



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

Date: April 25, 2007

To: Council Member Paul Ostrow, Chair, Ways and Means/Budget Committee  
Council Member Lisa Goodman, Chair, Community Development Committee

Subject: Authorization to approve \$195,722 from the federal Empowerment Zone grant to execute contracts with Lundstrum Center for the Arts for renovation of facility at 1617 North Second Street for \$100,000 and Plymouth Christian Youth Center (PCYC) for the renovation of space at the intersection of West Broadway and Oliver Avenue North for \$95,722 selected based on the Empowerment Zone 2006-2009 Strategic Plan.

Presenter in Committee: Jonathan Palmer, Director, Minneapolis Empowerment Zone (612) 673-5016

Approved by: Charles T. Lutz, Deputy Director, Community Planning and Economic Development \_\_\_\_\_

**RECOMMENDATION**

- (1) Approve the Empowerment Zone Governance Board recommendations payable from 0300 890-8942; and
- (2) Authorize the proper city officers to execute contracts with the funding sub-recipients listed above, setting forth the terms and conditions of the agreement.

**Previous Directives**

N/A

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

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)

**Background/Supporting Information**

The Capri Theatre and Lundstrum Center for the Performing arts are two of three anchor developments (Juxtaposition Arts, the Lundstrum Center for the Performing Arts) that will both assist in the revitalization of West Broadway, as well as partner with the EZ in developing the Empowerment Zone Northside Arts Initiative, a summer youth engagement Program, designed to provide alternative positive activity for youth as a pilot project during the Summer of 2007 as

well as establish groundwork for increased connection between the Arts community of North Minneapolis.

### **Lundstrum Center**

Lundstrum Center for the Performing Arts, a community based non-profit performing arts school and theatre located in North Minneapolis, requested City support for renovation of its new performance and training facility at 1617 North Second Street. On April 12, 2007 the Empowerment Zone Governance Board approved a grant of \$100,000 to Lundstrum Center for the Performing Arts for renovation of its facility. Proposed City sources for this project are the \$100,000 grant from the Empowerment Zone. Total redevelopment cost for Phase I renovations is \$883,000. City participation at this time will allow Lundstrum Center for the Performing Arts to begin a redevelopment project that supports the Empowerment Zone Strategic Plan which has allocated \$1,000,000 into targeted redevelopment projects on the North side.

Plymouth Christian Youth Center (PCYC), a community based non-profit organization located in North Minneapolis, requested City support for renovation of its Capri Theater. On April 12, 2007 the Empowerment Zone Governance Board approved a grant of \$100,000 to PCYC for renovation of its facility. Proposed City sources for this project are the \$95,722 grant from the Empowerment Zone. Total redevelopment cost for Phase I renovations is \$95,722. City participation at this time will allow PCYC to begin a redevelopment project that supports the Empowerment Zone Strategic Plan which has allocated \$1,000,000 into targeted redevelopment projects on the North side.

### **Project Details**

#### **Lundstrum Center**

Three years ago, Lundstrum Center lost the home it had been in for 80 years. They relocated to a temporary space in the warehouse district of North Minneapolis, which severely impacted organizational growth and services. Lundstrum has been forced to cut programs and hold classes and performances off site. Without adequate space to house their programs, they are increasingly challenged to provide performing arts education and production to the community of North Minneapolis. Renting theatre space for performances and concerts has been a costly venture and they have cut their performance schedule down to only a third of its capacity.

The renovation of the new Lundstrum facility will include engineering, design, and construction of three studios as well as restrooms, renovation preparations including new HVAC system, new plumbing, electrical, and sprinkler system, engineering, design, and construction of black box theatre, rehearsal rooms, green rooms, lobby, and multipurpose rooms. When the project is complete, the building will house expanded classroom, rehearsal space, and a theater for performances as well as an art gallery, reception area and conference rooms.

#### **Capri Theatre**

To function as an adequate performance space for youth participants as well as other community arts organizations and community artists, the Capri needs immediate improvements to create a more viable performance and visual arts venue until they complete a capital campaign, to be initiated later this year, to completely renovate the theater. To ensure effective summer programming, PCYC would need to replace damaged and worn seating left over from the last renovation (some time in the 1960s). The existing seats are set uncomfortably close together by today's standards, and offer less leg room than the current coach seat in an airplane. Many seats are missing backs or arms, leaving only the bolts on which to rest elbows, and many also have worn or torn upholstery.

PCYC currently has a sound studio which includes four stations for digital music production. The budget calls for the addition of six sound stations.

The renovation of the new Capri Theater facility will include purchase and installation of 300 new theater seats, wireless microphones and related technology for theater productions, a computer and software for music and video production, computer based digital audio workstation setup, electronic music keyboard needed for student input for recording, microphones and stands, microphone cables, mix station desk, digital music production system/recorder with internal CD burner, mixer, studio speakers, power strips and adapters, and 6 digital video cameras. When the project is complete, the building will house a state of the art digital audio production facility and a modern theater for performances.

## **Community Impact**

### **Lundstrum Center**

For more than 70 years the Lundstrum Center for the Performing Arts has been a provider of arts programming on the North side of Minneapolis, including music, theater and dance, and life skills in teamwork, self discipline and setting high, yet attainable goals. Lundstrum's mission is to help youth age 6-21 improve their lives by providing access to high quality performing arts education and performance opportunities. LCPA has served over 3,000 students since 2000. Seventy-five percent of students enrolled in LCPA are residents of North Minneapolis. 60% of students enrolled are students of color. Lundstrum provides subsidies and scholarships to approximately 60% of students enrolled in programs.

### **Capri Theatre**

With this improvement, the Capri could serve as a venue for PCYC's many programs (including theater performances by the Summer Cultural Arts Program, Positive Cool (spoken word and music production, described below), Saturday Family Movies, teen talent shows, etc.

The theater, which is the only remaining theater in North Minneapolis, would also be a value asset for partnering arts groups, performers and artists who need a professional venue for their productions.

PCYC offers music production and spoken word activities through Positive Cool, an after-school program for youth in grades 9 to 12, and for youth in summer arts programs. Under the instruction and coaching of a skilled technology artist, youth learn to create their own music and sound design. They learn to use interactive software such as Garage Band to create original music, burn their creations onto CD's, record live audio, shoot and edit video footage, produce video and audio clips, and broadcast their products on MTV, create their own websites, and showcase their talents and creations at community gatherings. Paired with spoken word classes, this option has high appeal to youth, and provides an attractive summer option.

For more than 50 years the Plymouth Christian Youth Center has been a provider of youth and family services on the North side of Minneapolis, including after school enrichment, Capri summer cultural arts program, and also houses an alternative school. PCYC has served over 100,000 community members since its inception.