



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

**Date:** October 26, 2004

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

**Prepared by:** Joan Mathieu, Planner, Phone 612-673-5053

**Presenter in Committee:** Sharrin Miller-Bassi, Project Coordinator, Phone 612-673-5019

**Approved by:** Chuck Lutz, Deputy Director \_\_\_\_\_

**Subject:** Modification No. 101 (Ritz Theatre) Public Hearing and Review

**RECOMMENDATION:** Schedule public hearing on Modification No. 101 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan (Ritz Theatre); request review and comment by Ways and Means/Budget Committee.

**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**

The proposed Modification No. 101 to the Common Development and Redevelopment Plan and Common Tax Increment Finance Plan (Ritz Theatre) changes the reuse of property located at 343 13<sup>th</sup> Avenue Northeast from Public Use to Commercial / Commercial-Entertainment, to allow rehabilitation and reuse of the Ritz Theatre for performance and related office use.

Modification No. 101 does not create or enlarge a tax increment financing district.

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On October 8, 2004, Modification No. 101 was transmitted for review and comment to the Hennepin County Board of Commissioners, Special School District No. 1, the City Planning Commission, Sheridan Neighborhood Organization, Ballet of the Dolls, and other interested parties. Comments are due November 8.

It is requested that the Community Development Committee schedule a public hearing on the proposed Modification No. 101, to be held on Tuesday, November 9, 2004, at 1:30 p.m. City Council consideration of the Modification will occur on Friday, November 19, 2004.

It is also requested that the Ways and Means/Budget Committee review the proposed Modification No. 101 and submit its comments at the public hearing to be held by the Community Development Committee on Tuesday, November 9, 2004.



City of Minneapolis

**Modification No. 101  
to the  
Common Development and Redevelopment Plan  
and Common Tax Increment Finance Plan**

**(Ritz Theatre)**

**October 8, 2004**

Prepared by:

Development Finance Division  
Finance Department, City of Minneapolis  
105 5th Avenue South, Minneapolis, Minnesota 55401

**MODIFICATION NO. 101  
TO THE  
COMMON DEVELOPMENT AND REDEVELOPMENT PLAN  
AND COMMON TAX INCREMENT FINANCING PLAN**

**(Ritz Theatre)**

**October 8, 2004**

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(This Table of Contents is not part of Modification No. 101 to the Common Development and Redevelopment Plan and Common Tax Increment Financing Plan, and is only for convenience of reference.)

**SECTION A. COMMON DEVELOPMENT AND REDEVELOPMENT PLAN**

		<b>Impact of Mod. No.101</b>
Subsection A.1.	Mission Statement	No Change
Subsection A.2.	Definitions	No Change
Subsection A.3.	Description of Public Purpose	No Change
Subsection A.4.	Objectives of Common Project	No Change
Subsection A.5.	Structuring of Common Project	No Change
Subsection A.6.	History of Establishment and Modifications of Projects and TIF Districts Included in Common Project Area	<b>Changed</b>
Subsection A.7.	Estimated Public Improvement Costs	No Change
Subsection A.8.	Boundaries of the Common Project Area	No Change
Subsection A.9.	Development Program Requirements	<b>Changed</b>
Subsection A.10.	Modifications to Common Development and Redevelopment Plan	No Change
Subsection A.11.	Neighborhood Revitalization Program	No Change

**SECTION B. COMMON TAX INCREMENT FINANCING PLAN**

Subsection B.1.	Summaries of Participating Tax Increment Financing Districts	No Change
Subsection B.2.	Boundaries of Participating Tax Increment Financing Districts	No Change
Subsection B.3.	Statement of Objectives and Development Program, Including Property that may be Acquired	No Change
Subsection B.4.	Properties to be Deleted From Participating Tax Increment Financing Districts	No Change
Subsection B.5.	Development Activity in Common Project for Which Contracts Have Been Signed and Other Specific Development Expected to Occur	<b>Changed</b>
Subsection B.6.	Description of Financing	No Change
Subsection B.7.	Estimated Impact on Other Taxing Jurisdictions	No Change
Subsection B.8.	Modifications to Common Tax Increment Financing Plan	No Change
Subsection B.9.	Neighborhood Revitalization Program	No Change
Subsection B. 10.	Hazardous Substance Subdistrict	No Change
Exhibit 1	Land Use Map	<b>Changed</b>

**MODIFICATION NO. 101  
TO THE  
COMMON DEVELOPMENT AND REDEVELOPMENT PLAN  
AND COMMON TAX INCREMENT FINANCING PLAN**

**(Ritz Theatre)**

**October 8, 2004**

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**Introduction**

This Modification No. 101 to the Common Development and Redevelopment Plan and Common Tax Increment Finance Plan changes the proposed reuse of property located at 343 13<sup>th</sup> Avenue Northeast from Public Use to Commercial/Commercial-Entertainment, to allow rehabilitation and reuse of the Ritz Theatre for performance and related office use.

The boundary of the Minneapolis Common Project was enlarged by Modification No. 16 on January 15, 1993 to include the property at 343 13<sup>th</sup> Avenue Northeast along with the site of the Sheridan School Neighborhood Early Learning Center (NELC), to enable the Minneapolis Community Development Agency (MCDA) to use Neighborhood Revitalization Program funds to carry out public redevelopment activities associated with the NELC.

The MCDA acquired the property at 343 13<sup>th</sup> Avenue Northeast in 1993. Ballet of the Dolls, a professional dance and theatre company based in Minneapolis, proposes to acquire and rehabilitate the theatre building. The proposed rehabilitation includes the following components:

- Reconfigure the 600-seat auditorium into a 221-seat performance space and studio space at the front of the existing auditorium for rehearsals, dance classes, etc., to be used by the Dolls and other dance and theatre organizations.
- Accommodate the Doll Shop School either at the Ritz or nearby.
- Provide office space for the company's administrative functions.
- Build a dedicated space for a full box office adjacent to the lobby to provide ticketing services.

Ballet of the Dolls proposes that parking be provided on the Sheridan School playground. The operation and shared use of the playground/parking lot is to be governed by an agreement between the Dolls, Sheridan School and the NELC.

The property that is the subject of this Modification No. 101 consists of one tax parcel that is not within a tax increment financing district. Modification No. 101 does not provide for the inclusion of any additional property within a tax increment financing district. By reference, Modification No. 101 to the Common

Plan is incorporated into the Incorporated Project Documents, and in itself is designated an Incorporated Document.

**SECTION A. COMMON DEVELOPMENT AND REDEVELOPMENT PLAN**

- Subsection A.1.** Mission Statement (No Change)
- Subsection A.2.** Definitions (No Change)
- Subsection A.3.** Description of Public Purpose (No Change)
- Subsection A.4.** Objectives of Common Project (No Change)
- Subsection A.5.** Structuring of Common Project (No Change)
- Subsection A.6.** History of Establishment and Modification of Projects and TIF Districts Included in Common Project Area **(Changed)**

Subsection A.6. is modified to include the following information:

Project	Plan, Mod or Amendment	City Council Approval Date	Resolution Number
<i>Common Project</i>	<i>Modification No. 101 to the Common Plan (Ritz Theatre)</i>	<i>November 19, 2004</i>	<i>04R-____</i>

- Subsection A.7.** Estimated Public Improvement Costs (No Change)
- Subsection A.8.** Boundaries of the Common Project Area (No Change)
- Subsection A.9.** Development Program Requirements **(Changed)**

The proposed reuse of the property at 343 13<sup>th</sup> Avenue Northeast (tax parcel 14-029-24-24-0123) is changed from Public Use to Commercial/Commercial-Entertainment, as indicated in Exhibit 1, the Land Use Map.

- Subsection A.10.** Modifications to Common Development and Redevelopment Plan (No Change)
- Subsection A.11.** Neighborhood Revitalization Program (No Change)

**SECTION B. COMMON TAX INCREMENT FINANCING PLAN (Changed)**

- Subsection B.1.** Summaries of Participating Tax Increment Financing Districts (No Change)
- Subsection B.2.** Boundaries of Participating Tax Increment Financing Districts (No Change)
- Subsection B.3.** Statement of Objectives and Development Program, Including Property to be Acquired (No Change)
- Subsection B.4.** Properties to be deleted from Participating Tax Increment Financing Districts (No Change)
- Subsection B.5.** Development Activity in the Common Project for Which Contracts Have Been Signed and Other Specific Development Expected to Occur **(Changed)**

Ballet of the Dolls, a professional dance and theatre company based in Minneapolis, proposes to acquire and rehabilitate the theatre building. The proposed rehabilitation includes the following components:

- Reconfigure the 600-seat auditorium into a 221-seat performance space and studio space at the front of the existing auditorium for rehearsals, dance classes, etc., to be used by the Dolls and other dance and theatre organizations.
- Accommodate the Doll Shop School either at the Ritz or nearby.
- Provide office space for the company's administrative functions.
- Build a dedicated space for a full box office adjacent to the lobby to provide ticketing services.

Ballet of the Dolls proposes that parking be provided on the Sheridan School playground. The operation and shared use of the playground/parking lot is to be governed by an agreement between the Dolls, Sheridan School and the NELC.

The City has not yet entered into a redevelopment contract for this activity.

- Subsection B.6.** Description of Financing (No Change)
- Subsection B.7.** Estimated Impact on Other Taxing Jurisdictions (No Change)
- Subsection B.8.** Modifications to Common Tax Increment Financing Plan (No Change)
- Subsection B.9.** Neighborhood Revitalization Program (No Change)
- Subsection B.10** Hazardous Substance Subdistrict Plan (No Change)