



# Annual Report – 2025

## A Year of Community Service, Growth, and Stewardship

Niwot Hall is a 501(c)(3) nonprofit organization dedicated to preserving a historic community asset while ensuring it remains an active, welcoming gathering place for Niwot and the surrounding area. In 2025, we strengthened our role as a community hub—supporting local organizations, hosting celebrations, and responsibly growing rental income to sustain the Hall for future generations.

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## Serving the Community

At the heart of Niwot Hall's mission is service. Throughout 2025, the Hall continued to provide essential space, resources, and support to community groups and events—often at no cost—helping Niwot's traditions and civic life thrive.

### Free Community Use Included:

- Meeting and activity space provided to Scout Troop 161, Niwot Community Connections, Niwot Historical Society, Niwot Free Grange Marching Band, Niwot Business Association, Niwot Cultural Arts Association, Niwot Future League, and the Minimum Wage Task Force.
- Dedicated storage for many of the above organizations.
- Storage and logistical support for community infrastructure, including:
  - Road signs
  - Tables and chairs

- Event equipment used for Rock & Rails, the 2nd Avenue Concert Series, Parades, Enchanted Evenings and other signature Niwot events

40% of overall rentals were free to the community. By offering both event space and storage, Niwot Hall reduces costs for these organizations while making it easier to host inclusive, well-run community events.

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## A Place to Gather and Celebrate

In addition to community use, Niwot Hall hosted a wide range of private and public gatherings in 2025, including meetings, weddings, celebrations of life, performances, and special events. These rentals not only bring people together but also provide critical earned income that helps offset operating and maintenance costs for this historic building.

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## Financial Growth and Sustainability

2025 marked a significant milestone in Niwot Hall's financial health.

- **Gross income rose to \$59,649**
  - Rental income of \$43,607
  - Charitable donations of \$12,192
  - Grant income of \$3,850
- **Expenses were \$38,938**
- **Net income of \$20,711**

This growth represents an important step toward long-term sustainability, allowing the organization to reinvest in maintenance, planning, and future improvements while continuing to serve community groups at little or no cost.

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## Looking Ahead: Investing in Our Future

As Niwot Hall's use has grown, so have the demands on our space. Existing storage areas are no longer sufficient to safely and efficiently house equipment for community organizations and large-scale events. Additionally, outdoor gathering space is increasingly important for accessibility, flexibility, and year-round community use.

## Why We Need a New Storage Building and Courtyard:

- To securely store community equipment and free up interior space for programs and rentals
- To support Niwot's signature events more efficiently and sustainably
- To create an outdoor courtyard that expands capacity for community events, performances, and celebrations
- To enhance accessibility and provide flexible indoor-outdoor use for all ages

These improvements will ensure Niwot Hall can continue to serve as a vibrant, functional, and welcoming center of community life for decades to come. Our efforts in 2026 will focus on fundraising for this project, as well as other maintenance items Niwot Hall requires.

Below are renderings of the new storage building and courtyard.

**Courtyard View from Franklin Ave**



**Courtyard View from West Side**



**View of Storage Units from Franklin Ave**



**View of Stage from Courtyard**



## Thank You

None of this work would be possible without the dedication of our volunteers, board members, donors, renters, and community partners. Your support allows Niwot Hall to honor its history while evolving to meet today's needs.

Niwot Hall has long operated with zero administrative costs. Thanks to projected growth in rental income in 2026, we will be able to fairly compensate and motivate our Event Director through a percentage of rental revenue.

Together, we are preserving the past, serving the present, and building a stronger future for Niwot.

Regards,

Jim Dorvee

President, Niwot Hall