ərtspəce

Annual Report



A Word From the President



Dear Friends & Supporters,

I am thrilled to present the Artspace Annual Report for 2022, showcasing a year of passion, perseverance, and adaptability that can be seen in the continued collective impact of Artspace across the country.

In a world where critical infrastructure such as affordable housing remains paramount, our commitment to Artspace's mission has been unwavering. Despite the shifting landscape of challenges to the nonprofit housing and commercial real estate development sector, we have remained steadfast in our dedication to providing artists with spaces that nurture their talents and inspire change.

As we navigated 2022's fresh opportunities and new real estate realities, we stood firm in our resolve to stay true to our mission. The 2022 Annual Report is a testament to our collective fortitude, reminding us of the importance of adapting and evolving while remaining anchored in our principles.

I extend my deepest gratitude to all who are playing a part in this journey. Your support and dedication are instrumental in our progress. Together, we continue to redefine the role of art in building resilient and transformative communities, all of which shape a brighter future.

With sincere appreciation and excitement for the road ahead,

Kelley Lindquist,

President | Artspace Projects, Inc.



2022 Year in Review

Because of You

Artspace provides affordable, sustainable homes across the country for thousands of artists and their families, as well as space for small, creative businesses to flourish. With Artspace's support structures in place, these creative communities go on to impact their neighborhoods in myriad, transformative ways. Your support has enabled us to do even more!



56 properties in operation.

Located in 38 cities, 21 states, D.C., and one tribal reservation.

Includes 43 residential buildings, 9 arts centers or studio-only buildings, and 8 single-family homes.

\$805m total investment in operating projects.

2,067 homes for artists & their families.

663 commercial or community spaces for studios & small businesses.

994,417 square feet of space for commercial or community spaces.





National Advancement

Launched a new program

Pathways: A Native Space Initiative

Serving 8 organizations in 5 states, and 6 Canada.

Learn more at artspace.org/pathways

Artspace Consulting

Learn more at artspace.org/consulting



inquiries received

respondents to all **Arts Market Studies** completed in 2022

Preliminary Feasibility Studies completed

Arts Market Studies completed

25 communities worked in (all types of services)

organizations that receievd pro bono services

Artspace Immersion

Learn more at artspace.org/immersion



organizations in

Chicago 2021-22 Cohort

D.C. 2022-23 Cohort

Minneapolis 2022-23 Cohort

The Cowles Center

Arts in Education brought 695

high-quality dance learning sessions to more than

6,000 movement makers of all ages.

Learn more at thecowlescenter.org





Construction Started

at Loveland Art Campus: Feed & Grain in Loveland, CO

Construction Finished

at Ridgway Space to Create in Ridgway, CO

Grand Opening Celebration

at Trinidad Space to Create in Trinidad, CO

Get to know Colorado at artspace.org/space-create-colorado

Thank You

Thank you for your trust and investment in Artspace!

We could not do this work without your support. Learn more at artspace.org



Board members at Artspace for any period of time in 2022

Officers*	Director Emeriti
Betty Massey, Chair	James C. Adams, Director Emeritus
Irene Quarshie, Vice Chair	Terrance R. Dolan, Director Emeritus
Gary Cunningham, Secretary	Rebecca Driscoll, Director Emeritus
Mark Manbeck, Treasurer	Cynthia J. Newsom, Director Emeritus
Mary Margaret MacMillan, Immediate Past-Chair	Roger Opp, Director Emeritus

Board List

Mark W. Addicks	Marie Feely	Margaret (Peggy) Lucas	Annamarie Saarinen
Devon Akmon	lan Friendly	Richard Martin Esq.	Christopher Scott
Peter Beard	Roy Gabay	Dan C. Mehls	Gloria Sewell
Terry Benelli	Osh Ghanimah	Herman Milligan, Jr., Ph.D.	Jason Stamm
Randall Bourscheidt	Joseph Gibbons	,	Susan Kenny
		Sarah Oquist	Stevens, Ph.D.
Ceil Cirillo	Burton Kassell		O .: TI
Diane Dalto Woosnam	Suzanne	Barbara Portwood	Curtis Thornhill
Didne Datto Woosham	Koepplinger, M.A.	Elizabeth Redleaf	Chandler Wilson
Matthew E. Damon	r to epptinger, r in ti	Edzabeth Neatean	Orialiater Witson
	Janis Lane-Ewart	Neal Richardson	Cree Zischke
Louis (Lou) DeMars			
	Peter A. Lefferts	Joel Ronning	

*Board officers as of 12/02/2022.



Staff members employed for any period of time in 2022

Executive

Jordan Amrani Will Law Kelley Lindquist Connor Robinson

Communications & Community Engagement

Tio Aiken Kevin Duong Lee Jin

Artspace Consulting

Teri Deaver Anna Growcott Wendy Holmes Aneesha Marwah

Naomi Marx Crystal C. Mercer Kelli Miles

National Advancement

April Houston Sarah Kass Kathleen Kvern Dana Mattice

Mary Meyers Stacey L. Mickelson Zamzam Mohammed Jeremy Staab

Pace Winkels

Finance

Brittany Douglas Addison Grant Teddy Hamilton Mary Jo Johnson

Carly Karjala Nu Lee Molly McKeen Lori Pope

Annie Richardson Steve Stanley

The Rafala Green Fellowship Program

Shalom Cook Pablo Lituma

Property Development

Greg Handberg Becky Carlson St. Clair Lucas Koski Andrew Michaelson

Neda Shahghasemi Sarah Swingley

Asset Management

Naomi Chu Doran O. Harper Jean Kramer-Johnson Kimberly Moore

Greg Foley Jennifer Marmol Shaela Wilson

Perfromance Property Management Company

Scott Alexander Pat Cassidy David Lopez Cuate Jim Dailey

Amanda Dilone Toi Dugar Freddie Houston Bob Janson Kelley

Jay Kidd John Linnerson Tony Lopez Reynaldo Manning

Becky Major Stacy Malbon Fortino Martinez Joe Mayrand

Frank Mateo Mary Patterson Michele Pearson Lloyd Peterson

Jeffrey Ramos Rolinda Ramos Miguel Rivera Kim Sanchez

Jesse Short Donald Stanley David Stark Raymond Suarez

Jonathan Vazquez

The Cowles Center for Dance & the Performing Arts

Joseph Bingham Elyse Chambers Shantez Christianson Tameka Davidson

Colin M. Edwards Jessi Fett Wallace Fleming Garvin Jellison

Hannah Johnson Dana K. Kassel Arlo Myren Jackie Ralles

Kristy Riewestahl Symone Wilson



Minneapolis

Artspace across the US

Properties In Operation, 2022

	ΑZ	Mesa	Mesa Artspace Lofts
B	CA	Santa Cruz	Artspace Tannery Lofts
		Santa Cruz	Digital Media & Creative Arts Center (Tannery Studios)**
	CO	Loveland	Artspace Loveland Lofts
		Ridgway	Ridgway Space to Create
		Trinidad	Trinidad Space to Create
	CT	Bridgeport	Read's Artspace
\Diamond	DC	DC	Brookland Artspace Lofts
(Je	FL	Fort Lauderdale	Sailboat Bend Artist Lofts
		Fort Lauderdale	Historic Westside School
	HI	Honolulu	Ola Ka 'Ilima Artspace Lofts
\Box	IA	Council Bluffs	Harvester Artspace Lofts
$\langle \rangle$	IL	Elgin	Elgin Artspace Lofts
		Waukegan	Karcher Artspace Lofts
		Chicago	Pullman Artspace Lofts
		Chicago	Switching Station Artist Lofts
	IN	Michigan City	Artspace Uptown Artist Lofts
La.	LA	New Orleans	Bell Artspace Campus
I A	MD	Silver Spring	Artspace Silver Spring Arts Campus*
		Mount Rainier	Mount Rainier Artist Lofts
B	MI	Dearborn	City Hall Artspace Lofts (Concourse / The Connector)**
[]	MN	St. Paul	653 Artist Lofts
		St. Paul	Artspace Frogtown Single-Family Homes*
		Minneapolis	Artspace Green Homes North*
		Hastings	Artspace Hastings River Lofts
		Minneapolis	Artspace Jackson Flats
		Minnesonalis	Obies as Assess Fire Asta Osatowkk

Chicago Avenue Fire Arts Center**

Minneapolis	The Cowles Center for Dance & the Performing				
	Arts / Hennepin Center for the Arts**				

Brainerd Franklin Arts Center

Minneapolis Grain Belt Studios**

Fergus Falls Kaddatz Artist Lofts

St. Paul Northern Warehouse Artists Lofts & Commercial**

Minneapolis The Northrup King Building**

Minneapolis Northside Artspace Lofts

St. Paul Tilsner Artists' Cooperative

Minneapolis Traffic Zone Center for Visual Art**

Duluth Washington Studios

ND Minot Minot Artspace Lofts

NV Reno Riverside Artist Lofts

NY Buffalo Artspace Buffalo Lofts

Patchogue Artspace Patchogue Lofts

East Harlem, NYC El Barrio's Artspace PS109

OH Hamilton Artspace Hamilton Lofts
OR Portland Everett Station Lofts

SD Pine Ridge Reservation Oglala Lakota Artspace**

TN Memphis South Main Artspace Lofts

TX Houston Edler Street Artist Lofts

Galveston National Hotel Artist Lofts

El Paso Roderick Artspace Lofts

WA Everett Artspace Everett Lofts

Seattle Artspace Hiawatha Lofts

Seattle Artspace Mt. Baker Lofts

Seattle Tashiro Kaplan Artist Lofts

Seattle Tashiro Arts Building**

The majority of the properties are live/work residential – some with a mixed-use commercial component.

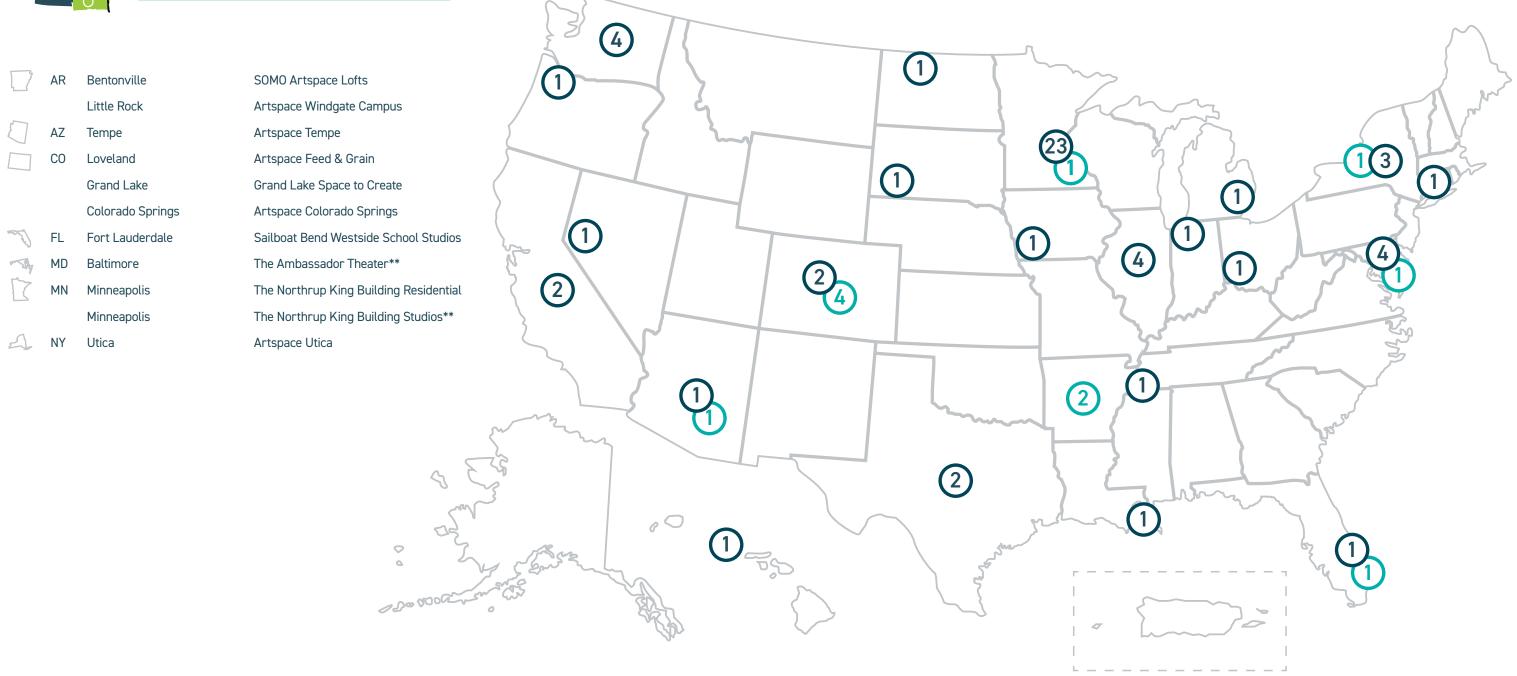
^{*} Individually owned buildings that exist under a common name (e.g. eight single-family homes, sold to artists).

^{**} Art centers or working studio buildings.

\$\text{\$\cdot\}\$

Artspace across the US

Properties In Development, 2022



Artspace Properties as of 2022

• 56 in Operation • 11 in Development



Financials

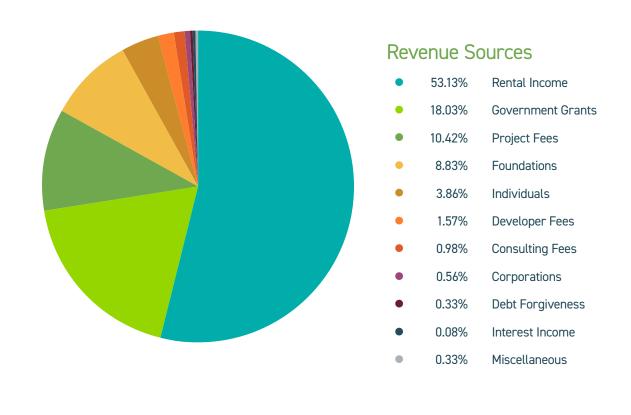
2020 - 2022

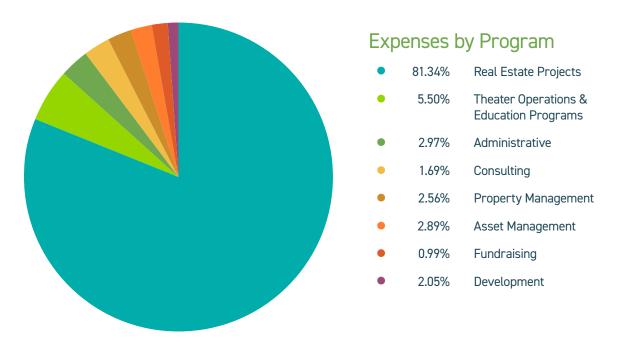
Current Assets	2020	2021	2022
Odi i Cili Assets	2020	2021	2022
Cash	\$ 8,530,718	\$ 12,396,174	\$ 11,071,622
Operating Reserve	\$ 1,032,645	\$ 1,033,170	\$ 1,034,327
Cash - Restricted	\$ 2,951,640	\$ 3,242,322	\$ 2,029,455
Accounts Receivable, Net	\$ 1,953,747	\$ 1,945,916	\$ 2,085,228
Promises to Give, Net	\$ 752,485	\$ 357,674	\$ 2,518,730
Prepaid Expenses	\$ 446,047	\$ 639,917	\$ 655,717
Property &			
Equipment			
Construction In Progress	\$ 29,768,812	\$ 8,587,254	\$ 8,434,409
Land & Land Improvements	\$ 43,213,548	\$ 46,267,597	\$ 46,440,899
Equipment	\$ 7,873,796	\$ 8,892,747	\$ 8,954,549
Building & Improvements	\$ 615,364,384	\$ 646,428,084	\$ 654,872,561
Total Before Depreciation	\$ 696,220,540	\$ 710,175,682	\$ 718,702,418
Accumulated Depreciation	\$ (153,475,095)	\$ (174,767,024)	\$ (193,953,465)
Other Assets			
Promises to Give, Net	_	_	_
Restricted Escrows & Reserves	\$ 12,977,627	\$ 12,744,700	\$ 16,119,280
Investment & Receivables from Partnerships	_	-	\$ 553,437
Investments in Future Projects, Net	\$ 179,428	\$ 329,007	\$ 794,918
Other Assets	\$ 2,582,752	\$ 3,134,683	\$ 2,127,702
Total Assets	\$ 574,152,534	\$ 571,232,221	\$ 563,739,369



2022 Financials Consolidated

Compiled from Statements of Activities and Functional Expenses







Funders, Donors, & Partners

Cumulative Donors

\$10M+





THE KRESGE FOUNDATION

\$3M - \$9.9M

Anonymous

Bob and Kathie Goodale Legacy Foundation

Bush Foundation

Calvert Impact Capital

John & Sage Cowles



Erich & Hannah Sachs Foundation

Hyde Family Foundation

Margaret A. Cargill Philanthropies

McKnight Foundation

Minnesota State Arts Board



This activity is made possible by the voters of Minnesota through a Minnesota State Arts Board Operating Support grant, thanks to a legislative appropriation from the arts and cultural heritage fund.

State of Colorado Community Revitalization Fund

The State of Hawai'i

Walton Family Foundation

\$1M - \$2.9M

AK Steel

Anonymous

ArtPlace America

ArtsFund

Bloomberg Philanthropies

Building for the Arts

Doris Duke Charitable Foundation

El Paso Community Foundation

HRK Foundation

- · MAHADH Fund of the HRK Foundation
- Pugsley Fund of the HRK Foundation
- Art & Martha Kaemmer Fund of HRK Foundation

Ruth & John Huss

Intermedia Arts

Iowa West Foundation

Manhattan Borough President

Mellon Foundation

Michigan Economic Development Corporation

National Endowment for the Arts

New York City Council

New York City Department of Cultural Affairs

Otto Bremer Trust

Pohlad Family Foundation

Pyramid Peak Foundation

Elizabeth Redleaf

Sewell Family Foundation

Stavros Niarchos Foundation

Target Foundation

The Harry and Jeanette Weinberg Foundation, Inc.

The Houston Endowment

The Paul G. Allen Foundation for the Arts

U.S. Bank Foundation

U.S. Economic Development Administration

Windgate Charitable Foundation

\$500K - 999K

Andrew W. Mellon Foundation

Boettcher Foundation

City of Honolulu

Colorado State Historical Fund

Gates Family Foundation

General Mills Foundation

Heinz Endowments

Nadine and Bill McGuire

JP Morgan Chase Foundation

Moody Foundation

The Andy Warhol Foundation for the Visual Arts

The Brown Foundation, Inc.

The John R. Oishei Foundation

Travelers Companies

\$250k - \$499k

Best Buy Corporation

Beth Park-Field Revocable Trust

Blythe Brenden-Mann Foundation

Boettcher Foundation

Booth Ferris Foundation

Chicago Community Trust

City of Saint Paul - Cultural STAR program

Community Foundation of Herkimer & Oneida Counties

Dayton King Foundation

Mary Lee Dayton

Wendy Dayton

Dolan Family Foundation

Erich & Hannah Sachs Foundation

Ian & Carole Friendly

Gaylord and Dorothy Donnelley Foundation

Gibbs Construction

Heinz Endowments

Knapp-Swezey Foundation

McCune Charitable Foundation

Michigan City Boyd Gaming Fund

Northwest Area Foundation
Pew Charitable Trusts

Pittsburgh Foundation

Rockefeller Brothers Fund

Rockefeller Foundation

TCF Foundation

The Assisi Foundation of Memphis, Inc.

The Educational Foundation of America

The Gilbert Family Foundation

The Jerome Foundation

The M&T Charitable Foundation

The Morris and Gwendolyn Cafritz Foundation

The New York Community Trust

The William and Flora Hewlett Foundation

U.S. Department of Agriculture

U.S. Department of Education

Virginia G. Piper Charitable Foundation

Washington Mutual Fund

Wells Fargo Community and Lending Investment

William Davidson Foundation

William Penn Foundation

\$100K - \$249K

4Culture

Accenture - David Wilson

American Express

Atherton Family Foundation

AutoZone

Mary Kyn & Richard Ballantine

Barker Welfare Foundation

Blandin Foundation

Bloomberg Philanthropies

Blythe Brenden-Mann Foundation

Bob and Kathie Goodale Legacy Foundation

Bonfils-Stanton Foundation Calvert Impact Capital Capital One Foundation

Colorado Springs Health Foundation

Community Foundation for Greater Buffalo

Community Foundation of Northern Colorado

Conley Brooks

Cooke Foundation, Limited

Russell Cowles

Dance USA

David and Francie Horvitz Family Foundation, Inc.

Delta Regional Authority

Deutsche Bank America Foundation

Digital River

Susan & Terry Dolan

Anne & Merritt Dyke

El Pomar Foundation

Empire State Development

Enterprise Community Partners

Erion Foundation Terri & Chuck Erwin Fanniemae Foundation

F.R. Bigelow Foundation

Firefly Scientists' Foundation

Fondren Foundation

GPS Family Foundation - Patricia Ronning

Greater New Orleans Foundation

Walter McCarthy & Clara Ueland —

Greystone Foundation

Muriel & Bruce Hach

Hamilton Community Foundation

Harold K.L. Castle Foundation

Harris and Eliza Kempner Fund

Horizon Bank

John and Robyn Horn

Kahala Fund of Pikes Peak Community Foundation

Knight Foundation

Loeffler Construction and Consulting

Mardag Foundation Meadows Foundation

MetLife Foundation Metropolitan Council- Livable Communities

Minnesota Historical Society

Minnesota State Building and Construction Trades Market Recovery Program

Michigan City Redevelopment Commission

Teresa & Paul Mueller

National Trust for Historic Preservation Nevada Commission on Cultural Affairs

Oakleaf Associates Peter C. Cornell Trust

Phileona Foundation

Pikes Peak Community Foundation

RBC

Rockwell Fund

Ronning Family Foundation Save America's Treasures South Downtown Foundation

Surdna Foundation

Earl & Lisbeth Sethre - Sethre Family Foundation The Andy Warhol Foundation for the Visual Arts

The Brown Foundation, Inc.

The Educational Foundation of America

The Harry and Jeanette Weinberg Foundation, Inc.

The Houston Endowment The James Irvine Foundation The Jerome Foundation

The Kresge Foundation

The New York Community Trust

The Paul G. Allen Foundation for the Arts

The Richard H. Driehaus Foundation

The Saint Paul & Minnesota Community Foundations

The Wurtele Foundation

Thrivent Financial Foundation

Travelers Foundation

U.S. Economic Development Administration

Walton Family Foundation

Weidner Apartment Homes

William Penn Foundation

Windgate Charitable Foundation

Margaret Wurtele



2022 Annual **Fund Donors**

\$25k+

Anonymous

Beth Park-Field Revocable Trust

Boston Financial

HRK Foundation

· Art & Martha Kaemmer Fund of HRK Foundation

MAHADH Fund of the HRK Foundation

· Pugsley Fund of the HRK Foundation

Margaret A. Cargill Philanthropies

Minnesota State Arts Board





This activity is made possible by tne voters of himmers a Minnesota State Arts Board Operating Support grant, thanks to a legislative LEGACY appropriation from the arts and cultural heritage fund. by the voters of Minnesota

\$10k - \$24,999

Benedictine University

Anne & Merritt Dyke

Susan and Terry Dolan

Ian Friendly

GPS Family Foundation

James Edward Scherbarth & Paul

Francis Mosely Giving Fund

Ronning Family Foundation

Margaret Wurtele

\$5k — \$9.999

Walter McCarthy & Clara Ueland — **Greystone Foundation**

Mark Addicks & Tom Hoch

Kassell Family Foundation

Mary Margaret MacMillan

The Woodman Family Foundation

\$2,500 - \$4,999

James Adams

Bob & Kathie Goodale Legacy Foundation

Diane Dalto & Richard Woosnam

Matthew & Gretchen Damon

Bob & Marie Feely

Peter & Jane Lefferts

Barbara Portwood

Jason Stamm

Susan Kenny Stevens, Ph.D

Curtis Thornhill

\$1k — \$2.499

Mr. Devon & Dr. Dharma Akmon

Randall Bourscheidt

Gary Cunningham

Wendy Dayton

Phyllis & Chris Dozier

Dale Forsberg

David Forsberg

Roy Gabay

Katharyn Alvord Gerlich Wendy Holmes & David Frank Jane Sage Cowles Giving Fund

Mary Beth & David Koehler

LRK

Peggy Lucas Mark Manbeck

Dan & April Mehls

Patricia Anne Connelly Fund of The

Minneapolis Foundation

Patricia L. Ploetz Irene Quarshie

Christopher Scott

Susan Landwehr Marshall & Rich Martin
— Senior Care Communities Inc.

William & Susan Sands Fund of the St. Paul and Minnesota Foundation

\$500 - \$999

Peter Beard

Ceil Cirillo

Elisabeth R. Bennet Fund of the Minneapolis Foundation

David C. Hanold

Katharine DeShaw & Mark McConnell

Kay Phillips & Jill Mortensen Fund of The Minneapolis Foundation

Suzanne Koepplinger

Betty Massey

Elizabeth & John Massie

Robert Mersky Morgan Stanley Sarah Oquist

\$250 - \$499

Annamarie Saarinen

Anonymous

James Epstein

Robert Greenberg

Paul Johnson

Michael & Donna Lynch

Matthew & Joanne Meier

Cynthia Newsom

Trevor Porath

Margaret & Davis Shryer

The Saint Paul & Minnesota Community Foundations

Heidi Zimmer Cree Zischke

\$100 - \$249

Linda Andrews

Anonymous

Betsy Behnke

Carole Baker

Michael DiBlasi

Shelley Fitzmaurice & Walter Duffy

Kathleen Fluegel

Karen Guzak

Jeff Halbur

Kim Havey

Karl Heinzerling

Scott Lagaard

Matthew Lerner

Yvonne Maartin

Liam Mercer

Polly Nyberg & John Carlisi

Charles Oberlie

Brian Phillips

James Rustad

Michael Silver

Joanna St. Angelo

Paul White

\$25 - \$99

Kelly Arme Kevin Clarke Steve Jansen

Dr. Brenda Kayzar

Mark Lymer

Douglas Nathan

Melissa Olson

Steve O'Malley

Becky & Walter Piehl JR.

Gretchen Skedsvold

Steve Veatch



Capital Campaigns, Projects, & Sponsorship Opportunities

Donors, Funders, & Partners

The Ambasssador Theater

American Rescue Plan Act (ARPA)

Pimlico Community Development Authority (PCDA)

Artspace Colorado Springs

American Rescue Plan Act (ARPA)

Colorado Springs Health Foundation

Kahala Fund of Pikes Peak Community Foundation

Weidner Apartment Homes

El Pomar Foundation

H Chase Stone Trust

Tiemens Foundation

Bee Vradenburg Foundation

Joseph Henry Edmondson Foundation

Carma Fund of Pikes Peak Community Foundation

Nard Claar

GE Johnson Foundation

John & Margot Lane Foundation

Kirkpatrick Family Fund

Connie Schmidt

Ronald & Judith A. Palmer Fund of Pikes

Peak Community Foundation

EM & FE Everett Charitable Trust

Susan Edmondson

Vance & Betsy Brown -

Brown Legacy Fund of Foundation of the Heart

John D & Karla S Balk

Strub Heer Foundation of Pikes Peak

Community Foundation

The Richard Petritz Foundation

Patrick Faricy Family Fund of Pikes Peak Community Foundation

Olive Real Estate Group

Artspace Loveland Feed & Grain

Northern Colorado Community Foundation: Loveland Community Fund

Teresa & Paul Mueller

Earl & Lisbeth Sethre - Sethre Family Foundation

Gates Family Foundation

National Trust for Historic Preservation: Peter Grant Preservation Fund for Colorado

Suzanne & Andy Peterson

Jon-Mark C. Patterson

Artspace Utica

New York State Council on the Arts (NYSCA)

American Rescue Plan Act (ARPA)

Community Foundation of Herkimer & Oneida Counties

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National Endowment for the Arts (NEA)

National Grid

Bank of Utica Foundation, Inc.

Artspace Windgate Campus

Anne and Merrit Dyke

Terri and Chuck Erwin

Jackye and Curtis Finch

John and Robyn Horn

Harriet C. and Warren A. Stephens

Impact Campaign Donors

Wendy Dayton

Ian and Carol Friendly

Peggy Lucas

Peter Lefferts

Mary Margaret MacMillan and Larry Neumann

Richard Martin

Artspace's The Cowles Center — DecaDANCE Sponsors

Ameriprise Financial

AVM Construction

Best Buy

Bridgewater Bank

EideBailly

EY

Grand Jete

Greenberg Traurig

KPMG

Miller Dunwiddie

Raymond James

Taft

US Bank

Watson-Forsberg

Xcel Energy

Trinidad Space to Create Grand Opening Sponsor

Colorado Creative Industries (CCI)





artspace

