



627 E. Broadway Alton, IL 62002

Engaging Imaginations. Enriching Lives.

Jacoby Arts Center is a 501(c)3 whose mission is to nurture & promote the practice & appreciation of the arts through Education, Exhibits, Cultural Programs, and Community Outreach Initiatives.

Celebrating 20 Years!

Frequently Asked Questions About the Jacoby Arts Center Relocation

Is AltonWorks kicking you out of the building at 627 E. Broadway?

No. Jacoby Arts Center has renewed our lease regularly over the past seven years, and is currently operating under a lease with an expiration date of Aug. 31, 2024. Jacoby's board of directors, executive leadership, and staff have been aware that Waterfront Properties and AltonWorks have planned to update the Jacoby building since we sold it to them in 2018.

Why did you sell the building to AltonWorks?

The JAC Board of Directors, staff, and volunteers will share that between 2004 and 2018, most of their time and budget was spent on building maintenance, often causing the organization's budget to run at a substantial deficit. This left little resources to fulfill the mission of JAC and support arts and provide creative opportunities to the community.

In 2018, the board of directors for Jacoby Arts Center agreed to sell the building to Waterfront Properties VI, LLC for \$1. The expectations have always been that AltonWorks/Waterfront Properties would renovate the building, and JAC would be included in discussions concerning the upgraded space. Waterfront Properties is the company that owns the building, and they have rented to JAC for a subsidized amount since the 2018 sale.

Since then, JAC has been able to grow the number of programs and serve more people in the community, even during the pandemic and shutdowns. Operations were able to focus on the mission rather than the upkeep of the building.

Why is the proposed space so much smaller?

The plans AltonWorks shared with us indicated that, upon reopening after construction, the building at 627 E. Broadway will include additional tenants. Please contact AltonWorks for information on those tenants and spaces.

Why is rent so much higher?

The plans AltonWorks shared with us indicated that the renovated building is required to rent at the "market rate," which is expected to be quadruple the current rent. Please contact AltonWorks to understand the requirements for market rates.



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Will Jacoby Arts Center move back into the building at 627 E. Broadway?

We are exploring all options at this time.

Can Jacoby Arts Center still do business if it's not in the building at 627 E. Broadway?

Yes.

When do you need to leave the building for construction?

Our lease agreement ends Aug. 31, 2024.

Where will you go in the interim/long-term?

Our board of directors and Jacoby Arts Center staff are exploring options with the strategic planning committee.