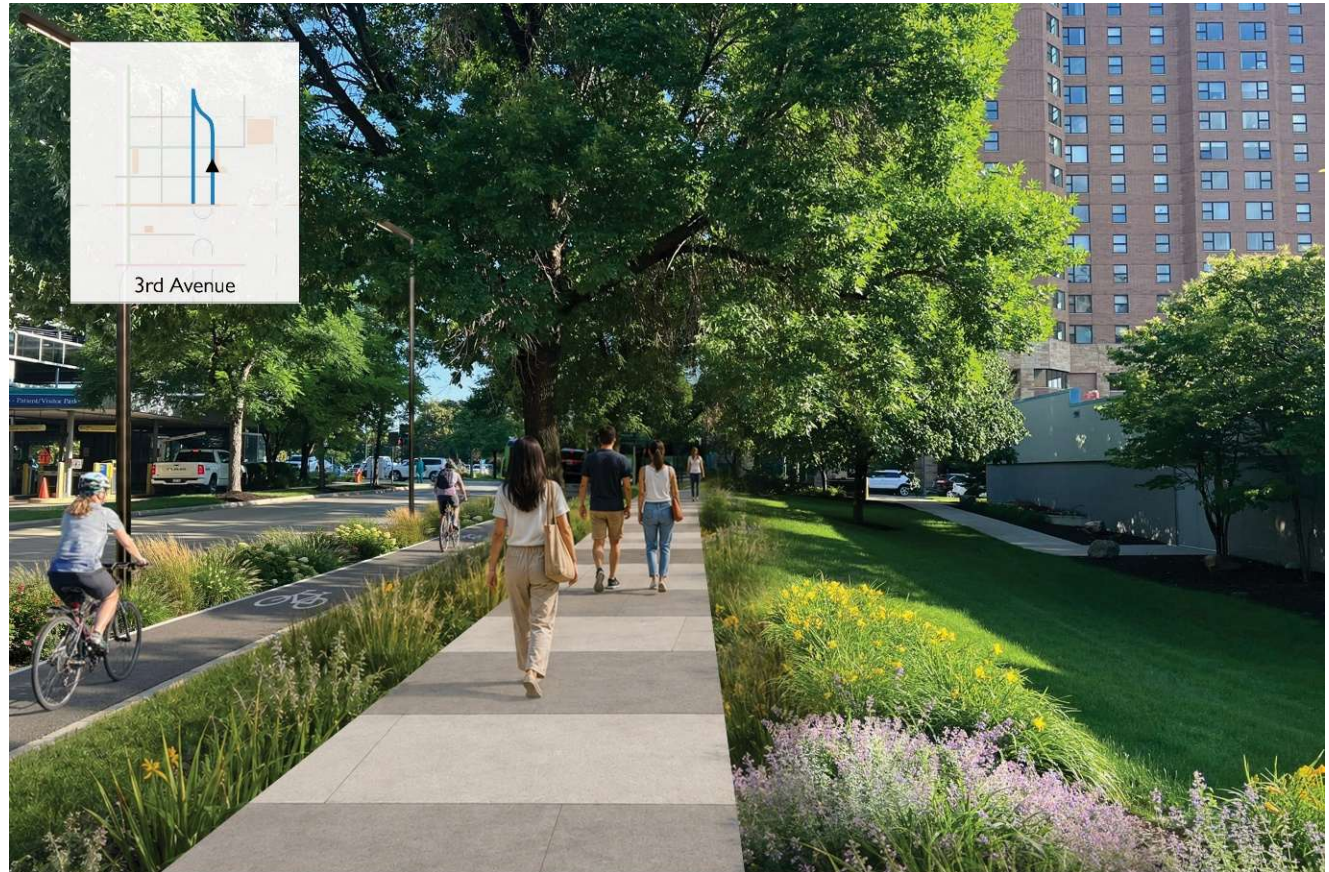
Existing
3rd Avenue - looking North

WHERE DOES IT WORK?

The street tomorrow
becomes a place -
connecting people,
landscape, mobility, and
identity

Vision | Procession

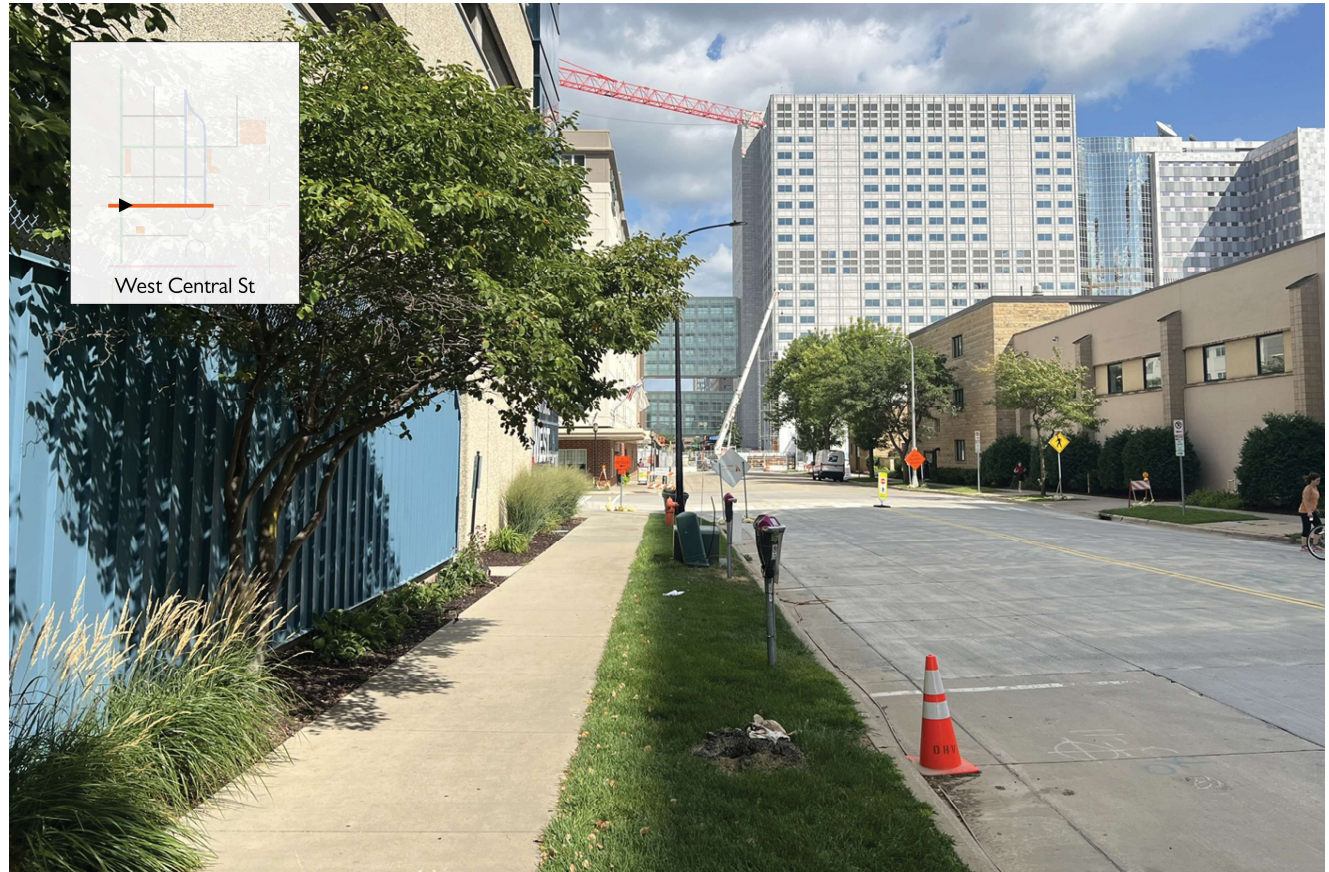
3rd Avenue - looking North



WHERE DOES IT WORK?

A utilitarian street defined by hard edges and limited public realm character

Existing
West Central Street



WHERE DOES IT WORK?

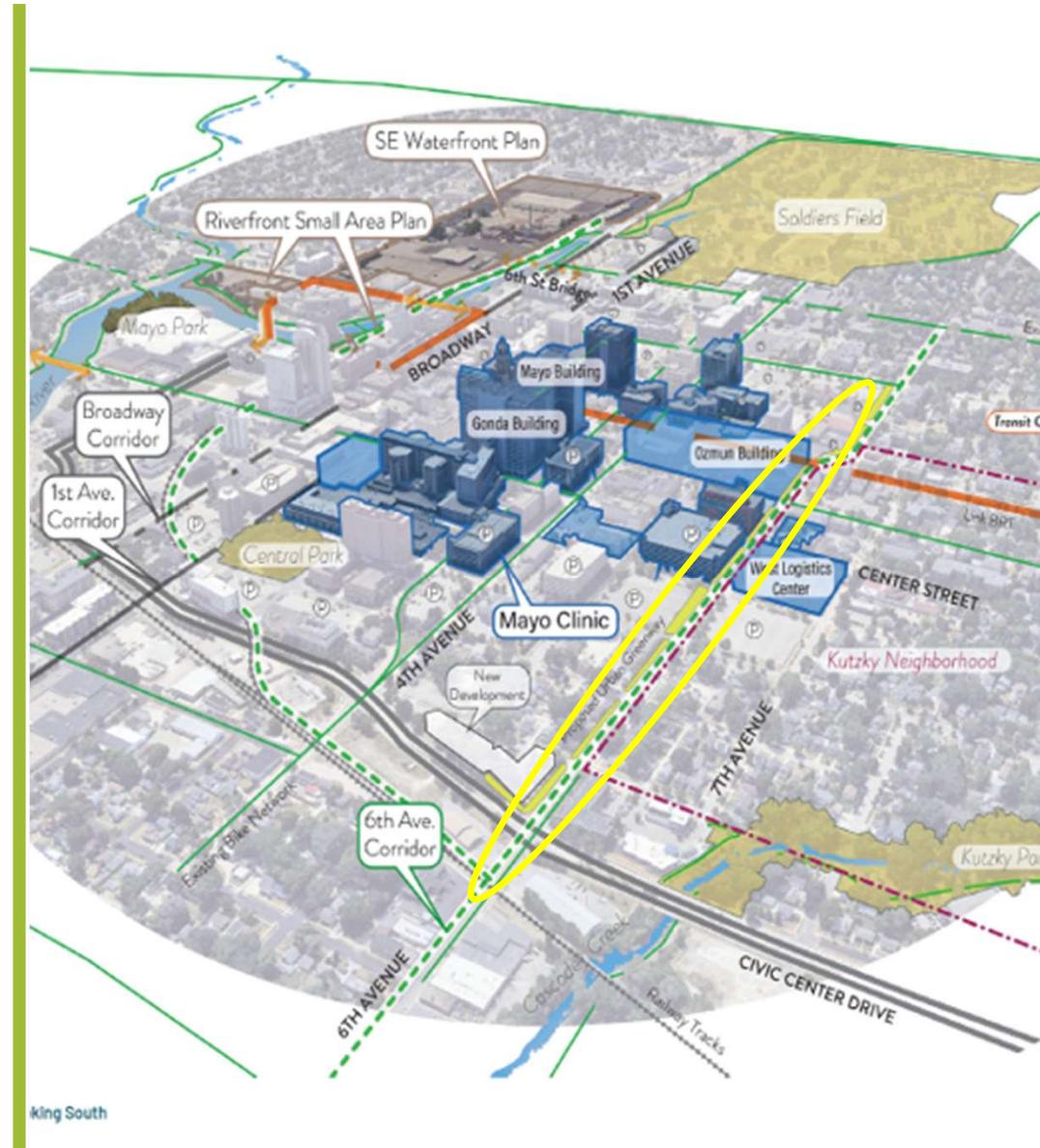
A softened, greener corridor that reconnects people, places, and neighborhoods

Vision I Spine West Central Street



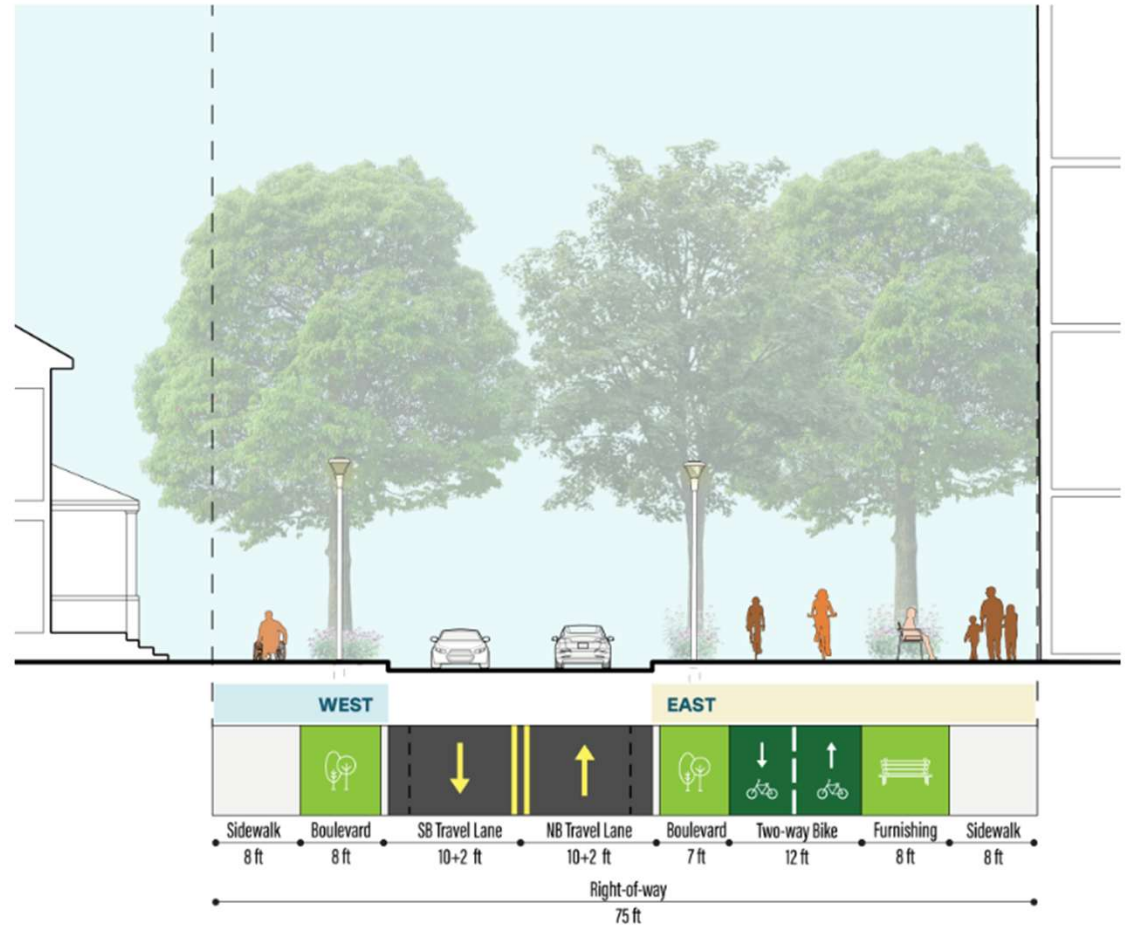
Reimagine 6th Avenue Overview

- **Creates a multi-modal greenway** between expanded Mayo Clinic campus and adjacent neighborhoods.
- **Updates above and below street level** include replacing utilities and updating street design.
- City is **coordinating street and utility improvements** nearby.



Safer Street and Improved User Experience

- Safe and comfortable design
- Improved intersection crossings
- Better street design supporting health, accessibility and quality of life
- New All Ages and Abilities (AAA) bike corridor
- Traffic calming
- More attractive greenway



Concept looking south toward 1st Street NW

TOOLE
DESIGN



201 4th Street SE, Rochester, MN 55904

Dimensions are subject to change until the design is finalized.

www.rochestermn.gov

Looking south on bikeway near surface parking lot

TOOLE
DESIGN



201 4th Street SE, Rochester, MN 55904

Dimensions are subject to change until the design is finalized.

www.rochestermn.gov

What's Next...

We are
here.

2025

Sep. - Nov.

Community and
stakeholder
engagement



2026

March

Design concept
approved by City
Council

Apr. - Dec.

Final Design and
construction
document
development



2027-2028

Construction
(in coordination
with other
projects)



Chateau Theatre

SEPTEMBER 2026



DMC

Destination Medical Center
Rochester, MN

DMCC Direction

- Description of opportunity and capacity
- Recommended operating partner and plan
- Necessary capital investment

Today's Request: Review and discuss alignment with DMC priorities

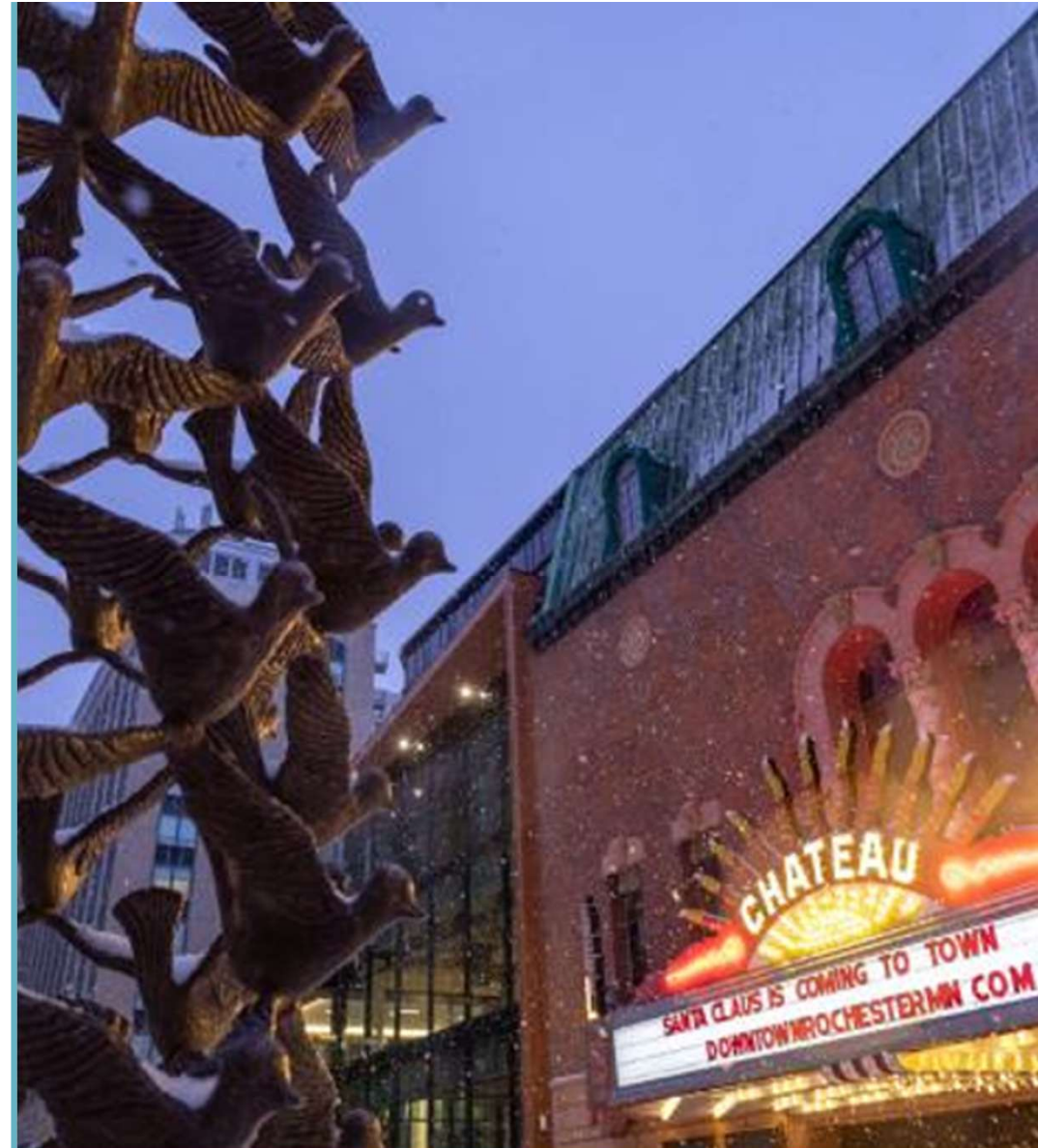


Future Opportunity and Capacity

Experience Objective: Preserve an important historic landmark while creating a vibrant space for future generations. Through collaboration, it can become a:

- Thriving arts and culture venue
- Gathering place for community
- Catalyst for downtown vitality
- Welcoming destination

Economic Objective: Increase frequency and scale of activity, drawing more people downtown and supporting surrounding restaurants, businesses, parking, and other downtown activity.



Future Capacity and Opportunity: Use Mix

Council will advise on use mix given their priorities for the space. Specific capacity depends on event type with estimates around 400 – 500 for seated events.



Recommended Operating Model: Experience Rochester

Experience Rochester

- Proven track record
- Fiscal Responsibility
- Partnerships
- Professional venue management

Partnership Model

- Experience Rochester
- Legends Global
- Community
- Local Food Vendors



Operating Model: Potential City Operating Request

Total Annual Investment: \$450,000

The \$450,000 builds capacity that **directly supports the Chateau Operating Model**, while also strengthening **community events and partnerships beyond the venue**.

ORGANIZATIONAL CAPACITY*:

Staffing and resources to establish and support:

- Experiences & Events
- Visitor Information Center
- Certified Tourism Ambassador
- Workforce Development
- Community Partnerships

*60% of investment



COMMUNITY & DESTINATION ACTIVATION:**

New Festival and Events position supports local organizations, creators and community partners in developing experiences and events that engage residents, strengthen community vibrancy and increase Rochester's appeal to visitors.

**40% of investment



Operations Model: What to Expect

City of Rochester-Experience Rochester Operating Agreement

- Remain a City-owned public asset.
- City commitment to long-term maintenance, lifecycle replacement, preservation, and stewardship of facility.
- Establish Experience Rochester's responsibilities, performance expectations, reporting, and remedies if those expectations are not met.
 - Success Metrics: activity, event mix, community access and affordability, attendance, earned revenue, and operating performance.
- Address any future material change in use, sale or transfer, or disposition of DMC-funded assets including appropriate protections for public and DMC investment.

Note: Proposed DMC improvements are primarily building-integrated, durable investments that remain regardless of operator.



Investment Overview: Potential DMC Capital Request

Past investment preserved the Chateau. The next phase focuses on sustainable operations and the capabilities needed for expanded use.

INVESTMENT TO DATE

\$9.8M invested in
acquisition + improvements

- 2016 acquisition: \$6.0M
- Mayo Clinic contribution: \$500K
- DMC support toward acquisition: ~\$5.5M
- \$4.3m DMC support toward major improvements: roof/interior, HVAC replacement and restroom renovations

OPERATING TRANSITION

Strong community foundation

- Threshold Arts: 519 events and 113,184 visitors over ~3.5 years
- Threshold is not pursuing an extension of its operating agreement
- Experience Rochester is being advanced as the prospective long-term operating partner
- Goal: preserve community access while expanding programming, partnerships and revenue stability

LOOKING AHEAD

~\$6.2M current planning
estimate

- ~\$2.8M baseline facility needs
- ~\$3.4M venue activation improvements
- ~\$450K in anticipated annual operating investment
- Priorities include performance/production systems, rigging, food service, visitor experience, accessibility, etc.
- Future action: refine scope and return with a potential DMC capital request



Request Timeline





Baseline Facility Needs

(Updated from 2024 Facilities Report)

88 slide

 BUILDING ENVELOPE	 HISTORIC PRESERVATION	 BUILDING SYSTEMS
 Tuckpointing of Brick Façade  Roof Replacement (Only the Front Copper Roof Secion)	 Lobby Ceiling Restoration  Special Construction	 Elevator Replacement  Fire Protection Updates  HVAC Maintenance  Mechanical Controls  Electrical Updates
SUBTOTAL \$1.38M	SUBTOTAL \$940,000	SUBTOTAL \$480,000
 ESTIMATED BASELINE INVESTMENT \$2.80 MILLION		

Venue Activation Infrastructure

Legends Global Estimates– (2026 Dollars)

89 SLIDE

 PERFORMANCE INFRASTRUCTURE	 GUEST EXPERIENCE	 BUILDING SYSTEMS INFRASTRUCTURE	 FLEXIBLE EVENT INFRASTRUCTURE	 PROFESSIONAL SERVICES
 Stage  Rigging  Audio/Lighting  Spotlights	 Restrooms  Dressing Rooms  Visitor Services  Accessibility	 Electrical  Generator  Data & Wi-Fi  Security  Kitchen Improvements	 Storage Improvements  Event Furnishings (FF&E)  Communications Systems	 Architectural Design  Audio/Lighting Consulting  Engineering and Testing
TOTAL INVESTMENT \$1,405,000	TOTAL INVESTMENT \$535,000	TOTAL INVESTMENT \$975,000	TOTAL INVESTMENT \$363,250	TOTAL INVESTMENT \$135,000



TOTAL ESTIMATED INVESTMENT | **\$3,413,250**

Pricing is based on 2026 estimates only.
Subject to change 5% beyond 2026.