



Request for City Council Committee Action From the Department of Public Works

Date: September 27, 2005
To: Honorable Sandra Colvin Roy, Chair, Transportation & Public Works Committee
Subject: Ritz Theater, Sheridan School Playground, Off-Street Parking Lot

Recommendation:

Request authorization to negotiate and execute a sublease agreement between the City and the Ritz Foundation.

Previous Directives:

May 3, 2002 – Authorize proper city officials to negotiate and execute an easement agreement for access to the parking lot with the Northeast Neighborhood Early Learning Center. Authorize proper city officials to negotiate and execute an agreement with Minneapolis Board of Education for lease of the Sheridan School Playground for a Municipal Lot. Authorize a loan of \$18,000 from the municipal parking fund.

January 28, 2005 – Ballet of the Dolls/Ritz Theater Proposal - Request for project concept approval, determination of feasibility and approval of \$100,000 commercial corridors/levy funds deferred loan.

Prepared by: Timothy Drew, Project Engineer, 673-2152

Approved by:

By: _____
Klara A. Fabry, P.E., City Engineer, Director of Public Works

Presenters: Timothy Drew, Project Engineer, Traffic and Parking Services

Financial Impact (Check those that apply)

No financial impact - or - Action is within current department budget.

(If checked, go directly to Background/Supporting Information)

Action requires an appropriation increase to the Capital Budget

Action requires an appropriation increase to the Operating Budget

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Other financial impact (Explain):

Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information:

CPED and Public Works, along with the Ritz Foundation, Minneapolis Board of Education, Sheridan Neighborhood Organization and the Northeast Neighborhood Learning Center have been working together to construct a facilitate a parking lot on the Sheridan School playground as part of the Ballet of the Dolls/Ritz Theater renovation. The lot will serve dual purpose as a playground during the weekdays and a parking lot on nights, weekends and holidays. The lot is needed to fulfill the minimum parking requirement in order to build the Ritz Theater. The Ritz Theater will be responsible for operating and maintaining the parking lot. The School Board is the property owner and requests that the City act as the leasing agent.

In preparations to construct the lot, a preliminary plan has been produced, the preliminary site plan has been approved, and three agreements need to be drafted. The agreements are as follows:

1. Lease between the Minneapolis Board of Education and the City
2. Access easement agreement between Northeast Neighborhood Learning Center and the City
3. Sublease between the Ritz Foundation and the City

Authorization has been granted to negotiate and execute the first two agreements listed above in the Council Action Dated 5-03-2002. Public Works and CPED are requesting authorization to work with the Ritz Foundation to create a sublease.

The construction of the parking lot will be funded by the Ritz without the use of assessments and the lot will be constructed within the guidelines of the City's zoning requirements.

cc: Mike Sachi
Sharrin Miller-Bassi