

RJ's Stage and Screen

Since 2003, I have been working for a local community management company (Community Development, Inc.) who specializes in association management. I have managed the Gables Manor and Gables Terrace Townhomes, Symphony at Town Center and the Parkside Associations, all of which are located in the new Ramsey COR area. I continue to work with others in the management of these associations. We would hold our association meetings at the PACT Charter school in their media center.

I kept my boards of directors informed of certain town meetings and approximately a year and a half ago I invited my boards to an informational meeting with Darren Lazan (Land Form) at City Hall so that they could get an update to the development of the area where they lived. At that meeting it was mentioned that the city wanted to see certain types of businesses in this area. One of which was a movie theater. This interested me. So I started researching what it would take to build and operate an independent, first run, movie theater.

I soon found out that the reason the other big movie theater chains were not able to build a theater in Ramsey was due to the size of the population. I also happened to be talking to someone at the PACT Charter School and was told their current facility for the schools performances was their cafeteria and that they could only fit maybe a third of the people into here that wanted to see their kids perform. So I combined these two ideas together and formed a movie theater and performance arts center. Please see the attached map. We would be happy to go over the floor plan at the meeting next week.

Approximately a year and a half ago and in order to gain additional experience in the movie theater industry I obtained a part time job at the new construction state of the art Kerosotes Theater in the West End of St. Louis Park. The West End is St. Louis Park's version of Maple Groves Shops at Arbor Lakes.

My mission with this project is to offer a venue for entertainment for the residents of Ramsey and surrounding area. The movie theater will have first run films. The performing arts center will play a unique role and will offer thoughtful, engaging productions and contribute substantially to the cultural, social and economic life of the Ramsey and COR area. It will be able to host plays, concerts and more. There will also be a family oriented arcade and concessions.

I have met with Heidi Nelson and Darren Lazan a few times. I have supplied them with my business plan, financials and a professionally designed map of the building and park area. My team is very excited about the opportunity to meet with the HRA on January 25th, 2011 and to work with the City of Ramsey on this project. I intend to utilize local Ramsey businesses in the building of this facility. This business will bring 17 new jobs to the area. This company will offer exceptional customer service.

I would like to break ground on this project no later than May 1, 2011 and have the doors open for business by Thanksgiving. That is an important time for the movie theater industry. I am working with a film buyer who resides in Ramsey. She has been in the business for many years. The architect, Mike Monn, whom you will meet on Tuesday, has designed theaters in the past for other local theater owners. The general contractor, Shawn Mescke, is with Kraus Anderson (and it is merely a coincidence

that they are already up in the Ramsey area working on the Allina project). Shawn has worked with Mike in the past. Mel Hopland of Bright Star Systems designs the inside of theaters. He too should be at this meeting. All of us have put a significant amount of time in on this project so far and hope you will be please with our plan.

In order to make this project happen we are requesting four things from the city. They are as follows:

- To sell me the two platted lots for \$1.00 each as the city's donation to this project
- To combine and rezone the two lots in question to TC2
- To do any necessary soil testing etc... and to
- Prepare and have ready all utilities so that we can come in as soon as the ground thaws and start working.

The city will be able to complete its street, curb and gutter work while we are building everything on the proposed project site.

By working together on this project, we can make this theater project a reality and it will be a tremendous benefit to the community. I feel it will attract other businesses and builders. Please feel free to call me ahead of the meeting if you have any questions.

Thank you

Rachel Wexler
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