



**Request for City Council Committee Action  
From the Department of Community Planning & Economic Development**

**Date:** January 18, 2005

**To:** Council Member Lisa Goodman, Community Development Cmte  
Council Member Barbara Johnson, Ways and Means/Budget Cmte

**Prepared by:** Sharrin Miller-Bassi, Project Coordinator, Phone 612-673-5019

**Presenter in  
Committee:** Sharrin Miller-Bassi

**Approved by:** Chuck Lutz, Deputy CPED Director 

**Subject:** Ballet of the Dolls Ritz Theater Proposal - Request for Project  
Concept Approval, Determination of Feasibility and Approval of  
\$100,000 Commercial Corridors/Levy Funds forgivable loan

**RECOMMENDATION:** It is recommended that 1) the City Council approve the development concept, terms and determination of project feasibility as described in this report and authorize execution of a redevelopment agreement in conformance with the terms described in this report, 2) approve a forgivable loan of \$100,000 from Commercial Corridors Levy Funds, allocate the funds and authorize preparation and execution of the necessary loan documents, and 3) amend the 2005 General Appropriation Resolution by increasing the CPED agency fund SCDO-Community Development Levy (SCDO-890-8933) by \$100,000.

**Previous Directives:** On August 31, 1993, the MCDA acquired the Ritz Theater as a part of its site assembly for the Northeast Early Learning Center; on December 10, 1998, the City Council added a footnote to the 1999 MCDA Appropriation Resolution reading "MCDA is directed to appropriate PPF funds for a feasibility study of using the Ritz Theater as the new home for Ballet of the Dolls." On August 11, 2000 the MCDA Board of Commissioners approved the \$1.00 land sale subject to conditions, and a \$30,000 Neighborhood Improvement Fund grant to Ballet of the Dolls. On April 6, 2001 the MCDA Board of Commissioners approved environmental remediation of the theater and allocated \$140,000 in CEFD funds for the work. On November 19, 2004 the City Council adopted Modification No. 101 to the Common Plan (Ritz Theater.)

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to next box)
- 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

**Community Impact** (Summarize below)

**Ward:** Ward 3

**Neighborhood Notification:** The Sheridan Neighborhood has worked closely with Ballet of the Dolls and CPED on the proposal and is supportive of sale of the property to Ballet of the Dolls for the proposed rehab and reuse.

**City Goals:** The redevelopment of the Ritz Theater addresses Goal 4: Create an environment that maximizes economic development opportunities within Minneapolis by focusing on the City's physical and human assets.

**Comprehensive Plan:** On October 28, 2004, the City Planning Commission Committee of the Whole found the project to be consistent with *The Minneapolis Plan*.

**Zoning Code:** The theater is zoned C-1. The required rezoning of the theater is currently in discussion along with zoning requirements for the shared use parking lot.

**Living Wage/Job Linkage:** These requirements do not apply to a non-profit arts organization of this size.

**Background/Supporting Information**

**Introduction**

In 1998 Ballet of the Dolls (Dolls) began investigating the feasibility of purchasing and renovating the Ritz Theater, located at 343 13th Avenue NE, as the organization's permanent home for performances and office use. Based on the positive results of this initial analysis, in 2000 the Dolls began fundraising in addition to continuing their feasibility analysis. The Dolls' efforts through the years have generally been

enthusiastically supported by the Sheridan Neighborhood both with NRP funding and neighborhood participation in project planning.

In 2004 critical aspects of the project came together to position the Dolls to move to the implementation phase. These aspects include:

- Fundraising for the construction, parking and equipment phase is substantially complete with the receipt in late 2004 of a \$336,105 Economic Development Initiative Fund grant from the Department of Housing and Urban Development.
- The necessary method for ongoing neighborhood support and participation in the project has been formalized with formation of the Ritz Foundation. This organization has as its mission "to preserve, own and govern the Ritz Theater as the permanent home for Ballet of the Dolls and as a community asset for performing arts and community events." The mission is aligned with the neighborhood goal to ensure the perpetuation of arts use for the theater.

In CPED's view the Dolls have demonstrated project feasibility, as indicated in a conceptually balanced Sources and Uses of Funds, as required by the August 1, 2000 land sale approval. Staff is seeking approval of the basic development concept and terms as well as approval of a last contribution to the project in the form of a \$100,000 Commercial Corridors Levy funds forgivable loan.

### **Development Concept and Timeline**

Ballet of the Dolls is a professional dance and theater company whose roots can be traced back to its beginning performances in 1986 in the loft of Artistic Director and founder Myron Johnson. The Minneapolis company proposes to acquire and rehabilitate the Ritz Theater located at 343 13<sup>th</sup> Avenue NE for their performance and office use. The theater was built in 1926-28 but has been too altered to be eligible for historic designation. The project includes the following components:

- Reconfigure the 600 seat auditorium into two spaces: a 240 seat performance space and studio space at the front of the existing auditorium for rehearsal, dance classes, etc. to be used by the Dolls and other dance and theater organizations.
- Design and construct a dual use parking lot/playground to serve the Ritz and area businesses on the nearby Sheridan School playground. Approximately 100 parking spaces will be created.
- Secondary uses may include the company's offices, dedicated space for a full box office, and may accommodate the Doll Shop School at the Ritz or nearby.

Regarding the parking lot, discussions are ongoing with area businesses including the Modern Café and 331 Bar to share in the cost of construction and ongoing operations. This will be a public parking lot, free to all users.

Design development and preparation of construction plans is in process. The goal of the organization is to begin construction in spring of 2005 with completion anticipated for early 2006.

The estimated Total Project Cost for the construction (theater and parking lot) and equipment phase is \$ 1,252,448.

### Development Team

The following team has been assembled to work with Ballet of the Dolls staff to move the project through the implementation phase.

Jon Baker	Architect
Dorsey and Whitney	Legal
Kremer and Young LLC	
AKA California Building Company	Developer
Load Bearing	Construction Management
To be determined	Structural and Civil Engineering

### Development Financing

#### Estimated Project Costs - Theater rehab and Parking Lot Development

Ballet of the Dolls estimates the total project cost for the uses described above to be \$ 1,252,448. Preliminary project estimates have been reviewed by Kremer and Young since they joined the team in summer of 2004. Their review and analysis included seeking actual bids for most of the items. Earlier estimates have been adjusted through this process to fit the current concept to reach a project cost in line with available funds. CPED engineering staff has reviewed the budget modifications as they have been submitted. The costs attributed to the level of improvements proposed seem reasonable and staff does not think that significant items are missing.

#### Sources of Funds

##### Private

Capital campaign	
Pledges from individuals	
Received and available as of 12-2004	\$ 118,843
McKnight grant	375,000
General Mills grant	20,000
Thorpe Foundation grant	10,000
Northeast Bank loan – pending	
2% loan match	<u>75,000</u>
Sub-total	\$ 598,843

##### Public - theater

Sheridan NRP- theatre	\$ 80,000
Holland NRP -	20,000
CPED forgivable loan	100,000
HUD Econ Devel Initiative Fund grant	336,105
CPED 2% loan	75,000

Public and private—parking lot

Sheridan 0% interest loans to four businesses  
for shared parking lot construction 42,500

Sub-total \$ 653,605

TOTAL \$ 1,252,448

Uses of Funds

Construction

Theatre rehabilitation \$ 822,564

Contingency 55,000

Professional services 152,273

Sub-total \$ 1,029,837

Equipment (including installation) 164,700

Parking lot construction 57,911

Total \$ 1,252,448

**Discussion of Funding Sources**

The sources outlined above include items which have been verified and are already in place. Also included are a couple of items that are awaiting approval. Commitments and other appropriate evidence of financing for these items will be required prior to closing.

Private Sources

The private pledges and grants listed under Capital campaign have been received and are deposited in the Ritz Foundation account for use in the construction project.

The Dolls have applied for a \$250,000 revolving line of credit with Northeast Bank. Approval of the line of credit and the \$75,000 match for the CPED 2% loan is pending. The line of credit will be used as contingency funding.

Public Sources – theater

The NRP contributions from Sheridan and Holland were approved in 2004. The Housing and Urban Development's Economic Development Initiative Program funding is

a grant that has been set aside for the project. It is a grant directly to the Ritz Theater Foundation, at least 80% to be used for bricks and mortar.

### Public and private – parking lot

The Sheridan Neighborhood 0% interest loan program is proposed as the primary funding source for the public parking lot. This will be accomplished by utilizing the program to provide loans to individual businesses benefiting from the parking lot.

### **Development Terms**

The following specific development terms have been agreed to in addition to standard preconditions to closing such as providing evidence for all funding sources, submission of Construction Plans to CPED for approval, City regulatory review and approval and permitting processes completed, etc.

- 1 Property to be sold to Developer “As Is” for \$1.00.
2. Minimum Improvements to include:
  - a. Theater rehabilitation completed and equipment installed to the level necessary to obtain an occupancy permit and be functional for performance and office use for the organization.
  - b. Parking lot improvements, including access, lighting, security and landscaping to allow the Sheridan School playground to serve the dual purpose of public parking lot/playground.
3. Construction completion – December 31, 2006
4. NRP and CPED assistance – structured as forgivable loans to be used only for hard costs.

## Summary and Recommendation

It is CPED's opinion that the current concept coupled with the range of funding sources, tools, concepts and project structure outlined in this report hold promise to preserve the Ritz Theater as an entertainment and community resource. The land sale public hearing and approval of the sale of the theater occurred in August of 2000. The approval was conditioned on final neighborhood approval and demonstration of project feasibility. The contingencies have now been satisfied. Staff is seeking approval of the development concept and terms and the last funding contribution to the project to use as direction to complete project negotiations and the necessary contracts.

### Attachments:

#### Drawings:

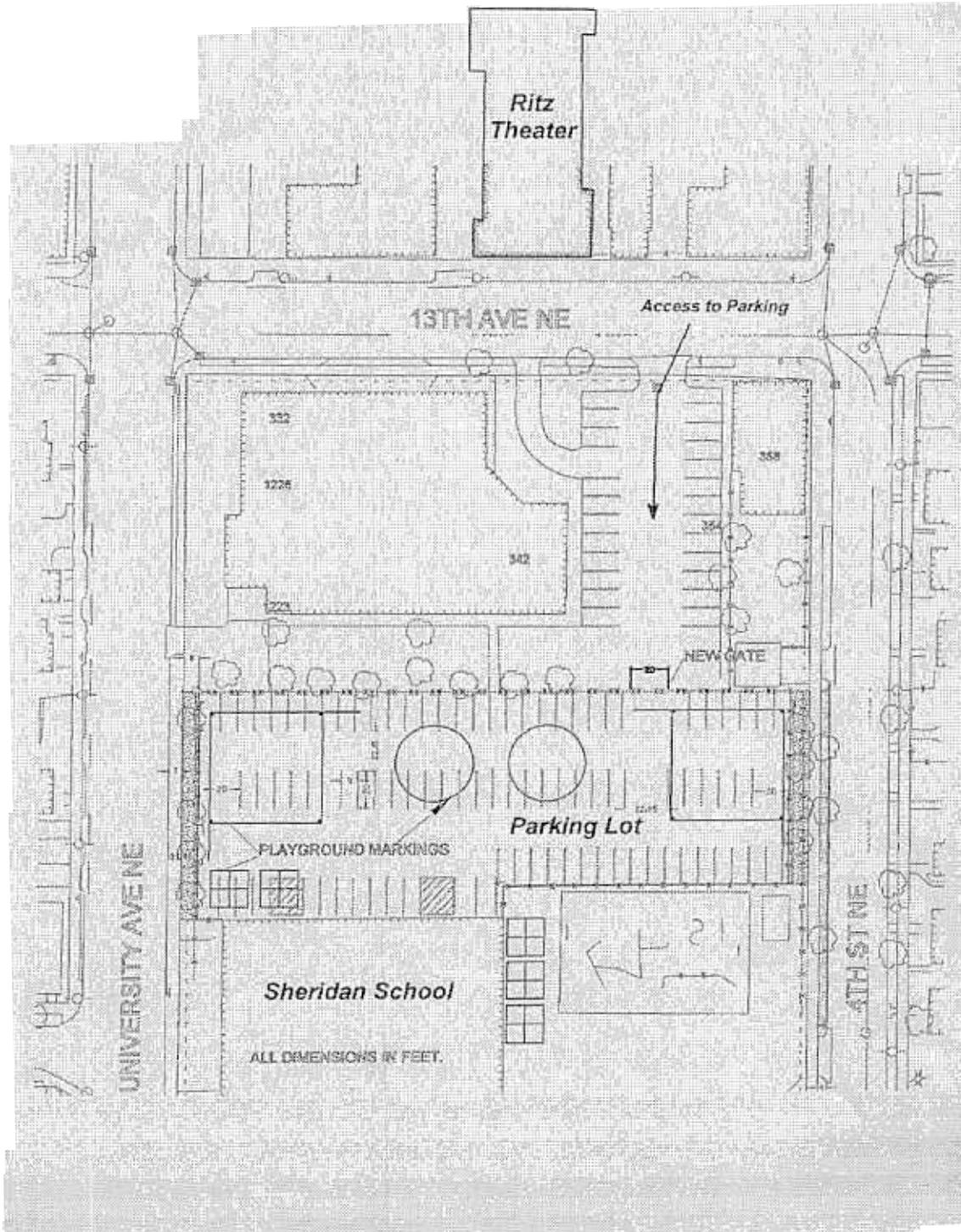
Site Plan

Preliminary Floor Plan

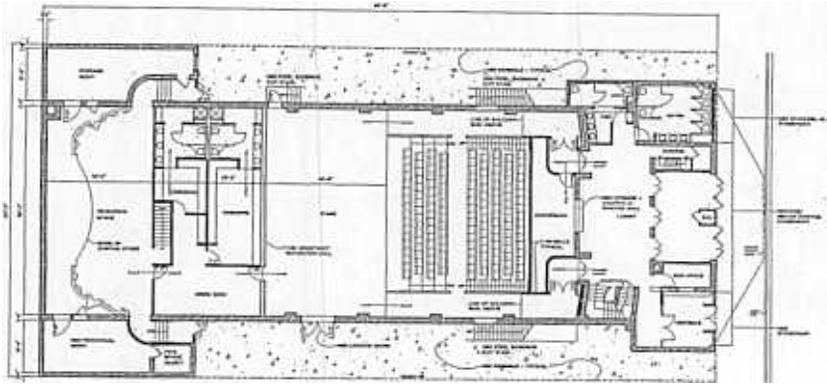
CEDF-LEVY Staff Review Committee Recommendation

Development Finance Committee Report

# RITZ THEATER PROJECT – SITE PLAN



# RITZ THEATER - FLOOR PLAN



PROPOSED STREET LEVEL FLOOR PLAN  
1/4" = 1'-0"

**GENERAL NOTES**

REVISIONS	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/08	BA	BA
2	REVISIONS TO PERMIT	11/10/08	BA	BA
3	REVISIONS TO PERMIT	12/15/08	BA	BA
4	REVISIONS TO PERMIT	01/15/09	BA	BA
5	REVISIONS TO PERMIT	02/15/09	BA	BA
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GENERAL NOTES  
1/4" = 1'-0"

**BA**  
BARKER ASSOCIATES, INC.  
ARCHITECTS  
100 South Park Street, Suite 200  
Minneapolis, MN 55402-1200  
Telephone: 612.338.4400  
Fax: 612.338.2444

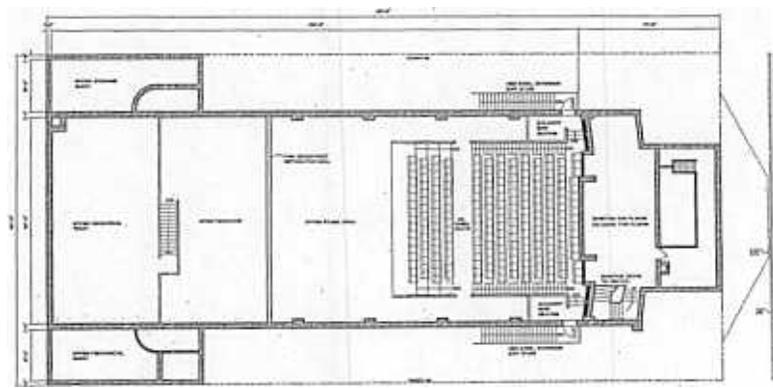
Project:  
**RITZ THEATER**  
300 Park Avenue West  
Minneapolis, MN

**BALLET  
of the  
DOLLS**

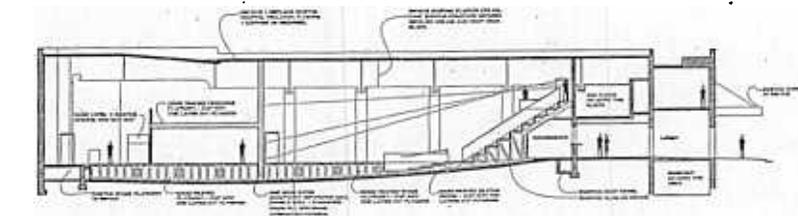
Prepared by:  
**Sutton & Associates, Inc.**  
300 Park Avenue South  
Minneapolis, MN

Drawn by: [Signature]  
Checked by: [Signature]  
Title: **SK1.1**

# RITZ THEATER - CROSS SECTION



PROPOSED UPPER LEVEL FLOOR PLAN  
1/4" = 1'-0"



PROPOSED LONGITUDINAL CROSS SECTION  
1/4" = 1'-0"

**BA**  
BARKER ASSOCIATES, INC.  
ARCHITECTS  
100 South Park Street, Suite 200  
Minneapolis, MN 55402-1200  
Telephone: 612.338.4400  
Fax: 612.338.2444

Project:  
**RITZ THEATER**  
300 Park Avenue West  
Minneapolis, MN

**BALLET  
of the  
DOLLS**

Prepared by:  
**Sutton & Associates, Inc.**  
300 Park Avenue South  
Minneapolis, MN

Drawn by: [Signature]  
Checked by: [Signature]  
Title: **SK**

**Community Planning & Economic Development**  
Crown Roller Mill, 105 Fifth Ave. S.  
Suite 200  
Minneapolis, MN 55401



## MEMORANDUM

December 30, 2004

MEMO TO: Chuck Lutz, Deputy Director

FROM: Judy Cedar, Project Coordinator *Judy Cedar*

SUBJECT: REVISED COPY TO CORRECTLY REFLECT AMOUNT OF \$100,000  
CEDF-LEVY Staff Review Committee Recommendation Regarding Ritz Project

On December 21, 2004, the CEDF-Levy Review Committee considered a presentation and report on a proposed use of LEVY funds of \$100,000 for the Ritz Theater Project.

The committee recommendation is as follows:

**FINDINGS AND RECOMMENDATION.** Ritz is in a commercial node and use for construction/rehab is consistent with intent of the fund. 20 year forgivable loan should be based upon certified performance requirements, such as remain a viable theater for the 20 years. The committee found that this project, overall, was not necessary a strong candidate for levy funds but it was not found to be a weak candidate for levy funds either.

Cc: Mike Christenson  
Tom Daniel  
Sharrin Miller Bassi

## COMMERCIAL CORRIDOR LEVY FUNDS OF \$2,000,000

PROJECT NAME:	Amounts Approved
Commercial Node Analysis	\$376,421.00
Lake Street Corridor	\$82,550.00
LISC Years 3 & 4	\$226,000.00
All Weather	\$206,000.00
AINDC (Snyder Roof)	\$40,000.00
LISC Year 5	\$100,000.00
Fix & Paint - Lake Street	\$49,000.00
SUBTOTAL	\$1,079,971.00
COMMERCIAL CORRIDOR LEVY FUNDS	\$2,000,000.00
Subtotal of Approved Projects	\$1,079,971.00
REMAINDER AVAILABLE FOR OTHER PROJECTS	\$920,029.00
Potential New Project Uses	
Ritz	\$100,000.00
Crescent Moon Bakery & Deli	\$5,000.00
Subtotal of Potential Projects	\$105,000.00
Remainder minus Potential = Unreserved	\$815,029.00

CEDF STATUS 07-27-04					
Grant Summary	Original	Current	Encumbered	Expended	Available
Year 28	398,000.00	398,000.00		80,445.34	317,554.66
Year 29	300,000.00	300,000.00			300,000.00
Year 30	149,725.00	149,725.00			149,725.00
Year 890 (2201)	843,316.00	2,300,944.24	100,000.00	910,491.00	1,290,453.24
<b>All Years Totals</b>	<b>1,691,041.00</b>	<b>3,148,669.24</b>	<b>100,000.00</b>	<b>990,936.34</b>	<b>2,057,732.90</b>
<b>BALANCES/UNENCUMBERED</b>					
Hollywood Theater pollution cleanup/FED00675	249,000.00	approved	0	249,000.00	0.00
St Annes Housing	100,000.00	approved			100,000.00
Antiques Minnesota	250,000.00	approved			250,000.00
PPL	300,000.00	approved			300,000.00
Cit Participation (miscoded)	0.00			1,846.01	0.00
<b>TOTAL UNENCUMBERED</b>					<b>650,000.00</b>
<b>AVAILABLE NEW INITIATIVES</b>					
Hollywood	750,000.00				<b>1,407,732.90</b>
Midtown	626,000				
SAM Housing	150,000				
Total Pending	1,526,000.00				
<b>Available After New Initiatives</b>					<b>-118,267.10</b>
<b>EZ RFP (pledged for Houston's market @\$250,000 - term expired)</b>					
<b>Chicago Lake \$1,000,000 - new initiative canceled</b>					
<b>Delisi Demolition \$170,000 - new initiative postponed</b>					
<b>1101 W Bdwy (approved site assembly @\$300,000 - terminated project)</b>					
<b>RS Eden \$250,000 loan new initiative canceled</b>					
<b>TOTAL REMOVED</b>	<b>\$1,970,000</b>				