

LRB-FISCAL REVIEW SECTION ANALYSIS

SEPTEMBER 12, 2001 AGENDA
PUBLIC IMPROVEMENTS COMMITTEE

ITEM 23, FILE 001662
EMMA J STAMPS

File #001662 is a substitute charter ordinance relating to the Captain Frederic Pabst Theater board.

Background and Discussion

1. The Common Council passed a charter ordinance renaming the City-owned Pabst Theater to the Captain Frederick Pabst Theater (hereinafter referred to as “Theater”) on February 10, 1998. The Theatre is governed by s. 229.27, Wis. Stats. and s.16-12 of the City Charter. Pursuant to the provisions of s. 229.27, Stats. and s. 16-12 of the City Charter, the Theater board **and** the City collectively regulate and control the operation, maintenance and use of the Theater.
2. Section 229.27, Wis. Stats., was recently amended at the City’s request to permit the City to transfer ownership of the Theater to any other party, private or public—including the Milwaukee County.
3. This Charter ordinance amendment, FN 001662, would therefore permit ownership transfer of the Theater, subject to further Common Council approval. FN 001662 accomplishes the mirroring of City Charter to State legislation.

Additional legislation would need to be considered relative to future conveyance of the Theater. Matters of concern include but are not limited to fees, tax status, and contingencies.

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5. The City-owned Theater is classified as a National historic landmark.

Fiscal Impact

1. The passage of FN 001662 will have no fiscal impact. Further change is necessary if a transfer of the Theater is to take place.

Other Information

1. According to the City Attorney's Office, Milwaukee County and the Milwaukee Repertory Theater have expressed interest in owning the Pabst Theatre.
2. The Theater expects to generate \$496,000 in revenues from rental of the theater, fees, and other income during 2001. The Theater anticipates 2002 revenue will amount to \$525,750, a \$28,850 (5.8%) increase over 2001 revenue.
3. The City provided a \$150,000 supplement to the Theater's 2001 operating budget. The same amount is included in the 2002 Requested budget.
4. The City provided \$1.5 million for Capital Improvements for Pabst Theatre Modifications in the 2001 Budget.
5. Future renovation plans include replacing and upgrading furnishings, carpeting, technology, stage, lighting, and sound and security systems. The Theater is requesting \$978,884 in Capital Improvement Projects funding for the years 2002 through 2007:

YEAR	AMOUNT
2002	\$600,000
2003	75,050
2004	75,000
2005	78,834
2006	75,000
2007	<u>75,000</u>
Total	\$978,884

6. The City contributed \$10,000 toward the Pabst Theatre Rent Fund in 2001. The same amount is included in the 2002 Requested budget.
7. \$538,394 (20.32%) of the Theater's 2002 Requested operating budget (\$675,750) is allocated for salary, wages and benefits for more than 14 positions.

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