

Operators Overview

Business partners Franco Pisani and Lindsey Truitt will operate Star View Ranch. Franco is an award winning, local chef who is known for blending traditional family recipes and the freshest seasonal ingredients to create contemporary Italian culinary concepts. His passion for food was passed down from his mother. After attending culinary school, Chef Franco opened Paravicini's Italian Bistro, now a local landmark, in 2003. In 2017, Franco opened Ristorante di Sopra which is located above Paravicini's.

Where Paravicini's is today, once was a vacant, forgotten corner at the end of Colorado Avenue. With Franco's influence, it is now a busy intersection with new businesses opening and thriving. Franco has spent the last 20 years contributing to the success of Old Colorado City. He sat as the president of the Old Colorado City Association for six years and continues to support the growth of his local community.

Franco's love affair with Palmer Lake started in 1997 when he first moved to Colorado Springs. He became the executive chef at The Villa at Palmer Lake and was able to establish his roots by making lots of friends and connections. He soon moved to the position of food and beverage director of The Woodmoor Country Club where he was able to continue to grow and maintain these connections. In 2008 Jeff Hulsmann presented Franco with an offer he couldn't refuse, and Franco went back to The Villa at Palmer Lake. Franco took this opportunity and opened La Zingara which he operated for three years before selling it. Recently another old connection from the Tri-Lakes area reached out knowing that Franco had a desire to open an event center and that is what brings him back to the Town of Palmer Lake once again.

Lindsey is a Colorado Springs native who has worked as an event coordinator for over ten years. Her experience as an event coordinator has given her the ability to manage all types of clients and events. Lindsey understands the unique challenges each client brings, and her customer service skills combined with her organization make her a perfect fit for the job. Over the years, Franco and Lindsey have attended numerous corporate galas, non-profit fundraiser galas, and weddings. They noticed all the key components required to have a highly sought after event venue. Star View Ranch gives Franco and Lindsey the perfect space to build their event venue that provides all the required ambience for a memorable event.

Renovation, Restoration and Preservation Plans

Phase one

With the main building (building C on the main plan) as phase one the bread and butter of the operation, we will be going in with a team and work as hard as we can to shine her up before next wedding season and bring in new HVAC abandon the boilers, plumbing disconnect building two (building D on the main plan) and fix building one, roofing on both buildings, flooring patch holes and run new wide plank floors throughout, bathrooms freshened up, decking, gravel driveways and parking fix the office Building E on the plan

Phase two

Tackle Building D plans to come move buildings A and B

Financial Benefits

Our venue will provide to the town of Palmer Lake with tax revenue. We will be committed to a minimum of \$30,000 a year after our first year of operation, if we do not meet the minimum, we will write a check for the difference at the end of the year. But based on some projections It can be a over six figures a year in tax revenue for the town, will collaborate with the committee for a long-term lease with a first right of refusal if the town ever decides to sell.

Business Overview

Star View Ranch is a proposed full-service, for-profit event venue located in the heart of Palmer Lake. The Ranch will offer a unique, sophisticated venue with a rustic touch to our clients for

their events. Nestled in the pines, the natural scenery combined with the spectacular sunset of Colorado will make Star View Ranch the premier destination for weddings, bridal and baby showers, reunions, holiday parties, repasts, retirement ceremonies, family events, and corporate events and galas.

Star View Ranch is excited to work in conjunction with the Town of Palmer Lake, and Richard and Lindsay Willans with EcoSpa to develop the site in a manner that aligns with the Town of Palmer Lake's master plan. With our intended use of the property, our plan will have minimum impact on the land and our surroundings. We will also work closely with event coordinators, decorators, staff, and vendors to provide a clean, accessible, and affordable facility that has a positive impact in the community.

Venue Description

Star View Ranch is a highly adaptable property. It is a unique destination that proudly holds a lot of potential. We will focus on the preservation and revitalization of what already exists. Our work on the site will begin with the main building as phase one. Here we will start by bringing the existing structure back to code and improving on the building's rustic charm. The interior of The Ranch will include a full-service catering kitchen, restrooms, food service area, storage closet and an open floor space that can be configured into various layouts. With the ability to serve alcohol (beer, wine, and spirits) on the premises, we plan to also include a bar.

The venue will offer technology capabilities with high quality AV equipment and Wi-Fi access. The event center would only be open when there is an event scheduled, for tours and in-person reservations. Live entertainment associated with some of the privately catered events, (weddings, birthday parties, etc.) would consist of deejays, musicians, vocalists, etc. Keeping the community in mind, all exterior doors will be kept closed when amplified or live music is being played at The Ranch. To ensure that noise is kept to a minimum all events will end by 10 pm. Phase two will begin with work on the side of the main building with the addition of a second event space. Phase two will also focus on relocating the additional lower structures to the south of the main building.

Service Offerings

The following are examples of the services Star View Ranch will be able to offer its clients:

- Three different event spaces to choose from
- Two different ceremony sites
- Ample parking
- Onsite full-service catering
- Audio/visual equipment
- Recommendations for pastry, floral, and DJ services
- Elegant and classy decor for any event
- An adequate supply of tables, chairs, and linens for any event
- A highly qualified and experienced team of event coordinators

Conclusion

The Star View Ranch is a good fit for the Town of Palmer Lake's master plan. We are excited to hear your decision to move forward with us.