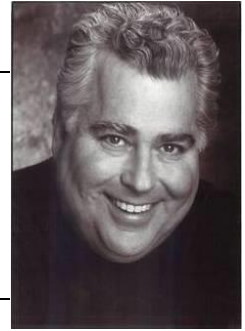


**Paul W. Warshauer**

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## **CURRICULUM VITAE, SELECTED PROJECTS, EMPLOYMENT, AWARDS, AND PRODUCTION CREDITS**

### **Historic Real Estate Developer & Theatre Producer/Director**

Paul Warshauer is a historic real estate developer, consultant, theatrical producer/director, writer, and performer. He enjoys working in the worlds of business development, historic real estate, and entertainment. Although at times it is challenging to juggle “right brain and left-brain” activities, he has accomplished most of his major goals. (See [www.grandevenues.com](http://www.grandevenues.com)) He writes, directs and hosts original murder mysteries around the country. (See [www.murders4fun.com](http://www.murders4fun.com)) Some former offices of his real estate development companies were located in historic properties. He has led projects in Minnesota, Nebraska, North Carolina, Illinois, California, Pennsylvania, New York, Ohio, Kansas, Indiana, Oregon, Texas, North Dakota, South Dakota, Wisconsin, and in England, Italy, and Jamaica. Mr. Warshauer specializes in consulting, theatre, business and real estate development, business plan writing, grants, hiring, contract negotiation, acquisition, mergers, and mediation. Paul W. Warshauer recently served as the Developer for the former New Ulm Middle / High School renovation project involving acquisition and subdivision of the one city block, now called the Emerson Union Apartments and the State Street Theatre. Some of Mr. Warshauer’s projects include:

Redwood Falls Theatre Group, LLC  
Masonic Temple Building, Grand Island, NE  
Ellendale Hotel, Ellendale, ND  
Cultural Block Development, Ellendale, SD  
Wheaton Grand Theatre Project, Wheaton, IL  
Westmont Theatre Project, Haddon, NJ  
Oakes Hotel Development Project, Oakes, ND  
Liberty/Paramount Theatre Project, Youngstown, OH  
Chicago Athletic Association Restoration, Chicago, IL  
Quarters One Residence, Rock Island, IL  
Siskiyou County Perform. Arts Centre, Mt. Shasta, CA  
Sky Club Ventures, Aurora, IL  
Dakota Wishek Theatre Consulting Project, ND  
Jefferson Street Theatre, OR  
Parkway Theatre Consulting, MD  
Enean Theatre Project, Pittsburg, CA

Cinemas of Malone Theatre Project, NY  
Portage Park Theatre Project, Chicago, IL  
Zoe Theatre Redevelopment Project, Pittsfield, IL  
Lawford Theatre Project, Havana, IL  
Uptown Theatre Project, Chicago, IL  
Lafayette Theatre, Lafayette, IN  
York Middle School Renovation, NE  
Regent Theatre, Wellington, KS  
New Regal Theatre, Chicago, IL  
Elba Water Tower Project, NE  
Rock River Brewery Project, Rockford, IL  
Dayton Arcade Building, Dayton, Ohio  
Historic Wishek City Hall, North Dakota  
District 88 Middle School Project, New Ulm, MN  
Kasson School Project/ Former Owatonna High School  
Rushmore School Development / New Bern School

## A Brief Biography

Paul W. Warshauer has been involved in performing arts and the real estate business for nearly 60 years. A proud Chicagoan, Mr. Warshauer began his career at age 10 playing Macbeth at Anshe Emet Day School and he has been hooked on theatre ever since. Mr. Warshauer produced and directed his first play, *Adventures in Storybook Land* at Bay Harbor Elementary School in Florida in the 6th grade, (1967). After Paul's mother died, Ben & Libby Warshauer, Paul's paternal grandparents, raised him. Ben was a pioneer in the parking industry. Paul began his "business career" by counting monthly parking passes at Tremont Auto Park at the corner of Lake and Dearborn Streets in Chicago. Paul attended Bay Harbor Elementary & Ransom Schools in Florida then graduated from Cleveland Heights High School with high honors and went on to study theatre, film, television, and speech at Northwestern University in Evanston, Illinois.



Paul with his grandparents, graduation from Cleveland Heights HS, with his Darth Vader speaker phone, at the Art Institute

Rarely missing a year he attended, (then worked as a counselor and fine arts director at) Camp Waupaca in Wisconsin from 1966 until 1988. At Northwestern, he created and produced the original improvisational *The Mee-Ow Show* in 1974, which celebrated its 50th anniversary in 2024. He also built the world's tallest house of playing cards in 1976. Paul purchased his first two houses on South Boulevard in Evanston, IL. He rented one and lived in the other thus producing a positive cash flow in his first real estate deal. A three-month tour of Europe in a Volkswagen camper van followed with his lifelong pal, Dr. Paul Adler. He left Northwestern in his junior year to create FilmDex Research Corporation, a film cataloging company in Washington DC. With three partners, Ron Kauffman, Peter Southwick and Michael Spiwak, and a letter from Ted Kennedy, they opened an office in Arlington, Virginia, hired a full time secretary, and tried to snag a valuable government contract. In 1979 Warshauer moved to Santa Monica, California and shared an apartment with RAC Clark, (Dick Clark's son) and pal Ronnie Smith. Paul moved to Woodland Hills, CA and worked at Carpet Town in Monterey Park, CA. While selling carpet, Paul earned his BA at California State University, Northridge (1986) with a major in Theatre & English, and a teaching degree. He also took an au pair position with the Margolese family in Granada Hills and looked after 6-year-old Michael Margolese. Over his career, Paul has written, produced, and directed over 450 productions. These include main stage musical plays, (*South Pacific*, *Man of LaMancha*, *Guys and Dolls*, *Annie Get Your Gun*, *Follies*), comedies (*Front*

*Page, Arsenic & Old Lace, Don't Drink the Water, Frogs*) dramas, (*Whose Afraid of Virginia Woolf? Diary of Anne Frank*) and has created and directed many programs for Youth Theater, (*Treasure Island, Peter Pan, The History of the Universe in 94 Minutes, How to Eat Like a Child, Seven Tales of Cinderella*). He directs theater classes and plays for adults, elementary, junior and senior high school kids, and has taught theater arts in public and private schools. He earned his secondary teaching credentials in California, Oregon and Illinois. He also worked with kids of all ages in summer camps in CA, PA, WI, and OR in theatre, television, and drama. Paul's interest in Murder Theater began in 1991 when he created audience participation dinner theaters for Classicos, an Italian restaurant in Klamath Falls, Oregon. The owners wanted something special for Halloween and asked Warshauer for a "haunted house." Thinking that too juvenile, Warshauer came up with a concept for the restaurant that had a long abandoned hotel upstairs. The audience was introduced to a cast of suspects during the mingle / cocktail hour. Then Warshauer took the stage and formally introduced the cast to the audience before dinner. In between the courses of a meal, the audience wandered around and eavesdropped on characters. Little did Warshauer suspect then that this interest would lead to over 450 original murder mystery plays for many clients worldwide starting as Murder: North by Northwest, then as Murders R Us, now Murders4Fun? Mr. Warshauer was the founder of the Klamath Cable Access Television Station (KCATS) in Klamath Falls, Oregon and served on many boards including the United Way and Klamath Symphony. Paul was married to Rachel, has two step daughters, and a son. His daughters have children and live in the Pacific Northwest.

His son, Tom Cravey, lived with Paul in Grand Island, Nebraska in the seven-story historic Masonic Temple Building. Tom graduated West Point (Class of 2015). In his "spare time," Mr. Warshauer owns and operates Grande Venues a real estate development company that acquires, restores, rehabilitates, or operates historic old theatres and buildings. He also travels nationwide to present original murder mysteries. Paul continues to look for a producer or Production Company to make a reality TV show entitled, *It's Murder Out There!*, a show about his work with Murder Mysteries. Mr. Warshauer moved to New Ulm, Minnesota in November 2011 to become the first Executive Director of the New Ulm Actors Community Theatre, NUACT (now State Street Theater Co.) and continues to produce, direct, and write for the theatre, film and television. He worked with a group of investors to buy a city block in New Ulm to develop the State Street Apartments and Theater. His current projects are the development of historic schools, theatres and lodges nationwide. He is still a partner in the Masonic Temple Building in Enfield, North Carolina. Paul continues to direct murder mysteries, musicals, workshops for kids, and plays. He is also the developer of several TV shows including *It's Murder Out There!*, *Paulie & Me*, *American Weiner*, and *The Legend of Marshal Dead* with his lifelong pal, Loren Margolese of Dallas, Texas. Many details are contained in the following pages of this Curriculum Vitae.

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## **The Former Wells College, Aurora, New York**



Mr. Warshauer created a basic development plan for the 125 acre, former Wells College. He brought three parties together in an effort to purchase the property for \$10 MM. The plan called for the retention the Peachtown Elementary School and the Community Medical Center, both well-established on the Wells Campus in Aurora. A key goal was to find an additional tenant to operate a year-round local grocery store or community market on the campus open to the public. The plan also supported the traditional Aurora Farmer's Market and Village Swim Program. The two parties remaining on the last offer were HIIK and the Wells Senior Center.

**A. The Hiawatha Institute of Indigenous Knowledge.** The HIIK planned to establish an Indigenous educational and cultural center. The HIIK is an independent 501(c)(3) educational entity and is not controlled by or affiliated with any Indigenous nation or tribal organization, but honors all Indigenous cultures and peoples. It will also display and make accessible to the public a large collection of Indigenous art, artifacts and research materials along with educational and cultural programs

**B. Wells Senior Living and Intergeneration Learning Center** A Senior Living and Learning Community refers to a type of Continuing Care Retirement Communities (CCRCs) that actively encourage older residents to continue learning and engaging their minds through educational programs, often including classes, lectures & workshops with college age students whenever possible. The Center allows any person or couple over age 55 to reside in apartments of various sizes and configurations. The facility may also include retired university faculty to live on the campus. The facility provides the typical retirement activities, housing, and care services of a senior living facility with the added feature of younger people in proximity.

**C A college, university, school, or other educational institution.** The plan did not identify a specific potential partner. The plan was to reach out to nearby private and state colleges and universities that might wish to have a presence on Cayuga Lake or in Southern Cayuga County. Such partners could coexist and flourish with the other two parts of the campus: Seniors and the HIIK which will establish an Indigenous college on the campus open to all students, Indigenous and non-indigenous.

Grande Venues removed itself from the Offer thus at this time no business relationship exists between HIIK, Grande Venues, the other parties mentioned, or Paul Warshauer.



## Edison School, Moorhead, Minnesota



A needed development for Independent Senior Apartments in Moorhead, Minnesota, also referred to as the Fargo-Moorhead Metropolitan area is in the early development phase. The former Edison Elementary school sits on 4.65 acres and buildings containing  $\pm 53,000$  square feet. The building includes 27 classrooms, two gymnasiums, and 135 parking spaces. A great deal of green space is included.

The property is within minutes of Minnesota State University, Moorhead and Concordia College. The plan is to have college classes available for senior residents of the apartments. A food cooperative for meals and groceries will utilize the former cafeteria and kitchen. Pickle ball courts both indoors and outdoors provide additional amenities. Local investors, developers, architects and construction companies are all involved.



*One of the classrooms (l) and one of the gymnasiums, (r).*

Former elementary school offering  $\pm 53,000$  square feet of space across a campus setting in Moorhead, MN. The building includes 27 classrooms, two gymnasiums, office space, and common areas, providing a flexible layout for a variety of uses. Situated on a large 4.65 acre site with green space for outdoor activities and approximately 135 parking stalls, the property is well-equipped to support educational, institutional, or community-focused operations.

Located near the heart of Moorhead and just minutes from Minnesota State University Moorhead and Concordia College, this site offers excellent visibility and accessibility in a academic and residential neighborhood. Whether re-purposed for a charter school,

community center, religious facility, or redevelopment opportunity, this property presents a rare opportunity to acquire a large, adaptable facility.



*A view of some of the green space*



## **St Mary's School / Independent Living Apartments Independence, Missouri**

Mr. Warshauer was contacted by a realtor in Independence, Missouri to inquire about a potential purchase of a school property the realtor had listed. Development complexities existed and perhaps had a detrimental effect on successfully obtaining Federal and State Historic Tax Credits. Mr. Warshauer passed on purchasing the property but indicated he would consult with the owner about strategies to move the project further.

Mr. Warshauer signed a consulting agreement and traveled to Independence spending four days touring the property, meeting with stakeholders and even had a meeting with the local Priest to discuss property lines, common water and sewer issues. Most importantly Warshauer brought up the idea of converting the school to Independent Senior Apartments for Catholics.

The former school and current church share a three sided property line. It will be complicated working out the utilities and right of ways but the conversation has started.



*The school (left) and church (right) share the property.*

## Rushford-Peterson School Project

Mr. Warshauer, and his junior partner Cody Ellinghuysen, founded R-P Development, LLC for the purpose of developing the former school into apartments for seniors, a community center, day care, high end condominiums and live/work studio apartments in the city of Rushford, Minnesota. The property sits on a square block of valuable downtown property. The City is negotiating with R-P to “design, construct and operate” the community center in the former gymnasium and related spaces. It is a multi-tiered development with many moving parts. The main issue now is listing the property on the National Register of Historic Places. That designation will allow the developers to utilize Federal and state historic tax credits.



*Aerial view of the property*

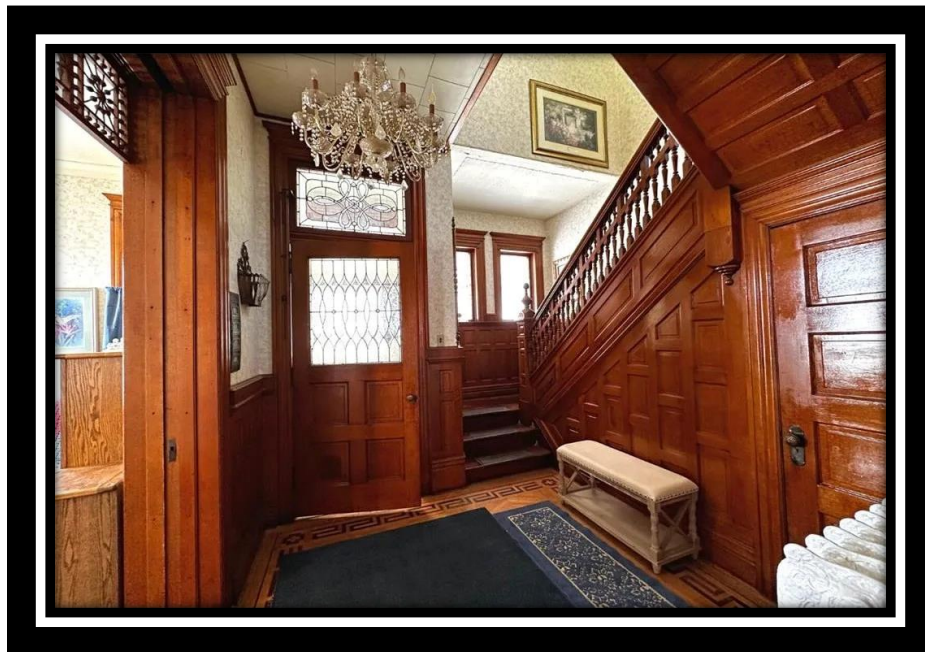


*Formal limestone façade of the original school; Mr. Warshauer indicating where windows may be added for senior housing.*



## 2023-2025 Historic Bendixen-Schmidt House

Mr. Warshauer and his partner, Mark Burmeister, created an LLC to purchase, stabilize, and restore the historic Bendixen-Schmidt House in Springfield, Minnesota. Local librarian, Linda Roiger, brought the project to the attention of Warshauer. Warshauer toured the historic house and immediately made an offer. After some negotiations, Warshauer brought in partner Mark Burmeister, who was born and raised in Springfield but now lives in Wykoff, Minnesota. The two began an investment campaign to raise \$100,000. The house is on the National Register of Historic Places and the approximate budget for renovation & restoration is \$350,000. The plan is to create a bed & breakfast for the public (a for-profit tenant) and conference center for the local Springfield Area Historical Society, a not-for-profit). An unusual lease will allow funds to flow from a not-for-profit to the for-profit LLC. Mr. Warshauer sold his units to Mr. Burmeister in the winter of 2025.





## 2023-Present Masonic Temple Building Enfield, North Carolina

Mr. Warshauer joined Andrew and Myra Wirtz in their development project to restore and operate the three story, historic Masonic Temple in downtown, Enfield, North Carolina. The existing company that owned the property was named “Glass Bead, LLC,” based on the couple’s love of New Orleans and its culture. Mr. Warshauer advised Andrew & Myra as a consultant, (for a fee) then joined the LLC as a 15% equity member. He continues to advise the investment group and the project as Chairman of the Board. His intimate knowledge into developing historic properties, business planning and organization made him a valued member of the company. Negotiations are underway with historic architects, tax credit providers, local government officials and potential tenants. The Business Plan Outline calls for the establishment of three tenants:

**The Temple Restaurant and Bar,** A full service restaurant and bar located on the second floor of the historic property. The name is taken for the original name: Masonic Temple. The company seeks an owner operator of said restaurant and bar.

**The Masonic Auditorium,** a performing arts space that exhibits movies, books concerts and other events. The space was originally a movie theatre for the public and has a large stage suited for all manner of public performances. This venture is operated by a not-for-profit allowing for the utilization of grants for performances and artistic endeavors. The concessions are operated by the tenant on the second floor and include a full bar.

**The Eastern Star Theatre,** on the third floor in the magnificent former Lodge Room of the Masonic Orders. This space is reserved for banquets, civic meetings, concerts and theatre pieces suited for a more formal venue. The catering is provided by the tenant on the second floor.

The long range plans include the addition of a boutique hotel on the property behind the Temple Building. Mr. Wirtz and Mr. Warshauer sold the project to a Washington DC buyer.



*The current front entrance*



*An artistic rendering of the property*

## 2022-Present FOHS LLC The Former Owatonna High School

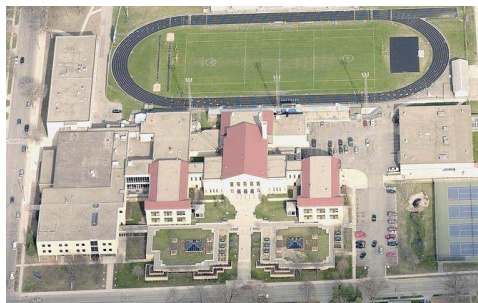
Mr. Warshauer created FOHS LLC (Former **O**watonna **H**igh School, a Minnesota Liability Company) with the sole purpose of developing a site plan and a development proposal for the 20+ acre site. His group signed an exclusive Development Agreement with the school district on April 25, 2022. The Parties agree to provide the Developer 180 days to create a plan and proposal pursuant to an Exclusive Agreement. He has three investors including VP Matt Durand.

Independent School District 761 owns the Owatonna High School located at 333 East School Street, Owatonna, Minnesota (PIN 17-015-4122, 17-015-4109, 17-015-4108). The High School site consists of several connected structures including the high school, a track and field, tennis courts and the Ag building. The District is replacing the High School with a new school at a different location and no longer needs all the facilities at the Site but intends to retain some of the facilities and grounds for continued District use.

Mr. Warshauer solicited interest from potential partners, tenants, co-developers. The intent was to subdivide the property and to sell parcels and lease others. The District would own at least two of the parcels at this time. A Task Force created by the District issued a report that outlines many options for the property: <https://engageowatonna.com/the-high-school>. Potential uses included, but were not limited to, town homes, apartments, a community center, social services, a culinary school, a performing arts center. The District signed a purchase agreement but eventually voted against any development.



*Mr. Warshauer poses in front of the main entrance*



*An aerial view of the 20+ acre parcel (parts of the field to the right are not included)*

## 2021- Present

### The Historic Kasson School Project

The \$10 million development project is known as “The Water Tower Place,” and involves the acquisition of the 1918 historic school, development of an investment strategy, raising of capital, and finalizing the Business Plan for approximately 30 high end apartments for seniors in the city of Kasson, 15 miles west of Rochester, Minnesota. The school was already listed on the National Register of historic places but the Part 2 of the historic tax credit portion is being prepared at this time. The sale of these tax credits makes about \$4 million in funds available for the development with no debt and no equity. Mr. Warshauer has three investors including Diane O’Brien, Oleg Smal, and Amir Sergyeyev. Mr. Warshauer sold his units back to the original investors.



*Upper left:* An aerial of the entire property.

*Upper right:* The main entrance of the property that has been maintained like this for many years by volunteers and the current not for profit owners, (KARE, NFP).

*Left:* Mr. Warshauer discovers the safe in the former school that at one time had many of the “permanent records” of former students!

*Below:* The historic Water Tower, adjacent to the school property.





**2012-2017**  
**Emerson Union Apartments / State Street Theatre**



This \$15+ million project involved a three part plan for the acquisition, division, and development of the property known as the ISD 88 Administration Center, also known as the former Middle School located at State and Center Streets in New Ulm, Minnesota. The school was constructed in 1915 with additions in 1938 and 1955. In January 2015, the property was approved for the Part I of the Federal Historic Tax Credit process and was listed on the National Register for Historic Places in July 2015. Groundbreaking for the apartments commenced in 2019. The application indicated that many of the “school elements would be included in the development of the apartments.



*An apartment in the Emerson Union Apartment building managed, at this time, by Lloyd Management. Chalkboards, transoms, wood bookcases and doors were retained in many of the apartments lending the “former school feel” to the project. In addition, wide hallways and empty lockers were part of the plan. Trophy cases are permanent part of the project and contain many historic school artifacts and memorabilia.*

The property was owned by the Minnesota Independent School District #88 and a Purchase Agreement was signed between the School District and Cenate LLC, a Minnesota limited Liability Company formed in February, 2014 by Mr. Warshauer and its Board of Governors, (Directors). The terms included a payment to the school district of \$25,000 at closing and a lease for use of parts of the property for administrative use for two years and for theatre and gymnasium use for up to ten years. Three complex leases were executed at closing between the parties. Closing occurred on July 2, 2014. Mr. Warshauer created the legal entity (Cenate LLC) and renamed NUACT as “State Street Theater Company.” Cenate sought investors for the acquisition, development, restoration, and renovation of the school property as apartments and commercial space and found CentraSota and the Welch companies to purchase the apartment section for \$200,000 thus returning 183% to the investors. The sale of the “housing section” was completed in March, 2015. Agreements between the parties, “Development Agreements” and Covenants” were signed between the parties that addressed common walls, joint area maintenance, specific repairs, and parking. A long term lease was negotiated for theatre spaces not owned by the State Street Theater.

The theatre property was donated by Cenate to the State Street Theater Co. in July 2015. Appraised value is \$150,000. The charitable contribution was claimed by the investors.

The State Street Theatre Co. will seek donations and grants for the restoration, renovation and operation of the community auditorium, adaptive reuse for the former locker rooms, (as set, prop and costume shops) and the creation of a Black Box Theatre from what was the “Little Gym.” The budget is approximately \$3,000,000.

At one time Mr. Warshauer maintained the titles of State Street Apartments Property Manager, Cenate Vice President of Project Development, and State Street Theater Co. Executive & Artistic Director. He was also an equity partner in the real estate venture. Cenate dissolved in February 2016.



*From left: Mary Ellen Domeier (Secretary, Cenate), Bruce Fenske (Board Member, Cenate), Reed Glawe (President, Cenate) Les Schultz (Board Member, Cenate), Jeff Bertrang (Superintendent, ISD 88), Oliver Skillings, (Vice President, Cenate), Paul Warshauer (Vice President, Project Manager), and Kent Menzel, (President, NUACTION, later the State Street Theater).*

The sale of the school property was completed on July 2, 2014. Here are the principals for the sale of the entire city block located at the corner of State and Center Street. The property was referred to as the District Administrative Center (DAC).

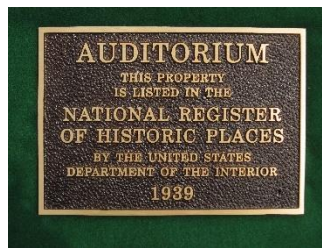


*From left: Kevin Thoreson, housing consulting, Paul Warshauer (Cenate VP, Project Manager), Reed Glawe (President, Cenate) and Phillip Rondeau, (Principal, CentraSota, LLC).*

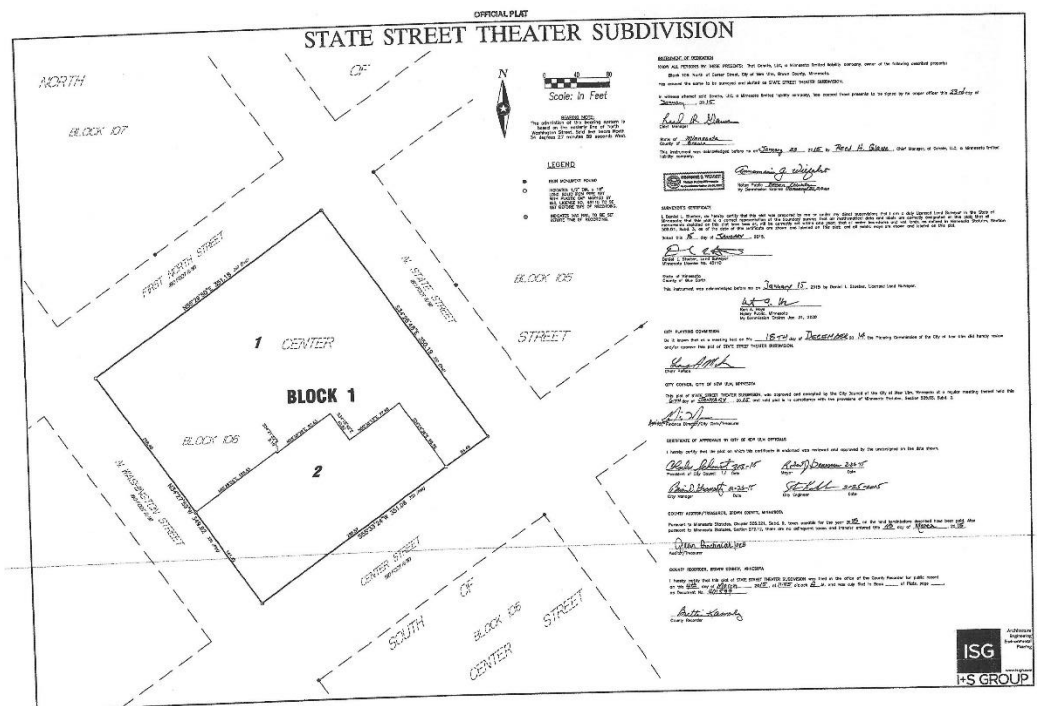


The sale of the residential portion of the property to CentraSota LLC commenced in the fall of 2014. A purchase agreement was signed on October 17, 2014 and closing occurred between CentraSota and Cenate in March 2014.

Cenate directed Mr. Warshauer to immediately apply for a listing on the National Register of Historic Places making the property eligible for Federal and State Historic Tax Credits. Mr. Warshauer enlisted Dan Hoisington, of Hoisington Preservation Consultants to write the application.



Considerations were made to include the Auditorium as a separate parcel from the future apartment section. The subdivision was completed and approved by the City and stamped in March, 2014.



**State Street Theater Co.**  
***formerly New Ulm Actors Community Theatre, NUACTION***  
**November 2011-August 2017**

Mr. Warshauer was hired for a six month period commencing November 1, 2011 as the NUACTION consultant and interim Executive Director. When his contract expired, the parties negotiated a one-year extension followed by a 1.5 year extension. On July 2, 2014, Mr. Warshauer was hired on a two year contract with the title, "Executive and Artistic Director." He taught workshops for kids and adults in acting, directing and improvisation. He produced and directed *Chitty Chitty Bang Bang*, *Fiddler on the Roof*, *South Pacific*, *The Front Page*, *Arsenic & Old Lace*, & *Harvey*. He supervised the lease of the theatre space with Cenate LLC, the owner of the property. He produced a monthly cable show, "Something Artsy" and a monthly play reading society at the historic Lind House. He was also the host of the "Tickets Please" movie Festival. Clearly, Mr. Warshauer clearly wore many hats with the State Street Theatre.



From left to right: Mr. Warshauer wrote and directed "Dogs in the Hot Moon or Behind the Barricades" an original show for the 150<sup>th</sup> Anniversary of the US Dakota War. He produced, directed and designed scenery for "Chitty Chitty Bang Bang," and produced, directed and designed scenery for "Fiddler on the Roof."



Mr. Warshauer directed "South Pacific" in July 2013.

The auditorium with one of three historic murals



Mr. Warshauer (center) wrote several grants for NUACTION. Here he is at a grant awards luncheon for the New Ulm Area Foundation

## 2015-2020

### Redwood Theatre Group, LLC

The Redwood Theatre was constructed in 1931 and operated as a family movie theatre until the 1980s. In 2015, the owners, Shon and Tina Giernet, sold the property to an LLC created by Paul Warshauer, for Craig and Cynthia LeBrie. The five formed the LLC and inspired a group of citizens to create the Friends of the Redwood Theatre, NFP (a 501c3 organization). The two organizations are restoring the theatre to operate as a 200 seat digital cinema and small performing arts venue. Renovation costs approach \$1.1 million.



*The old Proscenium arch and "speaker area."*



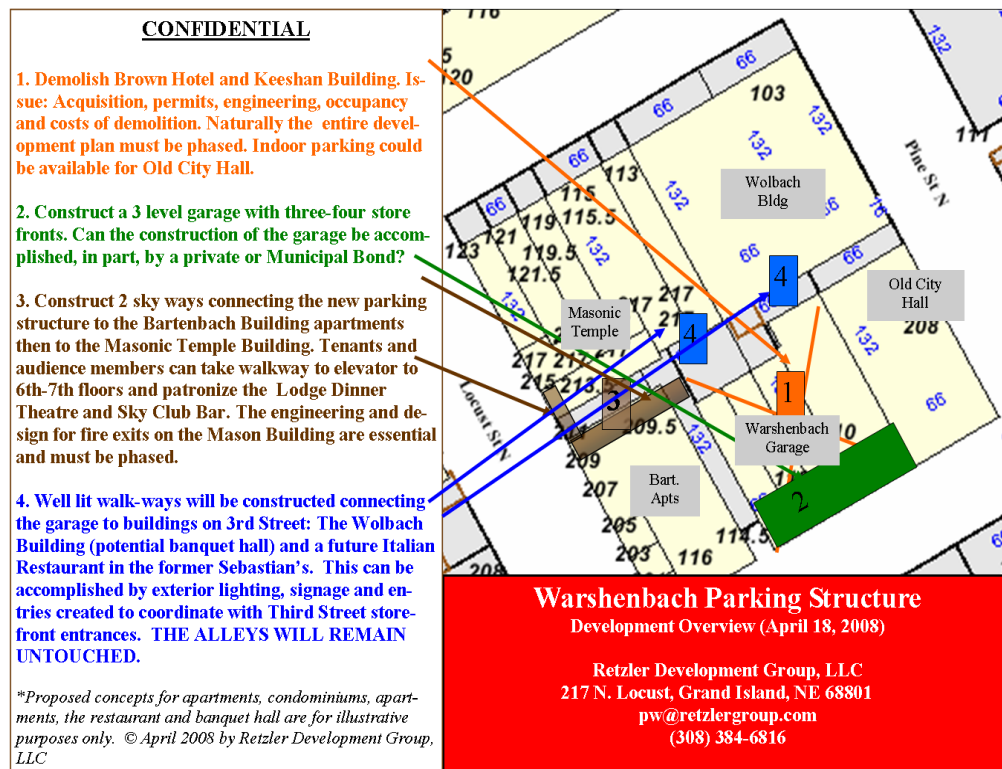
*The five owners of the Redwood Theatre in 2015*



*The Redwood Theatre in 1948*

## 2006-2011 Masonic Temple Building, Grand Island, Nebraska

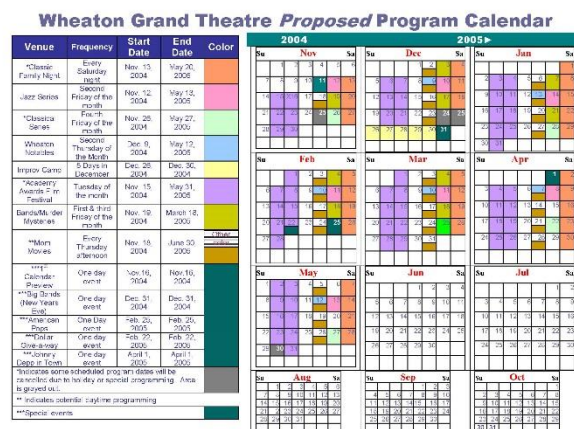
The Retzler Development Group, LLC (a Nebraska limited liability company) purchased the historic seven story building for \$70,000 from the Masonic Templecraft Association of Grand Island. A successful negotiation period with Verizon Wireless for cell towers atop the building provided a substantial advance payment that was used to cover the down payment and closing costs. Seven tenants occupied the building thus making it “cash flow positive.” The development plan included the renovation and restoration of artists loft & apartments on the 2nd floor, shared business suites on the 3rd floor, two high ceiling condominiums on the 4th floor, a 3,800 sq. foot condominium on the 5th floor and a Dinner Theatre/Bar on the 6-7th floors. Parking issues and fire exits ultimately stalled the project. Mr. Warshauer maintained his office and residence on the 5<sup>th</sup> floor in the 3,800 sq foot Knight’s Templar Floor. The Retzler Group prepared a neighborhood development plan calling for skywalks connecting a proposed parking structure with the Bartenbach and Masonic Temple Buildings. The building was sold to Charles Anson in 2011. *(Photo by Scott Kingsley)*





## The Wheaton Grand Theatre (Grande Venues, Inc.)

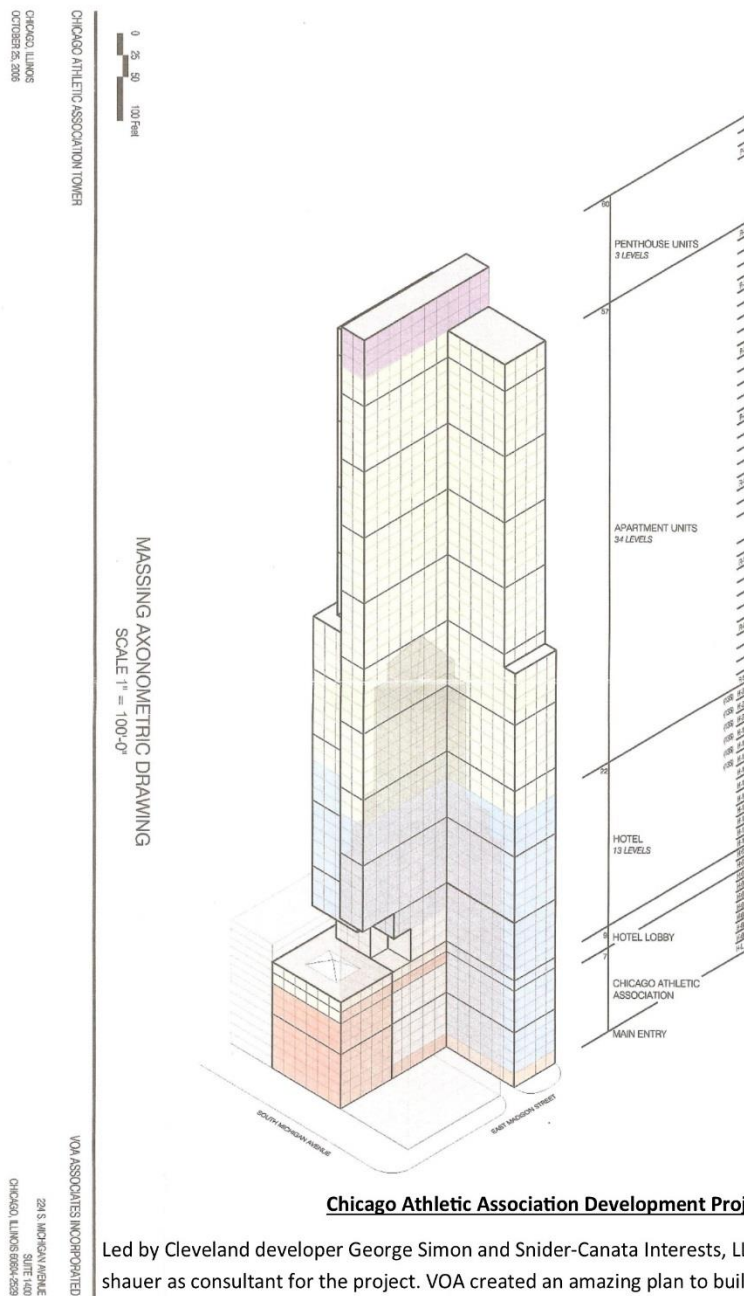
Grande Venues, Inc. (an Illinois corporation) was created by Mike Novelli and Paul Warshauer from a need by “theatres in renovation mode.” GVI created programming and restoration options for “Grand Venues,” meaning theatres, hotels, and other historic properties. With the advertising, marketing, and business skills of Michael Novelli, and the years of experience of theatre production and operations of Paul Warshauer, the Wheaton Grand Theatre was the first of several consulting contracts negotiated. Plans were made to make the Wheaton facility a three theatre venue. Paid consulting work was also performed by Grande Venues for the Zoe Theatre in Pittsfield, IL, the Lyric Theatre in Ellendale, North Dakota, the Garden Theatre in Charleston, South Carolina, the Parkway Theatre in Baltimore and the Enean Theatre in Pittsburg, California to name a few. Mike and Paul ran the Wheaton Grand theatre on a day to day basis for months before the Wheaton Theatre board decided on retaining another consultant who failed. By 2015 the theatre STILL had not opened to the public making Grande Venues the last successful full time operators of the Wheaton Grand Theatre.



*The well rounded Program Calendar of events created by Paul Warshauer and Mike Novelli was the key to success for the Wheaton Grand. (Music, movies, children and family programming, speakers, and rentals) It is also the secret of success for ANY performing arts center.*



## 2006, CAA (Chicago Athletic Association) Chicago



### Chicago Athletic Association Development Project

Led by Cleveland developer George Simon and Snider-Canata Interests, LLC the group hired Paul Warshauer as consultant for the project. VOA created an amazing plan to build on top of the historic Club. Warshauer advised against the idea of "destroying the view" based on the Historic Michigan Blvd. Historic District. Lawsuits by CAA members and others ended the development and ultimately the Pritzker organization took over and developed the property into a historic hotel. For the record: Warshauer's grandfather, Ben, was offered the first membership to a Jew in the restricted CAA in the 1920s by Wm. Wrigley. Warshauer turned them down.

[http://articles.chicagotribune.com/2007-06-01/news/0705311067\\_1\\_club-end-millennium-park-members](http://articles.chicagotribune.com/2007-06-01/news/0705311067_1_club-end-millennium-park-members)

**2004**

**Chairman, Golden Griffin Ventures, Ltd. and Alliance Resorts, Ltd.**

Co-developer of a company created to develop the first resort/casino in Hopewell, near Montego Bay, Jamaica. Warshauer wrote extensive business plans and created alliances with three companies to develop 500+ acres. The project is ongoing and highly political. He worked with members of the Jamaican Parliament, business & civic leaders from Montego Bay, Kingston, Chicago and Wausau, WI including former Mayor, Linda Lawrence.



**2004-2005**

**Managing Partner, Henslowe Group, Ltd, Chicago, Illinois**

Warshauer and his two partners developed the Portage Park Theatre, a vacant theatre property on Chicago's northwest side. They re-opened, "briefly," the historic movie theatre with new print of "*Gone with the Wind*." Henslowe Group wrote business plans, negotiated with motion picture unions and studios, produced live programming, solicited financing, advertised for employees, interviewed and hired employees, conducted trainings, worked with tenants and patrons alike. The Group negotiated five year lease with option to purchase the theatre property with church group then the deal reverted to a live theatre which operated as a classic movie house. (See *Portage Park Theatre* later in this CV)



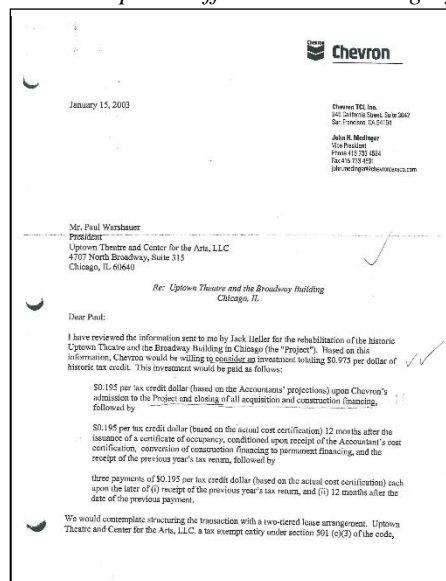
**2002-2004**

**Chairman, Uptown Theatre and Center for the Arts, NFP Manager, Uptown Performance Centre, LLC, Chicago, IL**

Warshauer was elected to serve on the board then was elected Chairman for the not-for-profit organization responsible for acquiring, restoring and operating the Uptown Theatre. Thereafter Warshauer created for a for-profit LLC with the same mandate. His responsibilities included negotiations for the purchase, fund raising, and strategic planning. He wrote the complete PPM, Operating Agreement and Subscription Agreements. The theatre was plagued with massive political obstacles and costly building issues with the City of Chicago. The project is ongoing after the property was purchased by JAM Productions of Chicago, (Jerry Mickelson).



*Chairman Warshauer at his desk in the Uptown offices demonstrating left brain and right brain abilities*



*Mr. Warshauer negotiated \$6 million in historic tax credits with Chevron based on a \$30 million budget.*



## 2001-2003:

### Teacher, Washington Junior High and Academy, Joliet Illinois

Warshauer was hired as a full time theatre teacher. He taught theatre classes to regular junior high and Academy students. He directed two major productions in this inner city school, including a fully staged and costumed musical, "Oklahoma." His classes held fundraisers for school children in Afghanistan and created seven versions of Cinderella for public performances.



## 2000-2001:

### Business Development for Sky Club Project, Aurora, IL

Warshauer wrote the business plan, retained architects and consultants, obtained grants to open the Sky Club in Aurora, IL. Situated on the top floors of the tallest building, the Sky Club had been closed for many years. Using strategic alliances with the city and local investors, the group attempted to re-open the vintage night club. Despite all of this the owners created apartments out of the space.

ense, but they said they thought it would be all right because they ed for all the children. Charles Rayford added that his e simply understood the struggle her clients to find affordable child for in the structure, despite the DCF's license that says Rayford should have no more than seven children at a time there. According to the charges, Rayford willfully caused or permitted the life care facility by DCF's, Gorecki said the charges are based on facts gleaned from the investigation. "We have to apply the facts of each individual case to the law as we know it, and we saw a violation of the law in this case, and we authorized the provides a formula for how kids can be cared for in- according to age. When DCF's issues a licen in-home care, it first tak application, visits the hom issues the license based on a

**"We are talking about a night club with class. I don't know if class makes money. Drinks make money."**

*Paul Warshauer, prospective Sky Club owner*



Entrepreneur Paul Warshauer, a Chicago native now living in Oregon, plans to reopen the former Sky Club on the top floor of Fox Island Place in downtown Aurora.

## Famed Sky Club could reopen

**■ 50/50 chance:** Officials hope that latest plan not just more 'pie in the sky'

**By Jim Faber**  
STAFF WRITER

AURORA — The storied Sky Club atop Fox Island Place apartments could reopen its doors as early as next spring if a new entrepreneur gets his way.

The project, however, is still an even money bet, said Paul Warshauer, 47, a theater writer, director and educator from Oregon whose mother moved to Aurora less than two years ago.

Warshauer wants to restore the Sky Club, a hangout for the famous

in the 1920s and 1930s, to its former glory and reopen it as a night club featuring live jazz, blues and salsa music four nights per week.

The success of the project depends on whether Warshauer finds a market for the club, whether that market can be sustained, the rate of return for investors and how much the city and property owners will help with the project, he said.

Warshauer discovered the Sky Club in August, after his mother told him it was a club where one of his uncles once played.

Warshauer then met with the owner of Fox Island Place, Chet Niesel, to discuss the space.

In March, the two signed an agreement to let Warshauer have first rights to rent the space and to

research and represent the Sky Club.

That agreement runs through December.

Warshauer met in March with Michael O'Kelley, assistant director of the Aurora Economic Development Commission, and Karen Christensen, the Aurora downtown/riverwalk administrator, to explore what the city's role might be in reopening the club.

"I have no doubt in my mind that, to be very successful, you need to really know marketing and specifically targeted marketing," Christensen said. "(Warshauer) clearly understands how to go out and get an arts audience."

The last attempt to reopen the

AURORA'S 1ST

## No vote as rec

**By Mike Cotera**  
STAFF WRITER

WHEATON — A one precinct in the 1st democratic race showed no change in votes, narrowing the race for candidate Mark Lynda Elmore.

A recount of 340 the DuPage Election Commission showed Hess 1 votes in the one precinct was allowed to rec precinct is home to Stonebridge resident where Elmore cast his

The Aurora Election Commission will recount east side precincts

## Kendall open sp

**By Mike Norbut**  
STAFF WRITER

YORKVILLE — Public Safety referendum passed at them, Kendall Court members now can m other issues.

Like an open referendum.

Forest Preserve Commission members will meet to discuss asking to approve a bond issue 2002 to purchase land space, an idea many hold some weight public.

While Forest District President E

## Osweg



**1995-2000:**

## **Teacher, Henley High School, Klamath Falls, Oregon**

Warshauer was hired as a full time teacher and quickly became the Chairman of Fine Arts Department. He taught English, speech, and theatre. He created the curriculum for the Theatre III class and directed main stage musicals and stage plays. (See production credits.) "Coach Warshauer" also presented Murder Mystery Fundraisers for football, basketball, volleyball teams.



Warshauer adapted Aristophanes "Frogs" Characters included Mark Twain, (seen dancing above) and the Bronte Sisters (left)



Warshauer produced & directed several large musicals at Henley High School. Here are two scenes from "My Fair Lady."



1990-1995:

## Owner/Manager, Jefferson St. Theatre, Inc. Klamath Falls, Oregon

Warshauer and his business partner, Jan Kelley, owned and operated a 519 seat theatre and small performance arts center in Oregon. He negotiated a lease/option with Sacred Heart Catholic Church, hired employees and apprentices, wrote grants for after school programs, wrote business plans, produced and directed main stage shows, created television workshops for US Forest Service in media relations, and booked outside talent. The theatre closed when the lease expired with the Church and the local Bishop opted not to sell any church property to a private group.



## Break a leg

### Former home to school plays welcomes children once again as a youth theater

Story by Mary Nobel

Photos by Jaime Valdez

**N**ew paneling adorns the walls. New carpeting covers the floor and new upholstery invites audience members to sit.

Up on the stage, new curtains hang ready to announce the debut performance at Jefferson Street Theatre.

The theater itself isn't new. Perhaps recycled is a more appropriate word.

For years, the theater was home to plays performed by students at Sacred Heart School. The building also hosted community activities.

Most recently the theater was the place of worship for the congregation of Sacred Heart Church until the church building itself was repaired after suffering earthquake damage.

The September 1994 earthquake was hard on the whole area around the theater. Sacred Heart Catholic Church was repairable; the former church school was not. Most of it was torn down, but the theater survived. There was some water damage, hence the new paneling, carpeting and upholstery. The structure itself was unscathed.

Now the building has a new function, close to its original because it will once again house youthful Thespians.

Officially, Jefferson Street Theatre Inc., 830 Jefferson St., opens Feb. 1. Unofficially, general manager Jan Kelley and artistic director Paul Warshauer are so full of enthusiasm and plans that ideas literally spill out of them.

Standing in the midst of what will soon become their second home, Warshauer marveled at the new accoutrements.

"They spent a lot of time and love restoring



Jan Kelley and Paul Warshauer are planning a host of activities for Klamath Falls youth at Jefferson Street Theatre.

themselves. The first offering is Rodgers and Hammerstein's "Sound of Music." Auditions for all roles are from 10 a.m. to 4 p.m. Feb. 4 and 5. The musical will debut March 9 and run through March 12.

Other upcoming events include a June performance of "Grease" and a summer-long performing arts camp.

The camp offers a flexible schedule of fun activities ranging from a two-day improvisational festival to a week-long overnight camp.

Other planned activities include playlabs

the public for rentals, meetings, concerts and other special events. They encourage people and organizations to tour Jefferson Street Theatre and discuss their particular needs.

**B**oth principals in Jefferson Street Theatre Inc. have an extensive background in theater. Indeed that is where they met five years ago.

Kelley and Jay Meritt wrote "The Actress," a production of the Linkville Playhouse.

Warshauer came to Klamath Falls at about the same time, and both were cast in the play. Since that time the two have worked together in one capacity or another on other Linkville Playhouse projects.

They've also joined forces on five shows at the Ross Ragland Theater and in several murder mysteries.

Kelley and Warshauer have worked with youth separately and together.

Most recently the two have collaborated in the Ragland after-school theater workshop which uses theater arts and junior high school age youth to focus on preventing drug and alcohol abuse.

Their collaboration is natural given their backgrounds. Warshauer has a teaching credential in California. Kelley spent the summer of 1994 as camp coordinator at the College of the Siskiyous summer camp in Weed. She has a master's degree in counseling psychology.

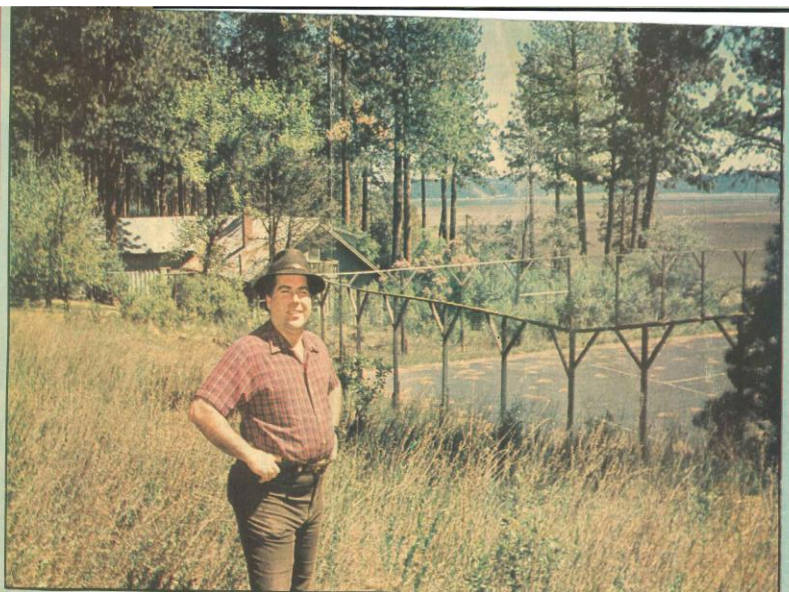
"It ties into theater with working with people. I like that approach to working with kids," Kelley said.

Neither Kelley nor Warshauer think Jefferson Street Theatre Inc. will compete

1988-1991:

## Project Leader, Camp Eagle Ridge

Warshauer identified a large property then relocated his firm from Los Angeles to Oregon. He wrote his first massive business plan and made an offer of \$10,000,000 for the Running Y Ranch in Klamath Falls, Oregon. The owner of the property was Roy Disney and Shamrock Holdings. The property sold to Dick Wendt (Trend West Properties & Jeld-Wen) and although the project is successful, there is no summer camp for children.



Paul Warshauer looks over the Geary house on the Running Y Ranch where he proposes to build the first part of a youth summer camp.

## 'Y' is for Youth

And a KF man plans a summer camp for them at the Running Y Ranch

By THOMAS HOTTMAN  
H&N Business Editor

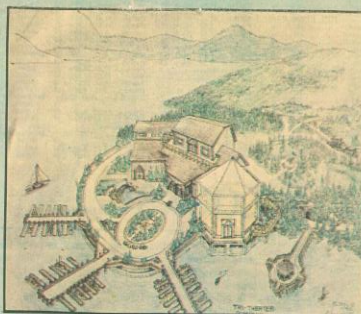
**P**aul Warshauer grew up going to summer camps in the Midwest and later taught drama and theater in Southern California.

Now living in the Cove Point neighborhood, he plans to combine camping and the performing arts into an exclusive facility for youth on a part of the Running Y Ranch about 10 miles west of Klamath Falls.

Warshauer's proposal would combine the assets of the 9,600-acre working ranch with new construction for a youth camp phased over more than seven years. Work on the first phase, playing fields and a four-cabin "village" adjacent to the original Geary Ranch headquarters south of Highway 141, could begin as early as next summer, he said.

Full development would include a three-theater complex and 15 four-cabin villages along with boat docks on the 1,000-acre Skillet Handle part of the ranch between Caledonia Marsh and Upper Klamath Lake opposite Buck Island, according to plans.

The Running Y is now owned by Shamrock Holdings of California Inc. Roy Disney and his wife, Patricia, with Peter and Jacqueline Dailey, who collectively are the Double D Land Co., bought the outfit in 1974 for \$2.6 million, records show. Double D later became part of S-D Ranch Co. and in 1989 the property went



Drawings show the completed camp built on the Skillet Handle.

to Shamrock.

Shamrock officials and Warshauer, who represents four other investors, agreed on a purchase price of \$10 million with a down payment of \$5 million, but there is no sales contract.

Warshauer said the investor group, which includes attorneys in Miami, Fla., Chicago, Ill., Atlanta, Ga., and Los Angeles, Calif., has the financial wherewithal to handle the down payment. "Before we go ahead, though, we want to be sure there's enough to do the whole project," he said, adding some insurance companies and others have expressed inter-

est in investing in the camp project.

Full development is estimated at around \$9 million, about \$2.5 million is needed for the first phase, in addition to the purchase price.

"This is not a particularly big project," Warshauer said. "But there's never been a camp like it."

Plans also specify the Running Y will remain in production along with the camp. Income from the ranch side would help carry the total overhead of the complex, he said.

Warshauer said he spent most of five years searching for a spot

to put the specialty camp. Other locations considered — and rejected — included The Dalles, Cottage Grove, Wheeler County, and Bend. His first pick in Klamath County was Eagle Ridge further north along the west bank of Klamath Lake. He decided against trying to buy that land, but the name of the project still carries that name: Eagle Ridge Center.

When built and running, 14 campers and three counselors would occupy each of the cabins with a total population of around 1,000 campers and another 400 support personnel, Warshauer said. Some of them would be in existing structures on the ranch.

Emphasis would be placed on the performing arts, including television and film production, with other "traditional" camping activities also offered.

"Camping is very popular," he said. "This one will be exclusive in that it will specialize in the performing arts but still be in a 'rustic' setting. We'd still offer the usual camping experience."

Tuition for campers is estimated at between \$3,000 and \$3,500 per youth for an eight-week session. Daily rates, around \$40 each, would be used for shorter sessions other times of the year.

Before they could attend, however, prospective campers would be required to audition for a spot, Warshauer said. "This place would be unique, anyway. Auditions would add to its exclusivity."



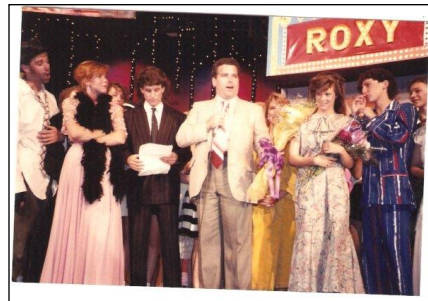
## 1986-1989

### Calabasas High School, Teacher & Chairman Fine Arts Department

Warshauer was hired by the Las Virgenes Unified School District to serve as a full time theatre teacher for a Los Angeles suburban High School. He began his tenure with one Theatre I class and two Theatre II classes. Within three years he was teaching three Theatre I classes, two Theatre II classes and a newly created Theatre III class. He also taught Film History, Speech and English 11. Mr. Warshauer directed main stage shows including, *Don't Drink the Water*, *Lil Abner*, *Arsenic & Old Lace*, *Anything Goes*, *The Mouse that Roared*, & *42<sup>nd</sup> Street*. He coordinated productions with the Music and Vocational Education Departments. He also coached speech and drama/theatre teams. He left to pursue the Eagle Ridge project (above).



Mr. Warshauer directed "Lil Abner" 1987



Closing night at "42<sup>nd</sup> Street" 1989



The Calabasas Crest



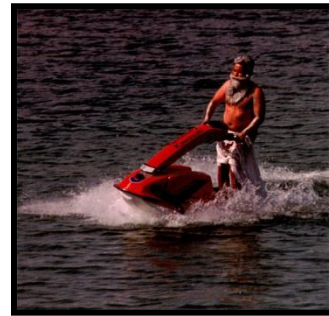
**1974-1988+:**

**Camp Waupaca, Waupaca, Wisconsin. Junior Counselor, Senior Counselor,  
Fine Arts Director, CIT Director (The Counselor-in-Training Program)**

Warshauer spent 22 summers at a private summer camp on a magnificent spring-fed lake in mid Wisconsin. He started as a camper and eventually taught archery, swimming, tennis, golf, sailing, rifle safety, horseback riding, and lots of theatre and improvisation classes. He directed all of the productions: musicals like “1776” to plays like “The Odd Couple.” He appeared as Zeus to open the camp Olympics. He appeared as Paul Revere for the 4<sup>th</sup> of July. (*see photos below*) He worked as the 2000 Year Old Man (Mel Brooks) with his lifelong friend, Mike Lurie playing the Carl Reiner part. The best work he did was creating skits and sketches for the Fourth of July where each show parodied a famous films or TV Shows of the era. The campers wrote and starred in epic productions set in the dining hall. He assisted in hiring, programming, accounting, purchasing, discipline, overnight camping, and trips to the Wisconsin Dells, coordinating programs and staff days off. He found ways to add humor and intrigue to all areas of camp life, including creating table groups in the dining hall of all red heads or boys wearing glasses and creating friendly competition between cabins by way of his "informative" daily cabin cleanliness evaluations. He lead the camp in song after meals setting the tone for 8 weeks of camp life. After Waupaca he served as counselor at Camp Nock-a-Mixon in Pennsylvania for one summer and at Camp Esther Applegate in Lake of the Woods, Oregon for three summers as Fine Art Director and Assistant Director.



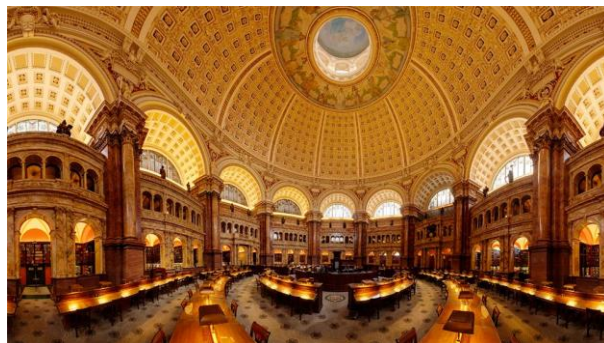
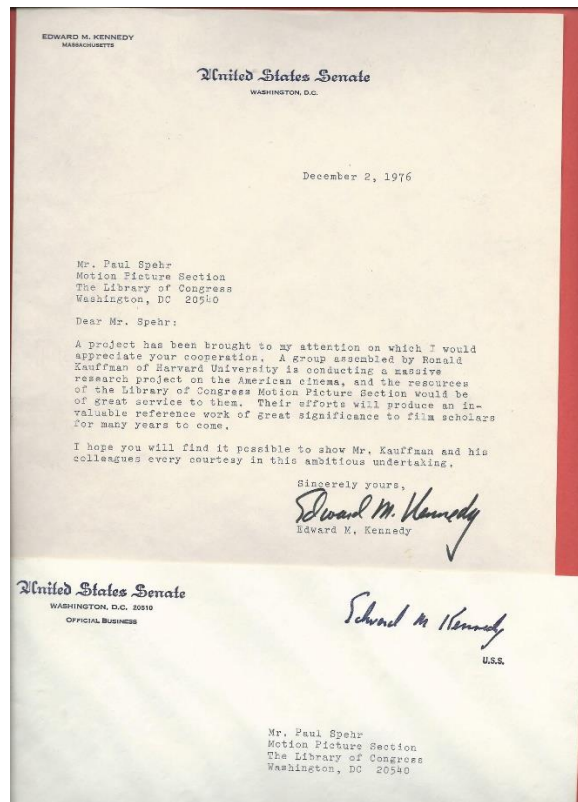
*Warshauer as Paul Revere*



*Warshauer as Zeus at Camp Waupaca*

**1976-1978**  
**FilmDex Research Corporation**  
**Washington DC & Arlington, Virginia**

Warshauer left Northwestern in his junior year to create FilmDex Research Corporation, a film cataloging company in Washington DC. With three partners, Ron Kauffman, Peter Southwick, and Michael Spiwak, and armed with a letter from Ted Kennedy, they opened an office in Arlington, Virginia, hired a full time secretary, and tried to snag a valuable government contract to catalogue EVERY movie ever made to that point. Jimmy Carter was elected and all Republican contracts were “reviewed.” FilmDex was no more.



**1972-1976:**  
**Property Owner of 216-220 South Boulevard in Evanston, IL**  
**& Ticket Agent (Scalper)**

See the project page near the end of this CV as it describes the houses he purchased while he attended Northwestern University. Paul scalped tickets for concerts and events such as George Harrison, Elvis Presley, Bob Dylan, Moody Blues, and Marcel Marceau. He even found time to go to Europe spending his profits, and some rent money from 216 South Blvd. with lifelong friend, Dr. Paul Adler.



**1971:**  
**University Heights Public Library, Cleveland Heights, Ohio**

This was Paul's first real job. He truly enjoys spending time inside libraries so as a high school junior, he went in to a local library and asked for a job. The head librarian liked him and volunteered that, "there are no jobs today, (she winked) but if you volunteer, there might be a job next week." He volunteered for two weeks then got the job. Paul shelved books, checked out materials, registered patrons for new library cards and eventually helped to coordinate the annual book sale. All this for \$1.16 per hour to start; He does not recall his final hourly wage but Paul thought, "he had died and gone to heaven!" He continues to maintain his own personal library.





**1963- 1979**

### **Paul Warshauer and His Involvement in the Parking Industry**

Paul Warshauer's paternal grandfather, Benjamin Warshauer and his brother David came to Chicago in the early 1900's from New York. At the time, the brothers were in the woolen business. By the early 1920's they saw credit and the economy "drying up," so as the story goes, they sat around the kitchen table and discussed businesses that had no inventory, in other words, "a cash and carry opportunity." Their discussions took them from coin operated laundromats, to the newly forming pin ball machines with their family friend, Dave Gottlieb (Flipper) and finally, the auto parking business in downtown Chicago.

Their first parking venture was a vacant lot on the corner of Lake and Wabash Streets. They made a deal with the landlord and parked cars. Over the next few years they added other lots and earned a solid reputation as honest and hardworking businessmen. In the late 1920s they prospered and had an idea to construct a small two story garage on the site of the historic Fourth Tremont House Hotel. The property was famous for hosting a debate between Abraham Lincoln and Stephen A. Douglas in July of 1858.



By the 1930s the hotel had fallen into disrepair and needed to be raised. The Warshauer brothers did not have enough money to build a new hotel but pleaded with the widows who owned the hotel to lease the property for 99 years with the understanding that the Tremont name would never be lost. Their plan was to call the new venture, The Tremont Auto Park. The widows who had donated the property to Northwestern University but still maintained some control, liked the idea and ordered Northwestern to sign a 99 year lease with the fledgling parking "magnates."



*Monthly Storage Control card showing the two story Tremont Auto Park before additional floors were added.*

When Paul's mother passed away he went to live with Benjamin and his wife Libby. Paul would go downtown with his Papa and at age 9 he was given his first job counting parking passes and Monthly Storage Control cards. He had entered the workforce in the parking business!



*Ten year old Paul Warshauer with his grandparents, Libby and Ben Warshauer at the Edgewater Beach Hotel in 1964.*

Paul did not want to go into the family business and ended up attending Northwestern University as a theatre major.

Over the years, Stanley and Myron, (first cousins) merged their businesses and used the name Standard Parking.



In the early 1970s plans were made to develop the then five story Tremont Auto Park located at 181 N. Dearborn, on the corner of West Lake & North Dearborn Streets in downtown Chicago into a multistory self-parking garage.

In 1979 Paul was invited to a lunch with developer Richard “Richie” Stein, and Paul’s cousin and uncle, Myron and Stanley Warshauer, at the classy white table clothed Fritzel’s Restaurant, located at 201 N. State Street.

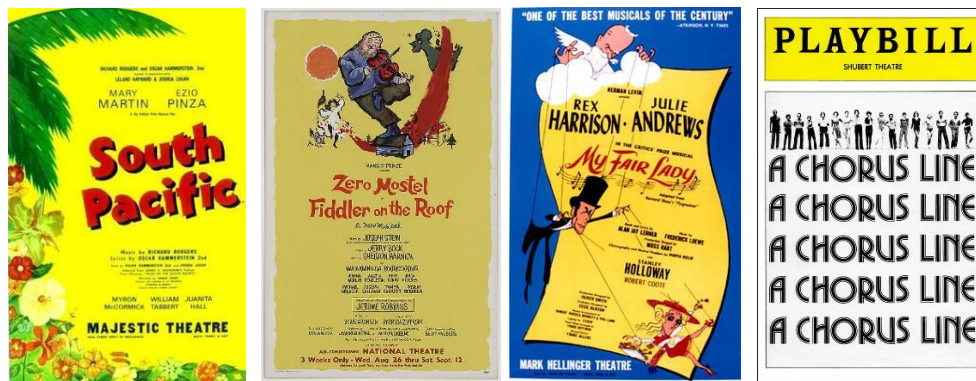


At that lunch, Stanley introduced the 25 year old Warshauer to Stein. They had an animated discussion about “themes” for the garage. Paul had the idea of naming each floor as a musical. Myron and Stanley suggested plays or movies as well. Paul stuck to his guns and reminded the assembled that the theme was in the name of the facility: The THEATRE District Parking Garage. No movies, no plays. Warshauer also remarked that the name was also arrogant as the other big Broadway style theatres were down the street: The Palace, and Oriental Theatres. Still, the hope was the Goodman theatre would develop the block across the street into their main headquarters. They did.

Richie took out his fountain pen and we doodled on the linen table cloth with ideas for each floor. It was the 1970s and early 1980s so many of the newer musicals had not been created yet. The name for the top floor was easy: *Fiddler on the Roof*. The ground floor discussion was more contentious. Paul had argued for *West Side Story* on the first level but Richie Stein wanted *Grease*. Eventually *Grease* won out. Other floors mentioned also had a color pallet: Green for *South Pacific*, gold and black for *A Chorus Line*, red for *Hello Dolly*, but that show was taken off of the floor directory when a large Hirschfeld sketch of *Hello Dolly* was installed in the lobby with a colorful directory listing the shows by floor.







Eventually, other Tony award winning shows prevailed. After seeing the massive Carol Channing lithograph, Paul became a collector of Hirschfeld lithographs over the years. Each floor's vestibule was marked by a large poster advertising the famous Broadway musical, and music from the show is piped in. It isn't easy to forget where you've parked here. By the way, Richie kept the linen tablecloth and paid the restaurant for it!



*The 13 story Theatre District Self Parking Garage (looking north on Dearborn St.) with the theatre style marquee.*

In 1987 the Theatre District Garage opened. The thirteen story structure was built on the site of Tremont Auto Park, Benjamin and David Warshauer's first garage. The Theatre District Parking Garage with room for a thousand cars, was designed by the architectural firm of Hammond, Beeby, and Babka, which would later design the new Chicago Public Library, main branch. As Chicago Planning Commissioner, Elizabeth Hollander, wished, this garage had retail stores on the ground floor. It was located across from the Selwyn

and Harris theaters, once legitimate theatres that under the North Loop plan were supposed to be rehabilitated. They never were but the Goodman Theatre build their new home just down the block and kept the beautiful façades. The Chicago Theatre was around the corner on State Street. The new structure had a theatre style marquee lending more creativity to the overall design. The entire garage was self-park and provided many logistic problems with ticket machines, automated gates, cashiers, etc. Over the years automation took the place of human cashiers. S&P Plus bought Standard Parking and operated the garages for many years



Unfortunately, all of the ambient parking materials were removed over the years so nothing remains of the creative Broadway musical design that was part of the allure of parking in a giant cement structure!

*Note: In May 2024, Metropolis Technologies purchased publicly owned SP Plus Parking Corporation taking the former Warshauer/Standard Parking empire back into private hands. The new firm will rely on AI for many of its operations.*



- Acquisition solidifies Metropolis as the largest parking network and operator in North America with more than 4,000 locations and over 20,000 employees
- Metropolis will deploy its AI technology to more than 50 million consumers, processing over \$4 billion in payments a year

## EDUCATION

**1983-1986:**

**California State University, Northridge, California**

Mr. Warshauer earned a Bachelor of the Arts in English/ Theatre Obtained secondary teaching

credential (junior and senior high school) in California. He starred in many productions directed and presented shows. In 1986 he earned the Northridge Arts Council Award for Excellence in Theatre



## 1972-1976

### Northwestern University, Evanston, IL

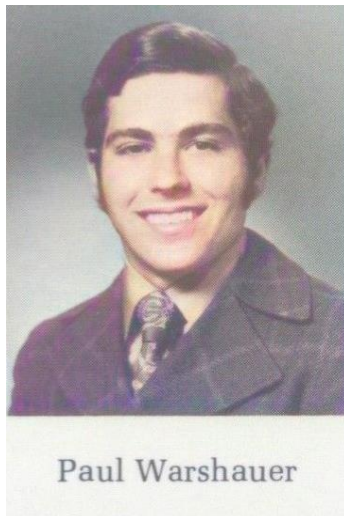
Mr. Warshauer began his undergraduate studies in Theatre as an acting major but quickly realized that “acting took too much discipline.” He visited the Dean and became one of the few “Interdepartmental Majors,” (Theatre, Film, TV, and Interpretation) He created and produced the first Mee-Ow Show in the spring of 1974. The Mee-Ow Show has been performed every year since then and counts famous performers as veterans of the show: Seth Meyers, Julia Louis-Dreyfus, Anna Gasteyer, Kristen Schaal, and many others.

## 1972

### Cleveland Heights High School, Cleveland Heights, OH

Mr. Warshauer graduated with high honors and in the 93<sup>rd</sup> percentile of class. He earned the Albert Schwartz Memorial Award and a Trophy for Theatre Arts. He was accepted to Yale, Boston University, and Northwestern University.





*Paul Warshauer's official High School graduation photo*



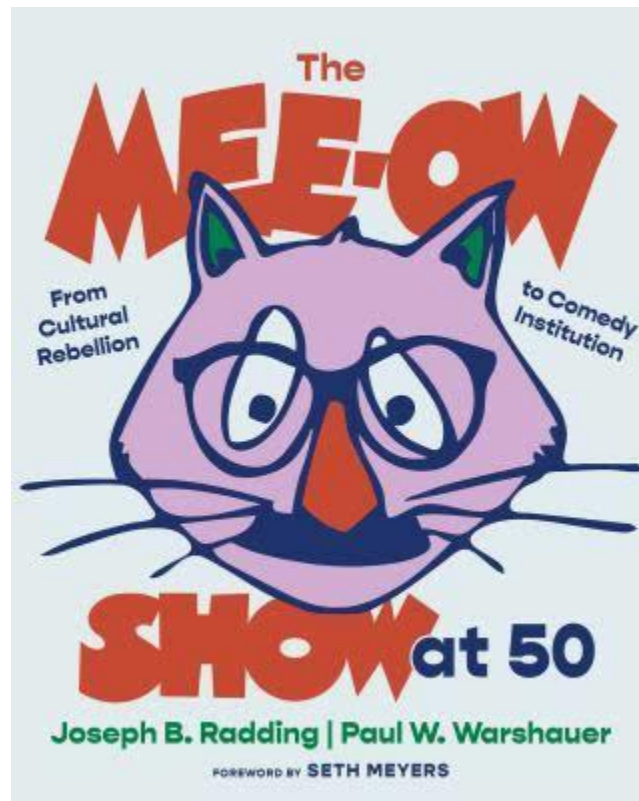
*Paul Warshauer and his father Morton E. Warshauer on graduation day at California State University, Northridge, California (1986)*

**THE MEE-OW SHOW**  
**Northwestern University 1974-Present**



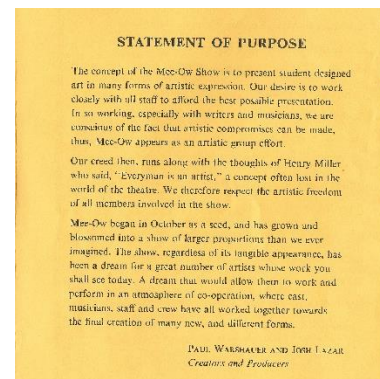
(From left: Warshauer with 1974 Yearbook entry 1<sup>st</sup> show, on stage at 50<sup>th</sup> Reunion event, with Kristen Schall, comedienne)

The **Mee-Ow Show** is the longest-running university student written and produced improv, sketch comedy, and music show in the United States. Shows are produced annually by students at Northwestern University in Evanston, Illinois. It was founded in 1974 by two students: Paul Warshauer and Josh Lazar. The original Mee-Ow Show, "Just in Time", was the first performance in the newly constructed McCormick Auditorium in Norris University Center (Northwestern's student union). The show has been a significant part of the Northwestern theater and comedy scene ever since. In 2024 **The Mee-Ow Show** ensemble celebrated its 50th anniversary in a gala (Mee-Ow Fest) and is releasing a definitive history book in October 2024.



Mr. Warshauer, also known affectionately as “Papa Mee-Ow,” founded the 50<sup>th</sup> Reunion Committee then served as the Honorary Chairman of the 50<sup>th</sup> Mee-Ow Fest anniversary committee. A large event occurred in April, 2024 in the McCormick

Auditorium and was attended by performers from nearly EVERY one of the 50 year history.



*The 1<sup>st</sup> cast in 1974 on stage in the NU McCormick Auditorium and the Statement of Purpose from 1974 program*

## SELECTED BOARD MEMBERSHIPS and LLC UNIT MEMBERSHIPS



- 321N, LLC (Bendixen-Schmid Historic house)
- FOHS LLC (Owatonna School, Managing Member)
- KHP LLC (Kasson School; Managing Member)
- Cenate LLC (Governor, Unit Holder, Vice President, Project Manager)
- State Street Theater (New Ulm Actors Community Theatre), Executive and Artistic Director
- Weiss Liberty Bell Foundation (Founding Member and Treasurer)
- Retzler Development Group, LLC for the Masonic Temple project (Founder and Chairman)
- Operational Security Services, Inc. (Ellendale ND) Founding Board Member & Secretary
- Grande Venues, Inc. (Co-Founder with Mike Novelli)
- Liberty Paramount Theatre, Youngstown, LLC (Member)
- Murders 4 Fun and Murders R Us, Inc. (Founder and Chairman)
- Friends of the Elba Water Tower, NFP, (Executive Director)
- Historic Ellendale Land Development Co, LLC (Founder and Chairman)
- 217 Productions, Inc. (Founder and Chairman)
- Grand Island International Film Festival, NFP (Founder and Chairman)
- Camp Waupaca Reunion Group, NFP (Chairman, Ceremonial title is Big Chief)
- 12 S. Michigan Ave., LLC (Member)
- Henslowe Group, Ltd. (Co Founder with Richard Pales & Jessica )
- Camerata Chicago NFP, a world class chamber orchestra, (Secretary of the 501c3)
- Klamath Community Access Television (KCATS) Founding Chairman, producer
- Jefferson Street Theatre, Inc. (Co-Founder and Director with Janet Kelley)
- United Way, Executive Board and Special Events Chairman
- Linkville Players, (not-for-profit theatre) Board member
- Box Theatre Company (Founding Producing Member)
- Merle West Medical Center (Member of the Hospital Chaplain Board)
- Ross Ragland Theatre (Programming Committee Member)



*Mr. Warshauer, as Managing Member, addresses the public at a forum in Youngstown, Ohio regarding the plans to restore the Liberty/Paramount Theatre.*

*It was exhausting and negative community meeting with civic and local business leaders right up to the meeting time. Despite all efforts the theatre was demolished.*

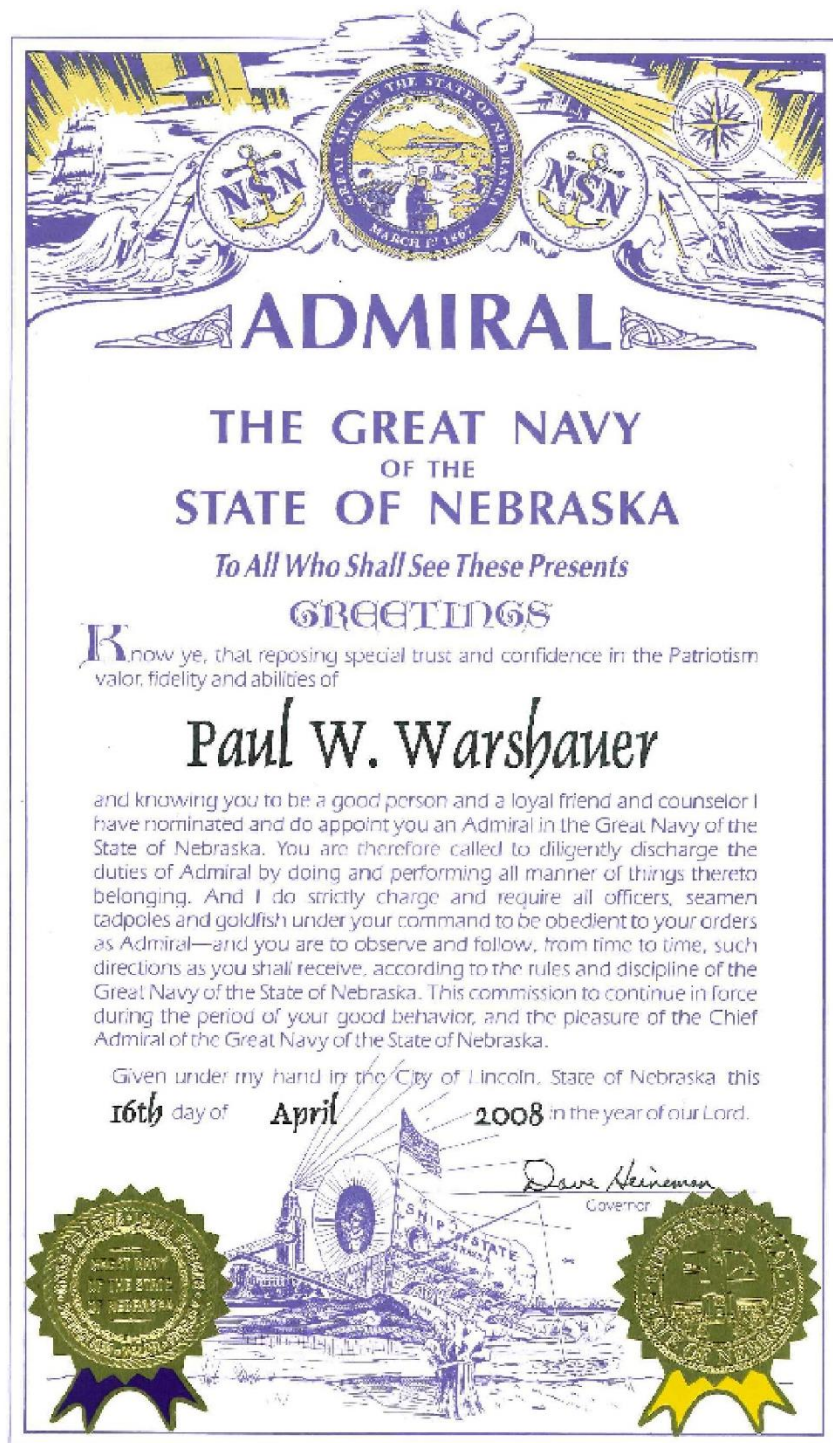
## **CREDENTIALS, ACCOMPLISHMENTS AND OTHER EMPLOYMENT**

- Secondary teaching certificates earned in California, Oregon, and Illinois.
- Red Cross certificates in CPR, and First Aid.
- Au Pair for four years for Margolese family, Granada Hills, Beverly Hills, CA
- Positions and jobs over the years at Olson Rug (carpet sales), Nationwide Baby Furniture, (sales) Capitol stained glass, jobs in library science, summer camps, tutoring, mentoring, Promotion Director for the Klamath Mall, and in the parking industry, (part time as a child).
- Constructed the largest house of playing cards in the world at Northwestern University, in 1977. Published in **Ripley's Believe It Or Not** and in one edition of **Guinness Book of World's Records**. The record was broken a year later by a punk in Michigan!



*The World's Tallest House of Playing Cards, Northwestern University built by Paul Warshawer (on right in argyle vest and 1970's moustache) and Paul Adler with glasses (on the left)*

## NEBRASKA ADMIRAL



**Nebraska Admiral** (formally, **Admiral in the Great Navy of the State of Nebraska**) is Nebraska's highest honor, and an honorary title bestowed upon individuals by approval of the Governor of Nebraska, a landlocked U.S. state. It is not a military rank, requires no duties, and carries with it no pay or other compensation

## SELECTED PUBLICATIONS



## **Newspaper and Magazine Articles for Paul Warshauer and his related Companies & Activities**

New Ulm Journal, New Ulm MN. (2011-2024)  
Culpeper Virginia papers (Culpeper State Theatre) 2017  
American News, Aberdeen, ND; September 11, 2008; WhoDunit? Missing Emerald!  
Beacon News, Aurora, IL, April 18, 2001; Famed Sky Club Could Reopen!  
Chicago Sun Times, Chicago, IL, September 15, 2003; Entrepreneur directs Portage  
Chicago Tribune, Red Eye, February 27, 2004; Potential in Portage  
Craig's Chicago Business, Chicago, IL, January 17, 2005; Theatre Debacles Near You  
Daily Herald, Naperville, IL, January 6, 2005; A Grand Idea!  
Daily Herald, Naperville, IL, January 3, 2007; Wheaton Grand Critic States Case  
Dickey County Leader, Ellendale ND, March 2008; Nodak Café Sold to HELD, LLC  
Grand Island Independent, January 30, 2007; Big Plans for Masonic Temple Building  
Grand Island Independent, Grand Island, NE, Nov 15, 2007; Classics on the Big Screen Miami  
Beach Sun, Miami Beach, FL, June 6, 1966; Production Entertains Hope City  
Griffin Daily (GA); September 11, 2011; Broe to Open New Pub  
Herald & News, Klamath Falls, OR; May 13, 1990; Running Y Ranch  
Herald & News, Klamath Falls, OR; October 28, 1994; Community Access TV on Air  
Herald & News, Klamath Falls, OR, November 17, 1994; United Way Set a Record!  
Journal & Courier, Lafayette, IN, August 1, 2007; Consultant Suggests Use for Theatre  
Miami Herald, Miami FL,, December 30, 1960; On the Beach  
Quincy Herald-Whig, Quincy, IL, May 25, 2005; Meetings Target Pittsfield Zoe Theatre  
The Retrospective, Camden County, NJ, July 4, 2008; Developer Appreciates Coverage  
The Vindicator, Youngstown, OH, May 3, 2006; Buyer Visualizes Performing Arts Ctr.  
York News-Times, York, NE, October 17, 2008; Purchase Agreement approved, School  
Fairmont Sentinel, Fairmont, MN, February 20, 2012; Murder Mystery Dinner as fundraiser

### **SPEECHES & ADDRESSES**

Elks Clubs (Nationwide)  
Kiwanis Clubs (Nationwide)  
Lions Clubs (Nationwide)  
Optimist Clubs (Nationwide)  
P.E.O. International Sisterhood (Nationwide)  
Rotary Clubs (Nationwide)  
Sertoma; Service to Mankind (Minnesota)  
Soroptomists Clubs (California)

Commencement Addresses for high schools in California, Illinois & Wisconsin.

### **PAUL WARSHAUER'S FIRST "DIRECTING" JOB**





**THIRTY-FIVE** youngsters from the Hope School for Mentally Retarded Children were entertained by Mrs. Irving Bosk over the weekend at Harbour House South. Entertainment was provided by Charles 'Flippo' Solo (below) in the role of a clown and by students (above) from Bay Harbour Elementary School. The students are (from left) Carl Gardner, Linda Stanczak, Debra Frankel, Sandra Frankel, Cheryl Lichter, Liza Jane Breslau and Paul Warshaver. (Sun Photos by Ted Press.)

Mr. Warshauer (*far right*) began his directing career at age 12 when he directed "Adventures in Storybookland" at Bay Harbor Elementary as the 5<sup>th</sup> grade school play. A group of volunteers also presented the play for special needs children. The clown mentioned became angry because he thought that he was the main event. My "order" included M&Ms and 7 Up for the cast!



## PRODUCTION CREDITS

*(Selected and Abbreviated)*

A Fifth Grade Production of Shakespeare's  
**Macbeth**

Anshe Emet Day School, Pine Grove and Grace, Chicago, Illinois

**December 15, 1964**

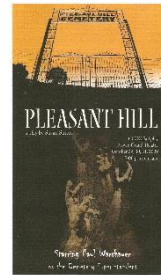
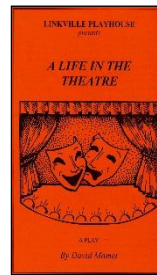
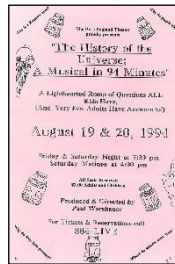
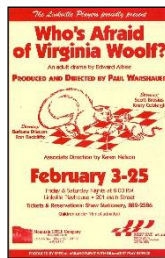
From left: Robbie Gold (leaving), Marilyn Malkov (as a witch),  
Paul Warshauer (as Macbeth with sword raised high), Susie Ballis, Annette  
Glassman, Elaine Hantman (as nurse?), Bob Fink (as King Duncan?)



*Mr. Warshauer's first acting "gig" as Macbeth*



## Selected Plays



Pleasant Hill (Brown Grand Theatre, Concordia, KS)  
 The Front Page (Producer/Director)  
 A Life in the Theatre (Actor)  
 Amadeus (Producer/Director)  
 Who's Afraid of Virginia Woolf? (Producer/Director)  
 Inherit the Wind (Producer/Director)  
 The Crucible (Actor, featured as Reverend Parris)



*Paul Warshauer as Reverend Parris and Emily Richard as his daughter in "The Crucible" at the Linkville Playhouse, 1992*

I Never Sang for My Father (Actor; Gene)  
 Habeas Corpus (Actor; Arthur Wicksteed)  
 Arsenic & Old Lace, (Producer/director, twice)  
 A Christmas Carol (Actor, featured as Fezziwig)  
 Two Operas Commedia (Actor, featured as Radio & TV announcer)  
 The Mee-Ow Show (Creator, Producer at Northwestern University)  
 Streetcar Named Desire (Actor, Newspaper Boy at Northwestern)

## Musicals



Disney's Little Mermaid (2019)

Chitty Chitty Bang Bang (2015)

South Pacific, 1991 (Producer/Director \$25K budget; gross \$63K)

Man of La Mancha (Producer/Director)

Anything Goes (presented twice Producer Director)

Annie Get Your Gun (Producer/Director)

Guys and Dolls (Producer, director, and played "Nicely-Nicely" Johnson)

Follies (Producer/Director; starred many seniors)

Peter Pan (Producer/Director; full flying by Foy)

Sound of Music (Several productions as director; one featured as Max)

Fiddler on the Roof (Directed several productions; Starred as Tevye in High School)

My Fair Lady (Directed once, played Doolittle in another)

Wizard of Oz (Director, The Royal Shakespeare version)

Roald Dahl's Willy Wonka (as Choreographer)



*Mr. Warshauer truly enjoys directing.*

*Here he is in auditions for "Chitty Chitty Bang Bang" at the State Street Theater in 2015.*

## Commercials

ATT ("Long Lines" Division)  
Merle West Medical Center  
KCAT Community Television & Medical Services Marathon  
Mezzetta Brand Peppers (Radio Spokesman for years)  
Spokesman for a Chicago Real Estate Company



*Warshauer with Wheaton, Illinois Lions Club Officers as a pitchman for a fundraiser*



*Warshauer served as spokesman for Mezzetta Brand Peppers for a few years.. The owner loved Mr. Warshauer's gravelly voice.*



# Murders 4 Fun

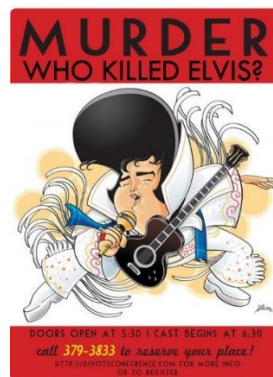
217 Productions, Inc.

Original Murder Mysteries formerly MURDERS R US!

Since 1991 Mr. Warshauer has written, hosted and directed nearly 500 original Murder Mystery Productions for theatres, hotels, lodges, clubs, museums, retreats, hospitals, corporations, schools. Performances range from Maine to California and from Florida to Alaska. His company is Murders4Fun (founded in Illinois) and 217 Productions, Inc., (incorporated in Nebraska...of all places!) Other names included Murder: North by Northwest, MurdersRUs, and now as 217 Productions, Inc. Paul has appeared on numerous television interviews and in newspapers, magazines and websites. He has made stars out of local talented performers and frequently casts the same performers in multiple shows.



Mr. Warshauer appeared on the KEYC entertainment segment, "Kato Live" several times. Here he is promoting "Who Murdered My Sweetheart?" a special Valentine's Day production at the Conference Center of the New Ulm Best Western in Minnesota. He can write a murder mystery for any audience on any topic!



## Selected Murder Mystery Titles and Clients

- Deadly Harvest (Plot about Radioactive soybeans) Mankato, MN
- Murder at the Field Museum for TAP Pharmaceuticals, “Who Stole Tut's Teeth?” Chicago, IL
- Murder on the Runway! With Agency 89 Modeling, Omaha, NE
- Murder at Meigs Field! The Athenaeum Theatre, Chicago, IL
- Murder for Jamaica, Mon! For law firms, Chicago, IL & Los Angeles, CA
- Murder on the Oregon Trail Museum! in Oregon City, OR
- Murder at the Naperville Casino! At the Crossroads Theatre in Naperville, IL
- Murder at Tax Time! At Requa Inn, a Bed & Breakfast, Klamath, CA
- Murder at Muriel’s in New Orleans, LA
- Murder at the Geiser Grand (Warshauer) Hotel in Baker City, OR
- The Murder of Sequoia Sempervirons! For a 6<sup>th</sup> Grade class in Redwood, CA
- Murder: Blue Tarps and Fires! For the First City Players in Ketchikan, Alaska
- Murder at the Majestic Theatre in Scott City Kansas
- Murder for Ernst & Young, Campisi’s Restaurant , Dallas, TX
- Murder by Leprechaun! On St. Patrick’s Day at Wheaton Grand Theatre, Wheaton, IL
- Murder by Matzo Ball! For Wolchin 25<sup>th</sup> Wedding Anniversary, Los Angeles, CA



*May murder weapons. Here a battery*



*Bill Eaton is killed by a Tiki torch*



*Warshauer as Sister Mary Cellulite*

## Events at Weddings and Anniversaries

# **“Who Stole the Wedding Cake?”**



Several clients requested original entertainment at their weddings. At one event the cast pretended to be “guests” at the wedding. Paul Warshauer played the kindly old judge and assisted in the investigation after the “Wedding Cake and these antique serving tools were stolen! The audience loved it and acted as detectives questioning the wedding party who were all in on joke.



# **“Who Stole the Aberdeen Emerald?”**

## **Jewel Heists**

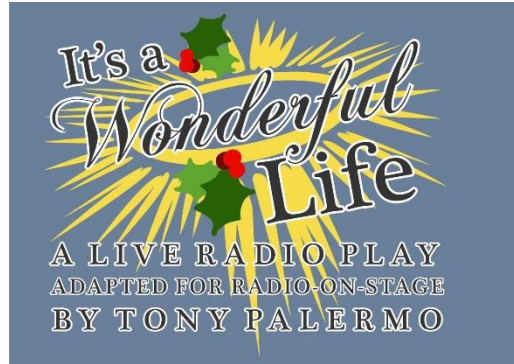
Some clients have done several murder mysteries over the years and needed something new. Jewel Heists have been popular. Other groups do not want to do “murders” like children’s groups, some high schools, women’s shelters. In Aberdeen North Dakota, there is a Wizard of Oz park so Paul Warshauer wrote an original murder involving a massive mythical emerald left by Oz author, F. Frank Baum!





# **“It’s a Wonderful Life!”**

## **Radio Plays**



*Mr. Warshauer produces, adapts, writes, and directs “live radio plays.” The audience participates in what appears to be a live radio broadcast of familiar stories. Plays include, “It’s a Wonderful Life,” “Miracle on 34<sup>th</sup> Street,” “Treasure Island,” “A Seussified Christmas Carol,” “A Christmas Carol,” David Mamet’s “Water Engine,” and many others.*

# **“Who Kidnapped Santa Claus?”**

## **For Kids & Seniors**



*Mr. Warshauer also produces, adapts, and writes shows for kids and seniors. One of the best is his original “Who Kidnapped Santa Claus?” The other holidays are jealous. So the Easter Bunny, Halloween Witch, Thanksgiving Turkey, Valentine’s Day Vixen and an Elf conspire to hide Santa so their holidays become more popular. Of course Santa escapes and comes back and all is forgiven. Above is a photo for the VOA produced version at a Senior Center with a woman who correctly guessed the ending!*

## 10 Other Facts Not Found on a Resume or in a CV

1. Paul Warshauer can write business plans, pro forma, and feasibility studies for any for profit company or entity...given enough time and money.
2. Paul Warshauer is an amazing fundraiser for large groups, museums, schools, libraries, etc.
3. Paul Warshauer can create business development plans for theatres and not-for-profits
4. Paul Warshauer can promote all kinds of events; Film Festivals, historic pageants, and Community Events are a specialty! He has hosted beauty and talent pageants and owns his own tuxedo!
5. Paul Warshauer can set world records, obtain free press, present pageants and shows.
6. Paul Warshauer can teach junior high school and high school; Certified in three states.
7. Paul Warshauer can serve as summer camp programming director and owner; He can be a counselor for swimming, archery, dramatics, tennis, golf, rifle safety, etc.
8. Paul Warshauer can dance moderately well; Tap Dance or “Soft Shoe.”
9. Paul Warshauer can teach a tap dance routine to 50 people of almost any age in less than an hour and has done so across the country! (From 5<sup>th</sup> graders to seniors. His favorite song for this task is “A Friend in Me” from Disney’s Toy Story.)
10. Mr. Warshauer can organize a Warshauer Super Duper Relay® for your company, school or organization that allows everyone to compete (kids, adults, and seniors) at a comfortable level and in a sequence that is fun, competitive and encourages teamwork.

A complete portfolio with production history, budgets, set designs, costume plots, lighting schedules, programs, photos, testimonials, income and expense audits, news releases and clippings, contracts and other materials are available.



*A ribbon-cutting ceremony at the Masonic Temple. His son, Thomas is on Warshauer's left.*

## SELECTED REAL ESTATE PROJECTS (A Digital Portfolio)

### **Liberty/Paramount Theatre, Youngstown, Ohio**



Grande Venues, Inc. from Wheaton, Illinois and USA Parking of Cleveland, Ohio acquired the historic theatre in downtown Youngstown, for \$79,900 from Ohio One Corporation. Architects Lowenstein + Durante and general contractor, Marous Brothers from Willoughby, Ohio have been retained to lead the \$4.8 million project. The design calls for the restoration of the Grand Proscenium Theatre, for smaller theatre and music events, the creation (adaptive reuse) of two digital cinemas in the balcony, a white tablecloth restaurant, and theatre bar and retail in the basement. Funding is ongoing and Youngstown State University will now play a pivotal role in the development. Coincidentally Mayor Jay Williams attended college in Ellendale, North Dakota, the site of another Retzler project: The Ellendale Hotel Renovation. *(Photos by Nick Hutson)*



The Mezzanine (“as is”)



VP Jon Tharnstrom and Nick Hutson



## The Uptown Theatre, Chicago, Illinois

The spectacular lobby (below) as lovingly photographed by Loren Robare in the 1990s. The theatre itself has been unoccupied since 1978. The massive theatre constructed in 1925 held over 4,000 people and showed movies and vaudeville shows. The Uptown was designed by Rapp & Rapp for Balaban and Katz. It opened with a large staff and could “fill, spill and refill” multiple audiences every day utilizing clever lobbies and three street exits. Legal battles continue but the City of Chicago stabilized the exterior. Volunteers continue to maintain the deteriorating interior. Warshauer served as the last Chairman of the Uptown Theatre and Centre of the Arts. The group was heavily financed by Albert Goodman but could not execute a final purchase agreement for the property. In 2008 a new group of investors emerged ready to take on the project. Time will tell...The theatre is not going anywhere. On the right is a photo taken on the 80<sup>th</sup> birthday of the theatre in 2005. You can see Paul Warshauer under the marquee...barely...



## **The World Trade Centre, New York, NY December 31, 1999. 2:00 to 4:00 pm**



Paul Warshauer visited a real estate client regarding tax matters at the World Trade Center on December 31, 1999 and decided that a trip to the top for New Year's Eve would be a treat. After his meeting the host took him upstairs. When Warshauer heard how much it might cost to attend, (\$135.00 at the door and drinks were extra) he had a few beers, sat by the window and took a few photos. Who knows if the staff working up there that day survived on September 11, 2001? As it was a bar, no one is sure how many people upstairs were

actually at work. The restaurant was called "Windows on the World." Later that night I went with a comedian and his fiancé to New Jersey to celebrate New Year's Eve at a First Night alcohol free party. Scott Blakeman was the comedian for the alcohol free First Night "stroll around talent and activities." We spent the actual New Year's Eve on a football field watching third rate fireworks. (*Photos by Paul Warshauer*)

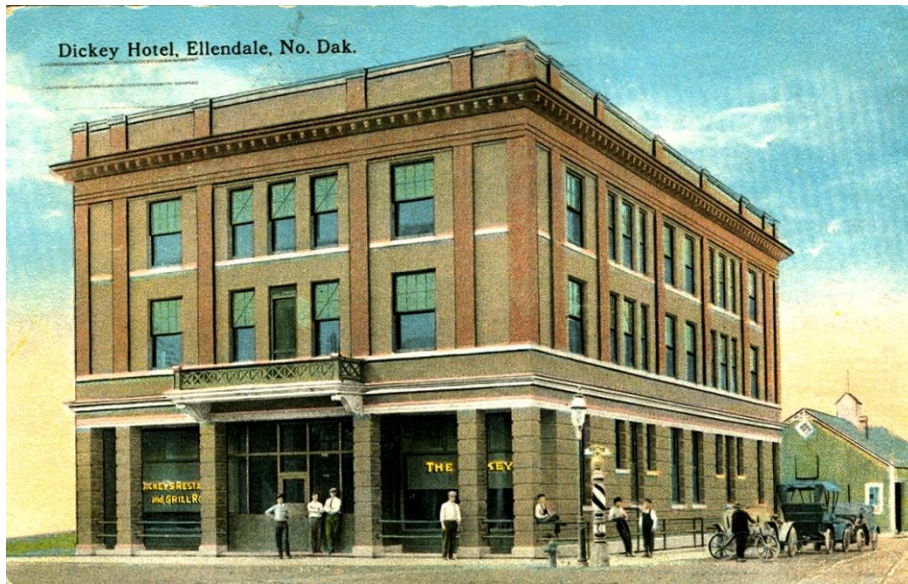
## **The Ross Ragland Theatre, Klamath Falls, Oregon**

The Esquire Theatre (1947) was saved from the wrecking ball by Frank Drew, John Tritch and other civic leaders. Warshauer advised Chairman Frank Drew and the first board of directors on the mechanics of theatre operations, producing shows, raising money and creating long lasting and sustainable programs. Paul Warshauer created the long lasting series of programs and fundraising opportunities for this now regionally famous performing arts facility. Warshauer served on many committees including the programming committee. He wrote the grants that created a county wide after school theatre program and also created the Ragland Summer Theatre Camp program using county parks, the theatre, and the Oregon Institute of Technology, (a university campus). Warshauer also was a resident producer producing and directing some of the largest and most profitable shows of the theatre's history including, *South Pacific*, *Guys and Dolls*, *Man of La Mancha*, *Annie Get Your Gun*, *Peter Pan*, *Robin Hood*, *Treasure Island*, *Follies*" and others. Warshauer starred on stage at the Ragland as Nicely-Nicely Johnson in *Guys and Dolls* and as Alfred P. Doolittle in *My Fair Lady*.





## Ellendale Hotel, Lyric Theatre, and the Ellendale Opera House, Ellendale, North Dakota



In December of 2007 the Retzler Group created a new entity, Historic Ellendale Land Development Company, LLC with Peggy Gilbert and local businessman, Jeff Langley. The group purchased the Nodak Hotel (formerly the Dickey Hotel and Ellendale Hotel). HELD has begun work to restore it as a boutique hotel with 20 rooms, a Café and artist workshop and gallery. In May, 2006 and

in June of 2007 the Economic Development Director of Ellendale (Patricia Bowen) retained Grande Venues/ Retzler Group to perform consulting services for the Lyric Theatre, Nodak Hotel and the Ellendale Opera House downtown. Paul Warshauer spent several days talking with local business people, educators, the Mayor, and members of the public. He conducted two informal meetings and developed an "Executive Plan" to open the Lyric Theatre. The city and JDA is still raising money and awareness for the projects.



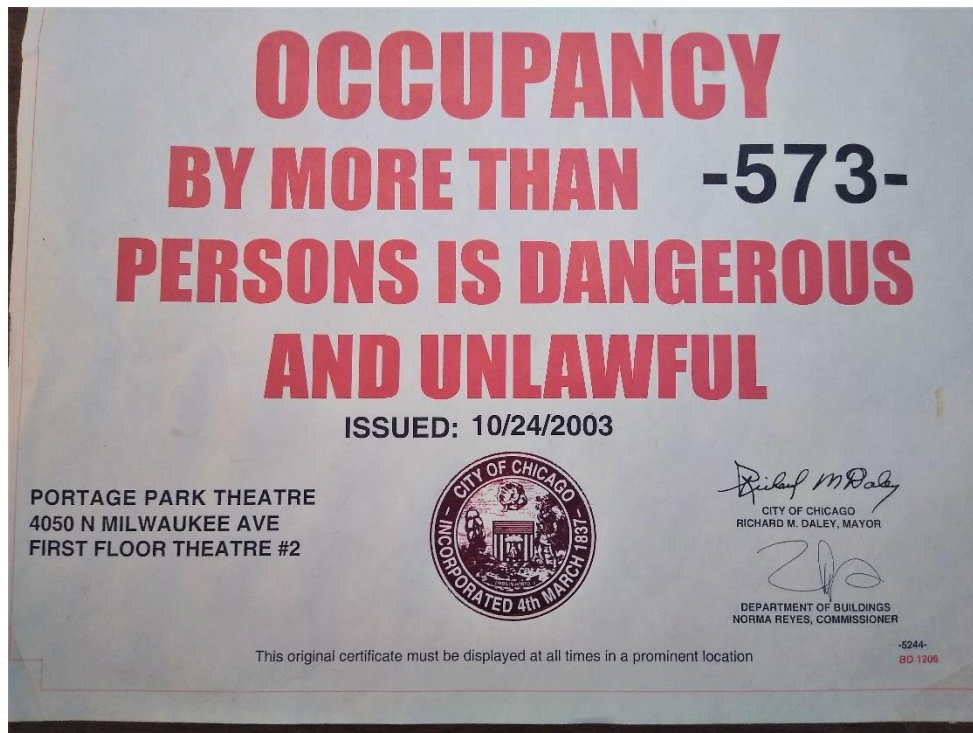
*(Partners and attorney for the Nodak Hotel deal in Ellendale, ND)*



## Portage Park Project (Henslowe Group, Inc.)



Located on Chicago's Northwest side, Henslowe Group's Chairman, Paul Warshauer poses under the restored marquee. Warshauer applied for, and received, a façade rebate for the "chase mechanisms for the neon and bulb electrification." Warshauer led a group of investors (R. Pales, and J. Deans) to sign a lease with option to purchase agreement with the owners of the multi-use building. The oddly shaped building has 32 apartments, 8 storefronts and a 1,200 seat theatre that had been divided into two theatres but was closed at the time of the contract. Warshauer wrote a complete business plan, negotiated with the Portage Park Neighborhood Association, union projectionists, potential tenants and the City of Chicago. The issuance of a Public Place of Amusement (PPA) license was compromised by a tragic fire in a south side nightclub. That license in the form of an "Occupancy Certificate" arrived too late. Henslowe "sold" their lease to a Hispanic church group. New tenants operated the space as a single screen movie theatre showing vintage films and producing other community events. (Photo courtesy of Lerner Newspapers)



## Malone Theatre Project, Malone, New York



Connie Jenkins, The Telegram

Carolyn Turcotte, left, and her daughter, Amy Reome, look over some business research related to Reome's dream of opening a movie theatre in Malone. It's been about 10 years since the local theatre closed, but "it seems like eons," Turcotte said.

# Theatre project is local's dream

CONNIE JENKINS  
The Telegram

Amy Reome and local movie fans should be grateful for Caller ID.

If not for that phone feature, Reome, 28, might not have moved closer to her dream of setting up a new movie theatre in Malone. It's not a done deal yet, but she brought in a special consultant from Chicago — Paul Warshauer of Grande Venues Inc. — last week. He's helping locate a site and define her options. But she chickened out on phoning him.

"I let it ring once and hung up," Reome admitted Monday. "I thought I'd send e-mail instead. I was sitting right at the computer when the phone rang. He had Caller ID and called me back."

Warshauer was in Malone for a couple of days last week, and met with Reome and some local businesspeople Friday to brainstorm ideas. Though he's been to New England, this was his first trip this far north in New York.

"I don't usually leave the house for less than \$7,500," Warshauer said Monday from Chicago. "But I was interested in her story so I cut my fee to just the cost of airfare and a hotel room."

He speaks enthusiastically about Malone, the people he

(See Dream, Page 6)



Connie Jenkins, The Telegram

Timmy Reome, 5, and his sister, 20-month-old Tayna, enjoy watching cartoons at home, but they are fascinated by the movies and big-screen adventures. Their mother hopes to open and run a movie theatre in Malone.









## Friends of the Elba Water Tower

Office and Registered Agent

217 N. Locust St #500

Grand Island, NE 68801

Elba Address: PO Box 21, Elba, NE 68835

The Elba Water Tower project was a project that was “pure historic preservation.” As no funds would be generated from the site, Paul Warshauer (Executive Director) and Tom Cravey (Assistant Executive Director) were retained as consultants by Gary Rassmussen, concerned citizen and local agribusiness folks, to save the historic Elba Nebraska Water Tower. Paul and Tom conducted meetings, wrote grants, attended meetings of the Village Board, created a Nebraska not-for-profit group, filed articles of organization, contacted historic preservation organizations and worked out a five year pro forma. The project ended when the Village board voted to demolish the Tower in 2010. The not-for-profit was dissolved in June, 2011.



Pictured on the left is the first board of directors of the Friends of the Elba Water Tower, NFP.

*(standing from left)* Clifford Pedersen, Executive Director, Paul Warshauer, President Gary Rassmussen, Fred Lewis, Secretary Allen Ebberle, Vice President Darrell Conway.

*(seated from left)* Charlotte Pedersen, Rae Jean Radke, Zeta Layher, Treasurer Sherry Hanson.

*Photo by Tom Cravey*

## **The New Regal Theatre (Henslowe Group, Inc.)**



In 2004, Grande Venues was selected as the prime developer for this \$16,000,000 urban renewal project in the city's south side involves the use of historic tax credits, Tax Incremental Financing (TIF) and government funding. The 2,000 seat magnificently restored atmospheric theatre will be surrounded by a restaurant, parking structure with commercial and residential components, and a school for the arts. The former owners are the Gardners who lavished their own money to bring this theatre into its current splendor. The current owners are Ron and Regina Evans who are working hard to re-open this movie palace.

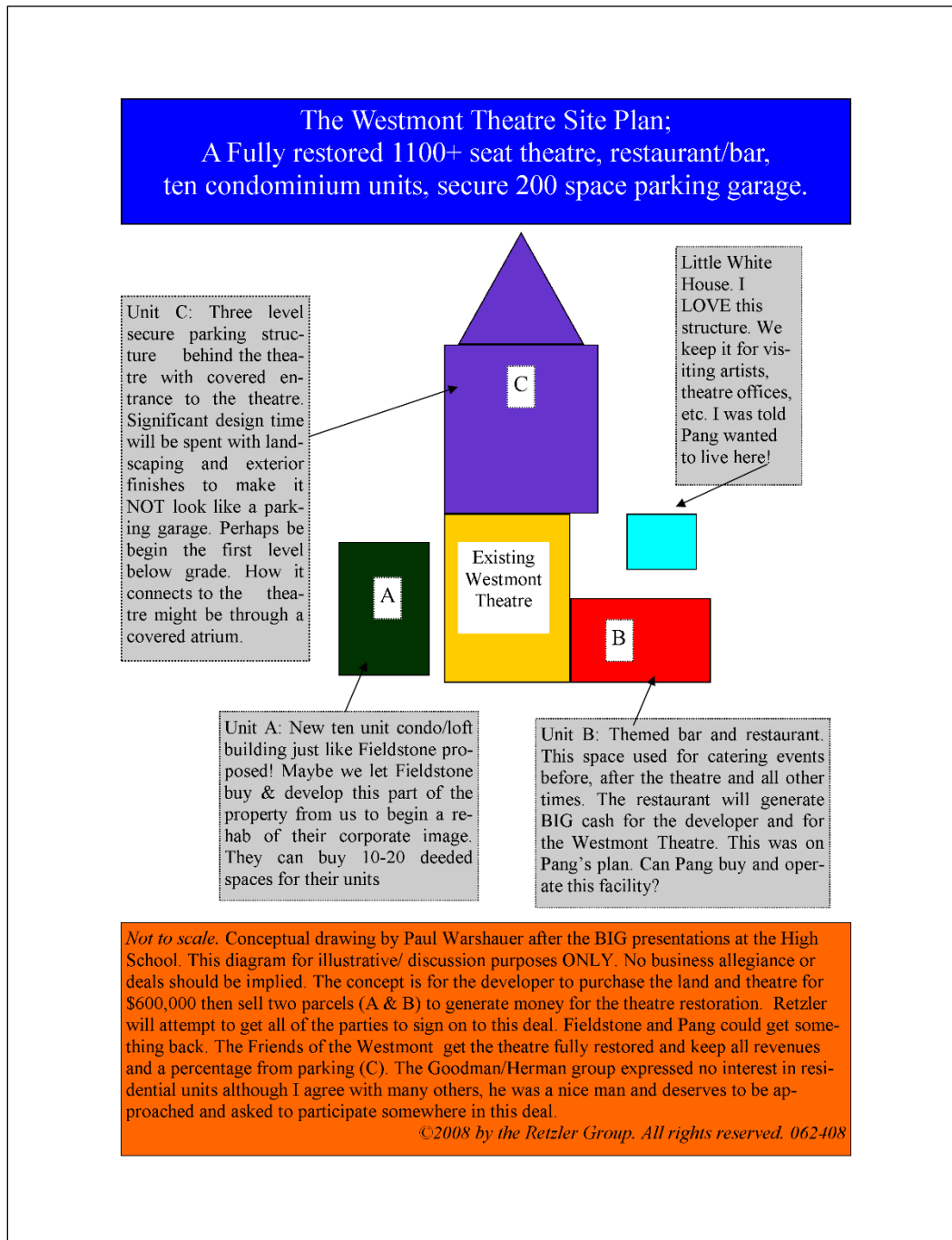
## **The Eldridge Castle Project (2016)**

Warshauer was hired as consultant by realtor Steven Schrudder of Windemere to create a feasibility study for the historic castle in Bellingham, Washington. Warshauer assembled a team of architects, builders, engineers and property managers. Two large high voltage towers were problematic and caused the project to stall.



## The Westmont Theatre Project, Camden County, New Jersey

The Retzler Group was asked to assist in the creation of a not-for-profit organization in Camden County New Jersey. He created a board with local architects, attorneys, and theatre aficionados. The City is currently wending its way through a lawsuit with a former developer. The graphic defined how the property might look if all parties sat down at the table and settled the lawsuit and moved forward with development of the theatre and a themed restaurant.





# The Zoe Theatre Arts Assessment®



The City of Pittsfield and an economic development partnership retained Grande Venues, Inc. to perform a complicated arts assessment to determine if the public would come to movies in this quaint town. The Zoe Theatre was a 1950s era “on the square” theatre. Mike Novelli and Paul Warshauer traveled to Pittsfield, IL to conduct a series of town hall style meetings. Retzler delivered a 100 page report with specific recommendations and programming elements. To date despite our best efforts, the theatre remains dark but a committee has been working on revitalizing the theatre recently.



# ZOE THEATRE AND PROPOSED PERFORMING ARTS ANNEX FINAL ARTS ASSESSMENT REPORT

Prepared for

The City of Pittsfield, Illinois  
Greater Pike Industrial Development Corporation

Grande Venues, Inc.  
1117 Wheaton Oaks Court  
Wheaton, Illinois 60187  
(630) 480-3345 ~ Fax: (630) 480-3346  
[www.grandevenues.com](http://www.grandevenues.com)

Report prepared by:  
Michael Novelli  
Paul Warshauer  
Fran Lins & Jonathan Tharnstrom



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## Garden Theatre Project, Charleston, South Carolina

Grande Venues was hired to perform an immediate feasibility and marketing study by the Friends of the Charleston Theatre led by Josh Brinson. Paul Warshauer traveled to Charleston, did a short survey and a needs assessment. Clearly there was a need for a small theatre, music, film venue in historic Charleston and the historic Garden Theatre was in need of an operator. Months earlier commercial interest were set to buy the property and perform drastic renovations that would have removed all semblance of the former historic theatre. Erected in 1918, the theater ran successfully until the 1970's, when it closed. Seven years later, in 1977, the theater was restored. During the 1980's, the theater was used for performances during Charleston's famous Spoleto Festival and eventually transformed into a performing arts space. The City of Charleston did not renew its lease of the theater in 2003, and despite efforts of the Friends of the Garden Theater, the theater was converted into retail space. We would like to think that our historic perspective led the modern developer to retain historic elements of the theatre.



*The theatre in its heyday.*



*The exterior in more modern times*

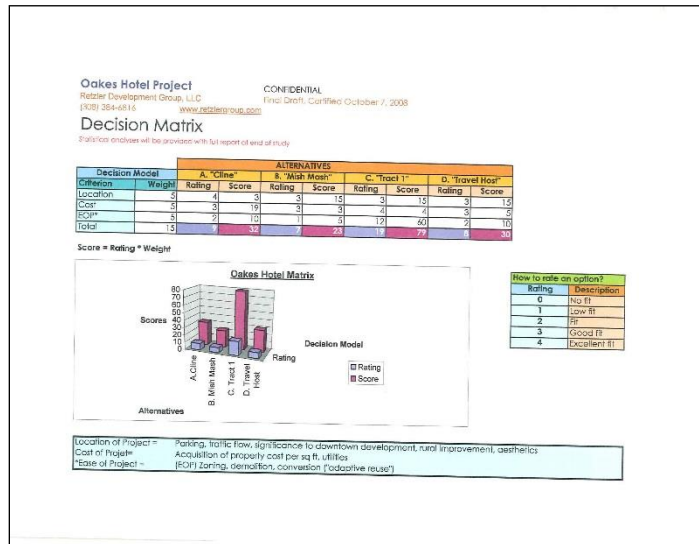


*The theatre interior, note small screen*



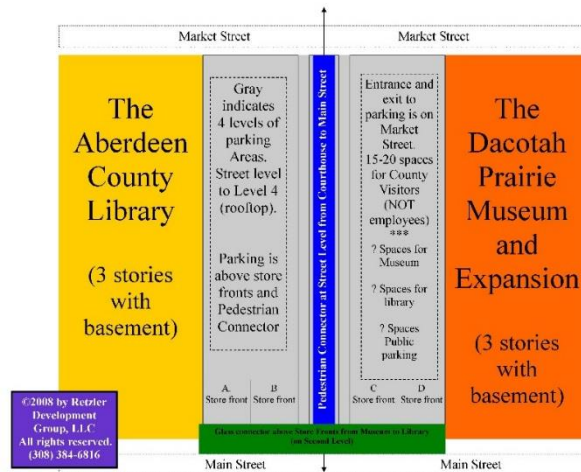
*The updated retail space.*

## The Oakes Hotel Feasibility Study



On the left is the final Decision Matrix used for a hotel feasibility study. Bernard and Marlene Vculek were joined by the Oakes Enterprise and Dickey County JDA in a feasibility study. The group wants a hotel in the small North Dakota town and will get it due to the efforts of this group/. They retained Retzler Group and the company performed a study determining that Parcel 1 would be the best site. Also included was Wyndham Hotel group's Shawn Walker who proposed a Days Inn or Super 8 Motel.

## The Cultural Block, Aberdeen, South Dakota



*Above left*  
(from left) Patrick Flaherty, Paul Warshauer from Retzler and Tom Aman of Blackstone Development discuss the "Cultural Block" as proposed by Chairman Warshauer. A library, museum, parking and commercial spaces are being considered.

*Above right*  
Conceptual development plan for the "Cultural Block" in Aberdeen of the library and museum and parking for both and the county.

## Purchase Agreement Approved for Old Middle School

Pending sale comes with \$300,000 price tag slashed to \$89,000



The Board of Education for the York School District and a new group, the York Centre, LLC in Grand Island have come to a purchase agreement regarding the former middle school.

Superintendent Terry Kenealy said the purchase price is \$300,000 but new Superintendent Mike Lucas slashed that price to \$89,000 in the hopes that the Developer would take the property off their hands.

The middle school has been marketed by United Country Real Estate since the new middle school facility was constructed.

The current purchase agreement is an amendment of an earlier agreement. The original had a closing date of mid-January, 2009; however, the Duke wrestlers use the middle school gym for practice. That closing date would have come before the wrestling season was completed. The new purchase agreement pushes the closing date to December 2009, to eliminate that problem and some zoning issues. Superintendent Kenealy said that if a solution comes for the wrestling practice area, the closing date could be much earlier than March. There's also a possibility that an agreement may be reached in which the closing takes place earlier and the wrestlers are allowed to continue their practices there per the new owner's permission.

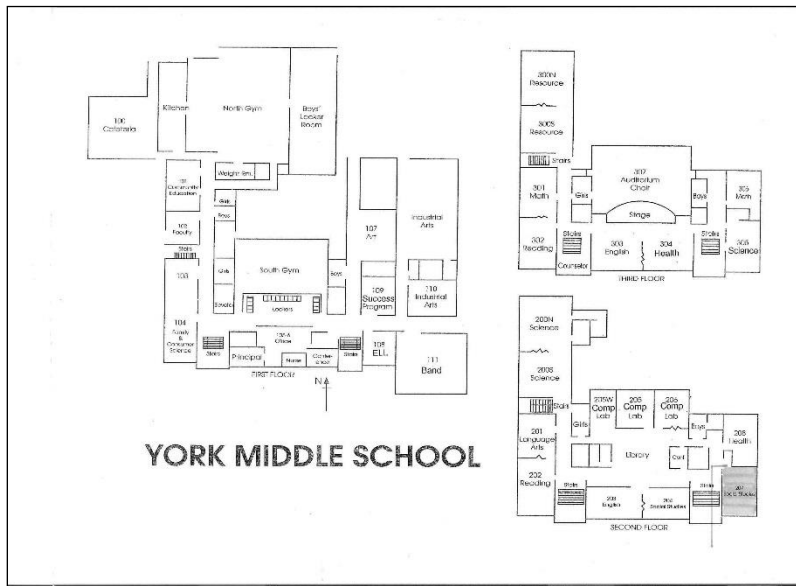
The purchase includes the middle school, gym, surrounding sheds and most of the contents, with the exception of a few items the district has in storage. The sales contract does not include the property north of the middle school, across the street, which has been proposed for a new softball complex.

Paul Warshauer, CEO for York Centre and his Grande Venues Group, says he's excited about the future of that particular property. ([www.grandevenues.com](http://www.grandevenues.com))

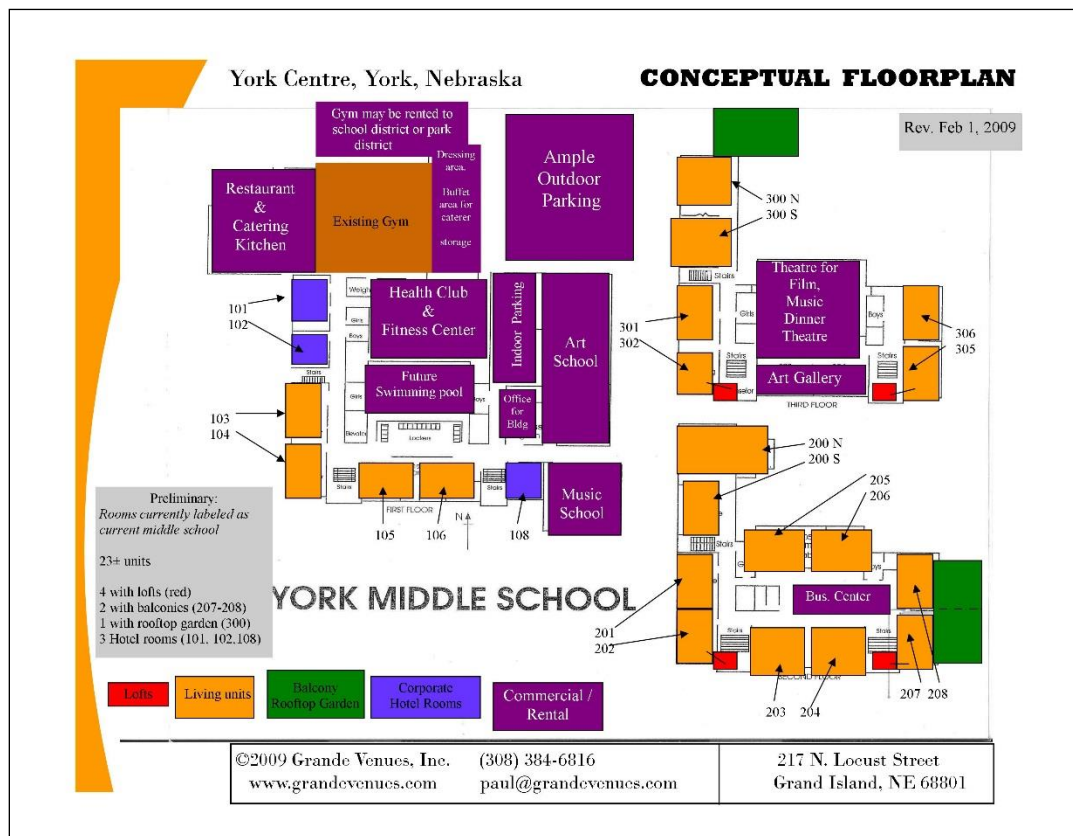
"Everything is still in the planning stages," Warshauer said. "We'd like to see some apartments, and we would like to maintain the historical theater — for it to become a multi-use arts facility. We still have to talk to the city and the county, and we will have several meetings with members of the public as to what they would like to see there. It's rare for a developer to ask for public input — but we like to do things in open forum. This school belongs to the community — what a developer decides to do with it is the



American way. But so many people went through that school. To look at how to preserve the historical building and the developer make a buck — that's the making of a happy marriage.”



*York Middle School in its last year of operation as a school in 2007*



*The conceptual drawing showing a working restaurant and catering kitchen, a theatre, art school music school and approximately 28 apartments.*

## Lafayette Movie Theatre Programming Contract

A group of business men purchased the Lafayette Theatre in Indiana for the purpose of saving their downtown. They retained Retzler Development Group, LLC to create a season of classic films. Mr. Warshauer stayed in Lafayette, visited with the principals and theatre manager, toured local businesses and tendered a formal report. The group did well and the Lafayette Theatre continues today on its journey to find an identity.



# Lafayette Theater

800 Main Street  
Lafayette, IN 47901

765.490.5883  
lafayette\_theater@yahoo.com



## FALL FILM SERIES

Every Tuesday Night  
September 4<sup>th</sup> - November 20<sup>th</sup>

 <b>Casablanca</b> September 4 <sup>th</sup>	 <b>The Right Stuff</b> September 11 <sup>th</sup>	 <b>Dances With Wolves</b> September 18 <sup>th</sup>	 <b>Grease</b> September 25 <sup>th</sup>
 <b>The Godfather</b> October 2 <sup>nd</sup>	 <b>North by Northwest</b> October 9 <sup>th</sup>	 <b>Gone With The Wind</b> October 16 <sup>th</sup>	 <b>Citizen Kane</b> October 23 <sup>rd</sup>
 <b>The Shining</b> October 30 <sup>th</sup>	 <b>The Candidate</b> November 6 <sup>th</sup>	 <b>Singin' In The Rain</b> November 13 <sup>th</sup>	 <b>The Wizard of Oz</b> November 20 <sup>th</sup>

General Admission:

Adults - \$5.00

Children - \$3.00

Senior & Student Discounts Available

Shows start at 7:30 p.m.

Doors open at 6:30 p.m. for happy hour specials  
and concessions

www.lafayettetheater.com

\*Movie titles subject to change based on availability



### **The Enean Theatre, Pittsburg, California.**

In the spring of 2005, Grande Venues was retained by the Enean Theatre to create a business plan to save the old East Bay California coastal Theatre. The community was passionate about saving the theatre and creating a performing arts space. GVI was retained for consulting purposes, and coordinated efforts between the theatre's private owner and various municipal agencies and organizations to oversee ongoing mechanical services and SMOG certifications in the orchestra section of the theatre. On the walls were paintings of Greek heroes and zebras, remnants of the once large Greek family theatre chain. Due in large part to the personal efforts of Chairman Paul Warshauer, the city of Pittsburg itself took control of the Enean Theatre and its restoration. At present, the architectural firm of Fisher Friedman Associates AIA is moving forward to implement a bold new design for the site.





## South Boulevard Housing Development

Mr. Warshauer's first foray into the world of real estate began in 1974 when he purchased two single family homes on South Boulevard (216 & 220) in Evanston, Illinois from Elsa Erickson on a "land contract." The sales price was \$91,000 for BOTH houses. He did not have the down payment. To earn the money he scalped 1,000 tickets to a George Harrison concert, netting about \$15,000 in cash. However, he was arrested at the Chicago Stadium for "scalping." The case was dismissed and his record was expunged! None the less, Mrs. Erickson was impressed and accepted \$13,000 down which was less than the 20% she expected. He moved into 220 South with two room-mates. He rented 216 out for \$700.00 month to 3 wealthy Northwestern graduate students. His payment to Mrs. Erickson was \$700.00 per month so the project was cash flow positive from Day One! He hosted lavish TENT PARTIES and invited hundreds of friends. Paul finally moved to California and found investors for the project. He demolished 220 South, vacated a small alley, and our investment group built several condominium units on the property.

(Court Branch) (Court Date)

MATTHEW J. DANAHAR, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

CCMC-224-NEW 370 QUASI-CRIMINAL

STATE OF ILLINOIS }  
COUNTY OF COOK } ss. THE CIRCUIT COURT OF COOK COUNTY

CITY OF CHICAGO,  
A MUNICIPAL CORPORATION,  
PLAINTIFF

COMPLAINT

vs. No.

Defendant

T. M. GOURTY

(Complainant's Name Printed or Typed) complainant, now appears before  
the Circuit Court of Cook County and states that (date) (place of offense)

has, on or about NOV. 30, 1974 at 1836 W. MADISON ST.

committed the offense of (offense) in that he  
ATTEND TO AND END TRUCK DELIVERY FOR SALE  
OF SEVENTEEN (17) CONCERT TICKETS FOR THE  
SUM OF \$10.50 EACH U.S.C. AT THE ABOVE  
LOCATION FOR THE REASONING SHOWN THAT  
DATE AT SAID LOCATION WHILE SAID TICKETS  
INDICATED A SALE PRICE OF ONLY \$8.50 U.S.C.

In violation of Chapter 36 Section 49.1  
of The Municipal Code of The City of Chicago

(Complainant's Signature)  
5710 Hubbard 331-1516  
(Complainant's Address) (Telephone No.)

STATE OF ILLINOIS }  
COUNTY OF COOK } ss. THOMAS M. GOURTY  
(Complainant's Name Printed or Typed)

being first duly sworn, on oath, deposes and says that he has read the foregoing complaint  
by him subscribed and that the same is true.

(Complainant's Signature)

Subscribed and sworn to before me \_\_\_\_\_, 19 \_\_\_\_.

(Judge or Clerk)

I have examined and am satisfied with the contents of this complaint.

WARRANT ISSUE

1 A B17 CHICAGO STADIUM 1800 WEST MADISON STREET SAT NOV. 30 8:00 P.M. 1974 GEORGE HARRISON FIRST BALCONY \$8.50 1 A B17 CHICAGO STADIUM 1800 WEST MADISON STREET SAT NOV. 30 8:00 P.M. 1974 GEORGE HARRISON FIRST BALCONY \$8.50 1 A B17 CHICAGO STADIUM 1800 WEST MADISON STREET SAT NOV. 30 8:00 P.M. 1974 GEORGE HARRISON FIRST BALCONY \$8.50

216  
South  
Blvd.



220  
South  
Blvd.



Site of Tent Party

## Catskills Entertainment District (Fleischmann's Theatre)



This photo was taken in August 2005 at the only meeting regarding the formation a Catskills Entertainment District in upstate New York. Warshauer (*left*) and Joan Lawrence-Bauer (*third from left*) called the meeting and the owners of the two theatres, Richard Dowd (*far right*) of the Fleischmann's Theatre in Fleischmann and Jonathan Starch (*fourth from left*) of the Galli-Curci Theatre in Margaretville, New York.

The Catskills Entertainment District (CED) was to be a formal performing arts cooperative set up by local government, not for profit organizations, business entities, economic development agencies, and arts organizations in this specific region using theatres and performing arts spaces that were under-utilized or that have not been constructed or considered at this time.





## Sgt. Gomez Home (Wheaton Illinois) A Community Effort

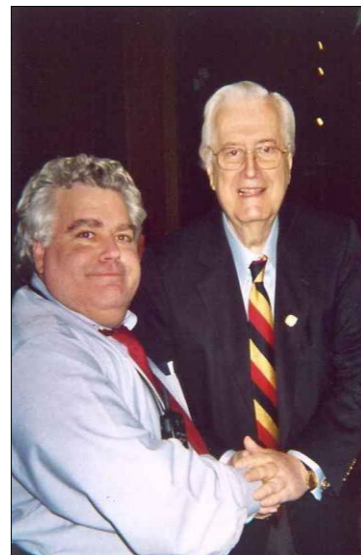


Todd Plagman (left) and Paul Warshauer (right) stand in front of the nearly completed home for the Gomez Family. The fundraising effort began when a Wheaton native returned disabled from the Iraqi war. Joel Gomez had limited resources and his family had been financially devastated by the continuing care he required. Mr. Plagman volunteered to serve as the chairman of a massive community wide fun raising campaign. The effort collected money for the family to build a house and provide care for Mr. Gomez and housing for his family. A large kick off, well publicized and attended by Lt. Governor Pat Quinn, then US Congressman Henry Hyde, and many other dignitaries was held at the Wheaton Grand Theatre, then managed by Grande Venues owned by Paul Warshauer and Mike Novelli. Warshauer served as Event Coordinator.



*(left)* then Illinois Lt. Governor, Pat Quinn, (now Gov) talks with Sgt. Joel Gomez

*(right)* Warshauer shakes hands with US Congressman Henry Hyde.







### **Corporate Events with Friends and Associates**

This was “Pirates for Halloween” A retired fund manager, his wife, and four other couples joined Captain Paul for an evening of friendship and camaraderie. By the way everyone paid \$100.00 to a local charity to be a pirate for the night! (*Paul is second from left on bottom photo!*)

## **The Bucket Brigade in Klamath Falls, OR**



Paul Warshauer looks out of the Medical Dental Building in Klamath Falls on the crowd lined up for the Bucket Brigade on May 7, 2001. This was the photo used by the New York Times. Warshauer served on the organizing committee that drew 18,000 people downtown to protest “Federal irrigation interference.” US Senators, Congressmen and local politicians joined in a symbolic protest by scooping buckets of water from the Klamath River and passing them down Main Street to an irrigation ditch near Klamath Union High School.

## Block Organizer

- A-B Jim Carleton: Lake Ewana to Quality Inn...no "refill" bucket
- C-D Don Rohrbacker: Quality Inn to 2<sup>nd</sup> Street...no "refill" bucket
- E-H Ryan & Amie McAuliffe: 2<sup>nd</sup> to 4<sup>th</sup> Street...Black Dog Billiards as water Refill source
- I-L Mike Carter: 4<sup>th</sup> to 6<sup>th</sup> Street...Waldo's & Bell's Hardware as water refill Source
- M-O Nancy Dey: 6<sup>th</sup> to 8<sup>th</sup> Street...Old Towne Pizza as water refill source
- P-R Denise Klegseth: 8<sup>th</sup> to 10<sup>th</sup> Street...Great Basin Insurance as water refill Source
- S-Th Gary Klegseth: 10<sup>th</sup> to Wall Street...Leo's as water refill source
- Ti-Z Nadiene Green: Wall St. to Canal...L & P as water refill source

**DON'T FORGET YOUR SIGN'S AND BUCKETS. KEEP THE PEACE AND ENJOY!!!!**

### Bucket Brigade, Klamath Falls, May 7, 2001

Last Name Starts	Area of Bucket Brigade
A - B	River, Past Locomotive to Quality Inn
C - D	Quality Inn to 2 <sup>nd</sup> Street
E, F, G, H	2 <sup>nd</sup> to 4 <sup>th</sup> Street
I, J, K, L	4 <sup>th</sup> to 6 <sup>th</sup> Street
M, N, O	6 <sup>th</sup> to 8 <sup>th</sup> Street
P, Q, R	8 <sup>th</sup> to 10 <sup>th</sup> Street
S - Th	10 <sup>th</sup> to Wall Street
Ti, U, V, W, X, Y, Z	Wall St. to KU and into Canal

1. Assignments are made by the FIRST LETTER of YOUR LAST NAME to make certain that we have enough people at each area. PLEASE help this **Bucket Brigade** to be efficient and significant by going to where you are assigned. You will do the MOST good this way. Stay calm and work together.
2. After the completion of formal events at Veterans Park, or at approximately 12:15 PM, please go to your assigned areas, by last name. Try to arrive there within 15 minutes
3. PLEASE go promptly. WALK on the sidewalks of the Main Street and be in place for your turn to handle the buckets in the BUCKET BRIGADE on the CENTER LINE of Main Street. If you have finished your passing part, please walk slowly on the sidewalks of Main Street or use Pine Street or Klamath Ave. to Modoc Field at Klamath Union High School for the closing ceremonies at 1:30 PM.
4. Please DO not get in the way of those people actually passing the buckets. We would like as many people to handle the buckets as possible, so once you have had your turn, please let others get their turn! This is a community bucket brigade!

pw

*Organizing 18,000 people for a peaceful protest is not easy work. Warshauer assigned "Brigade Block Organizers like Chicago Ward Captains using the alphabet!"*



## Wishek Historic City Hall Project, Inc. (The P3 Project)

The P3 project would connect developers, state agencies, preservation groups, tax credit providers, an attorney, a CPA, and equity sources (banks and private investors). The goal would be to preserve two projects per year to start. The Wishek Historic City Hall project (in Wishek, ND) would be the first this year, (2010). The Ellendale Hotel & Nodak Café (in Ellendale, ND) would be the second. The Old City Hall was finally demolished by the City Council in 2011.

The key components are:

1. Not-for-profit groups (NFP) mean well but they rarely have enough capital or business experience to make historic properties economically viable.
2. NFPs cannot obtain Federal Historic Tax Credits available to the private Developers (or any for profit entities such as an LLC).
3. Developers can provide the pro forma, feasibility, and business plans necessary to make historic properties "interesting" to investors and banks.
4. NFPs can provide many hours of volunteer labor and experience.
5. Developers cannot obtain certain funds that NFPs can obtain, (grants, tax deductible gifts, in kind donations, pro bono services, and the elusive naming rights\*).
6. The Developer would purchase these properties as an LLC then immediately negotiate a long term lease. The owners of the LLC could expect a small return on investment. How the investors' tax advantages can be valued in North Dakota is one of the elements we need to explore. Banks will naturally look at the property on the basis of its value and the strength of the "tenant." If the not-for-profit "tenant" is well organized and has a board with broad community appeal and experience, most banks will loan.



★ Spring Agricultural Outlook for 2010 inside this edition.

## THE WISHEK Star

VOLUME 65 NUMBER 34 WEDNESDAY, APRIL 14, 2010 SINGLE COPY PRICE \$1

### Proposed county shop project encounters another roadblock

by Francis Mater

Another barrier apparently has been placed in the way of a proposed to build a new North Dakota County Road maintenance shop.

County commissioners had been told the U.S. Department of Agriculture likely would award a grant of up to \$100,000 as part of a financing package being put together for the project.

But commissioners Jim Plante, Ron J. Madsen and Neil Madsen, who informed last week by USDA that it is not appearing the county will not be eligible for any grant money.

The auditor, county and state for commission chairman, "The amount was never mentioned," but had been led to believe the government would help out with some of the cost for this building. Now, it appears that's not the case."

Last month, state's attorney Terry E. Harris said in a written opinion that commissioners may not approve the project by simple resolution, instead, they and state voters must give their OK before the county may issue bonds to construct the building. A \$100,000 "majority" vote is required.

The original position of the current shop building, located just north of Ray, is as old as 1920s. The building is in poor condition and not tall enough to conveniently house numerous vehicles and other incident in the agricultural area.

The county hopes to construct a 50,000 sq. ft. building, with 10,000 sq. ft. of storage and an 18,000 sq. ft. office for use in addition to space for storage of equipment and materials. It also, perhaps, the building would include a food room, office space and an employee lounge.

See ROADBLOCK, p. 3.



### City approves sale of Old City Hall to preservation corporation

by Francis Mater

Wishek City Council members agreed last week to sell the Old City Hall to a local group that hopes to restore the historic structure.

A corporation — known as

Wishek Historic City Hall Project, Inc. — has been formed to purchase and restore the building.

At its April 5 regular meeting, the council approved a resolution to transfer ownership to the corporation for a cost of

\$100,000. "Our offer is to take title on or before June 1 and begin work to maintain, restore and operate the Old City Hall building for cultural, economic, and historic purposes," said Paul

Winkhaus, a Nebraska-based consultant hired by the local group. "The for-profit corporation will hold title, but the hard work would be performed by a not-for-profit group. The Old City Hall, p. 3

## News

Page  
Wedn

### OLD CITY HALL: Heritage Society believes building can become a genealogical center

Continued from the front

Wishek Heritage Society," wrote Winkhaus.



Winkhaus

"As you might recall, I was retained as a consultant and continue to work (with the group.) Your sale, however, would be to use 'a corporation' so the property could go on the tax rolls sometime in the future.

"Naturally, as it will be used for cultural and tourism purposes, we will request that the county grant some tax abatements or reductions as work continues on the project.

A leaky roof has caused extensive deterioration to the interior of the Old City Hall. The Wishek City Library,

once located in the building, was merged with the school library and moved across town to the school complex about 10 years ago after a long-term condition of the property threatened the book collection.

The building has been listed on the National Register of Historic Places since 2005. The Wishek Heritage Society pushed for its placement on the National Register.

Representatives from the State Historical Society have cited the building as "an excellent early example of

pruned-in place midwestern concrete construction," adding that it was "an important civic gathering place for more than 90 years."

Winkhaus Heritage Society members envision the structure eventually can be converted into a heritage and genealogical center.

"As a great deal of time has passed waiting for work to be started on the building, our group proposed that in consideration of the reasonable price, we would commence forward progress within one year and continue actively thereafter," Winkhaus said.

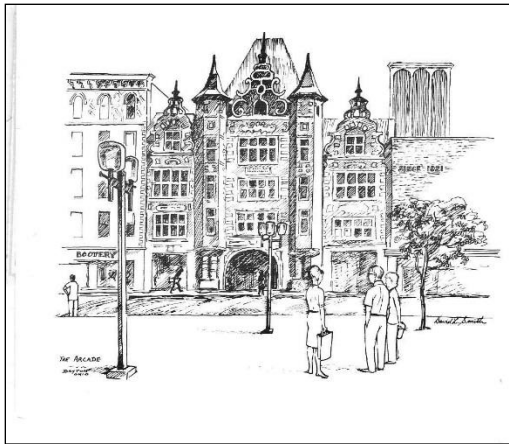
John Winkhaus, a spokesperson for the Wishek Heritage Society, told council members the group hopes to repair or replace the damaged roof to help prevent further damage to the building.

"This will be our first order of business," Winkhaus said.

ROADBLOCK: Commissioners think new building will pay for itself

## The Dayton Arcade Project

The City of Dayton and the Friends of the Dayton Arcade, a not-for-profit advocacy group, retained Mr. Warshauer as a consultant to explore opportunities to develop the amazing Dayton Arcade Building in downtown Dayton, Ohio. He spent several days touring the property, meeting architects and city officials and made a determination that the project could move forward if completed in segments. Parking was a massive problem and Mr. Warshauer began the process of trying to line up partners. The former owner defaulted on a tax lien and a group from Germany and Wisconsin purchased the property. The new owners have not paid taxes since the purchase. Mr. Warshauer remains involved as a consultant and potential property manager.



An artist's rendering of the façade



A meeting of city officials and Warshauer

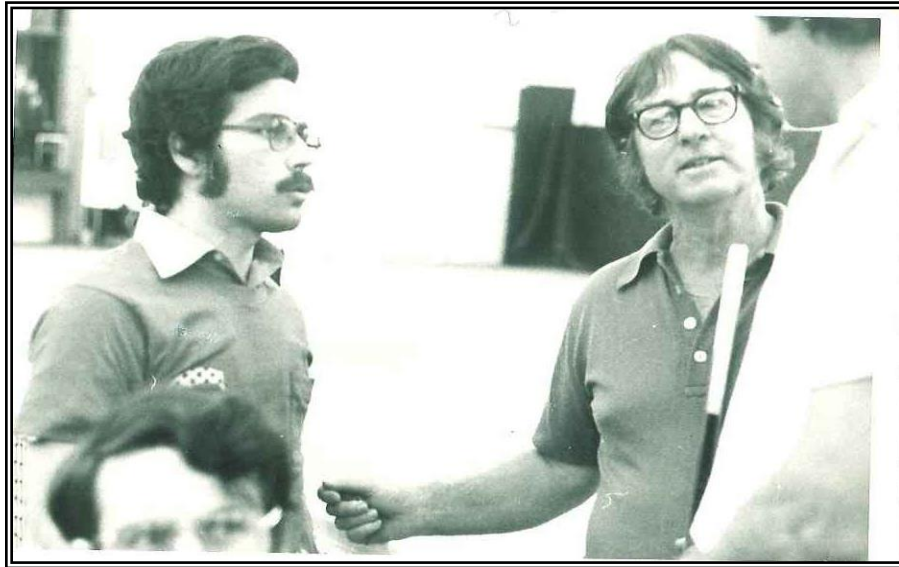


MariBeth, Warshauer & Joanne Granzow  
(Officers of the not-for-profit)



The "Arcade" as is today  
*Glass dome inside Dayton Arcade ©Nancy Roach*

## Warshauer played tennis against tennis legend, Bobby Riggs



Paul Warshauer (left) greets tennis legend Bobby Riggs and the Chicago Tennis Club in the 1970s. Warshauer created a company called, Creative Entertainment Management Company and served as an agent (and scalper) for several productions and events. In an attempt to publicize his company, Warshauer agreed to a ten minute rally with the tennis great. Warshauer brought a TV and film crew, (including film-maker Brian England, and lifelong friend, Rick Kotrba) and others in his entourage. Although the two had never met, Riggs played this event up as we were old friends posing for photos and pretending we had played in New York months ago... For the record, Warshauer scored one point against Riggs who handily defeated Warshauer in three games straight. It was fun to see Mr. Warshauer scramble all over the court.





BY RAY LIGHTNER  
STAFFWRITER  
ray@griffindailynews.com

A brew pub is coming to the old Coca-Cola building on Taylor Street. A reality TV show is not far behind! Marc Broe, who was trained as a brew master in England, plans to open an English-style brew pub in Griffin, at what used to be Dunk's BBQ. He is working with the city and developer John Carlisle & with "Paulie & Me"...



## "Paulie & Me"<sup>TM</sup> The Program Concept

"Paulie & Me" is a buddy follow-doc reality television show starring two buddies who decide to build a business together. They make a list of a number of choices and finally decide on a microbrewery. They are joined by a cast including the Brewmaster, two assistants, (one an attractive female and one uptight young man) a realtor, lawyers, developers, chefs, and other colorful characters.

Paul Warshauer and Loren Margolese have been friends for over 25 years but are as different as night and day. This modern odd couple resembles the famous Oscar and Felix: Paulie is global and messy and Loren is specific and neat. Together their chemistry is hysterical as they plan business trips, beer tastings, and meetings with beer lovers, owners, travel writers, investors, architects, contractors, and Brewmeisters.

The show follows the "Paulie and Me" and their staff on adventures to microbreweries nationwide to learn as much as they can about opening and running a successful microbrewery. In subsequent seasons, tours to other countries will be included. Taste tests always result in lively discussions with local patrons.

The first episodes show Paulie moving from his seven-story building in Grand Island, Nebraska to Dallas to work on the project with his friend Loren. Loren is shown with his personal training clients in Dallas.

The two discuss various business ideas and finally settle on building a Brewpub. They plan out a strategy to crisscross the country learning about and tasting lots of beer from famous microbreweries and eventually build and operate their own.

To start the quest, they befriend the owner of a Texas microbrewery, a Dallas realtor, and Loren's wild attorney who also runs a condom company. They create a large map of the US with pins & flags. The team hires a young film-maker who travels with them. His artistic vision frequently clashes with Paulie and Loren.

The project requires two assistants and in the next episodes they interview and hire two young people. The skill sets include, logistics, marketing, finance, economics, merchandising, web development, driving, and operations. Naturally two people will be hard to find with that list of requirements.

The boys go shopping and lease a big bus to travel the country and argue over the name, "the Brew Mobile," "The Micro-Express," etc. Along the way Paulie meets Mark Broe who is planning a brewery for an Atlanta suburb. This puts a wedge between "Paulie and Me."

In **Episodes One through Four** the crew tours 10 different breweries nationwide. In Episode Four, they zero in on the Dallas and Atlanta markets where they will build their first microbrewery.

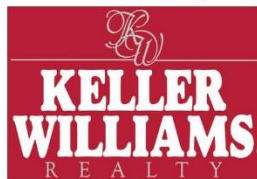
In **Episodes Five through Eight** the pair learns the art and craft of making beer and meet Brew Master Mark Broe from Atlanta. Warshauer is convinced Atlanta is the place to be. Loren is not convinced.

In **Episodes Nine and Ten:** Paulie and Loren break company as Paulie goes to Griffin, Georgia and declares this location is the best. Paulie is hired as a consultant by Mark Broe to refine the business plan for the Eagle & Lion Pub. Headaches with the landlord, architect, city government, design, parking, food service, water, grains, and sales/marketing abound. The Chamber of Commerce holds a "mixer" and Mark meets and greets the locals.

In **Episodes Eleven and Twelve:** Loren travels to Atlanta and the two mend fences and work on finishing the pub. One of Paulie's former apprentices, and now radio personality, lends his voice talents to the show.

In **Episode Thirteen:** The Lion and Eagle Brewpub opens. Paulie and Loren are excited for a while then become bored. "The fun was the hunt!" Paulie and Me now look to open up another business.

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## Paul Warshauer is first executive director for NUACT

By Serra Muscatello  
Staff Writer

NEW ULM — The New Ulm Actors Community Theatre (NUACT) hired Paul Warshauer as its first paid executive director.

Warshauer said he has been very happy being in New Ulm and serving as the new executive director.

"I'm extremely happy," said Warshauer. "I've had a lot of fun. I don't think I was expecting to be so warmly welcomed by so many different people."

He was born in 1954 in Chicago, Ill.

When he was asked if he missed Chicago he said he does miss Chicago, but he has plans to visit Chicago real soon.

He began his six month tenure on Nov. 1. He will assist the board in a variety of tasks including strategic planning, board development, fund raising, conducting workshops, website updating, and directing productions.

"We are growing and need a professional in the theatre to guide us through the next six months and beyond," said Judy Sellner, NUACT board president. "Mr. Warshauer has produced and directed over 400 shows, owned his own theatres, manages others, and



Paul Warshauer

has an impressive resume including his work on restoring old theatres."

"In my opinion it was a great leap of faith for a small theater company to do this," said Warshauer.

In addition to hiring a new executive director, NUACT now has a permanent office located on the second floor of the historic Kiesling House at 220 N. Minnesota St. in downtown New Ulm.

Warshauer said he likes working in the top floor office space at the Kiesling House.

"It's a shared space with GCAC - the Grand Center for Arts and Culture," said Warshauer.

He first directed a murder

mystery in 2010 and again this past June at the Grand Kabaret in New Ulm.

On Feb. 17 and 18 Warshauer hosted the murder mystery play called "Murder At The Italian Wedding." NUACT actors performed the show at the Grand Kabaret theater, downtown New Ulm. This was a production that Warshauer had written and directed for NUACT. The two shows, which included a dinner theater, were completely sold out both nights.

"We're very happy with the cast and the audience turnout (for the murder mystery play)," said Warshauer.

Warshauer met the late Bobbi McCrea in Oregon 20 years ago. He returned to New Ulm — to help keep her dream of a permanent home for the theatre company alive.

"I came here because Bobbi McCrea was one of my dearest friends. She died in a fire in the summer ... she was as crazy and as wild and as free-spirited as I'd ever met," said Warshauer. "For her to die in a fire with her two daughters and all those guests was just terrible. So I thought about it and I called Judy Sellner ... who is the president and I said, 'I think I can help.'"

Warshauer talked with Sellner about what he could

do for the company. Among the things he is doing while here in New Ulm is identifying local spaces for a permanent theater for NUACT.

"Which is really my joy," said Warshauer, "I've owned my own theaters, I've managed theaters ... I've restored theaters ... I've been on the stage ... I've been directing and I've been producing. I've worked on sets. I'm kind of a jack of all trades and a good guy to have around if you need someone who knows a lot about theater."

Warshauer began his life in the theater in the fifth grade. He played the lead role in an adaptation of Macbeth.

"It had ghosts and sword fighting," said Warshauer, "I was hooked ever since then."

He moved to Florida where he went to school down there. Warshauer broke his grandfather's heart when he told he wanted to be in the theater instead of going into the family business. His grandfather owned big parking garages all over. His company became Standard Parking.

"Last year they did over 800 million dollars in parking," said Warshauer.

He went on to study at Northwestern University where he could audition for any play any time. He created "The Meow" show. He

said he was the founder and first producer of that show.

"Improv has always been something that I've liked," said Warshauer.

So far, Warshauer has done over 400 shows. His most recent murder mystery show was his 333 or 334 show he said.

"It's my twentieth year of doing murder mysteries," said Warshauer.

He is 57 years old and ready for the best roles. He smiled as he said the part he really wants now is Max Bialystock from The Producers.

Warshauer owns a Masonic Temple Building in Grand Island, Neb.

He began his work for NUACT at a board meeting on Nov. 3. He outlined his plans to direct "It's A Wonderful Life" Dec. 16-18 at Martin Luther College.

The show was conducted like an old radio play. People heard the familiar story of George Bailey, Clarence the Angel, and the evil Mr. Potter. Local cast members played multiple roles.

Warshauer is also leading children's local theater pro-

ductions (including "Goldilocks and the Pirates") and a controversial play this summer called "Dogs in the Hot Moon."

This fall for Oktoberfest Warshauer will write and direct an original play called "The Wonderful History of Beer."

Beginning in January 2012, Warshauer began conducting a Directing Symposium for those people who are interested in directing plays and musicals in a community theater setting. He has a group of 10 people (including one high school student) who are learning about theater and directing from him.

Warshauer is also starting a library collection of theater books for NUACT at the office in the Kiesling House. People may donate theater-related books to NUACT.

For more information about auditioning for any of the shows, working backstage, or more information about NUACT please contact Mr. Warshauer at paulwarshauer@gmail.com or call the NUACT office at 507-359-9990.

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Warshauer on stage at the State Street Theater being interviewed for KEYC TV

217 Productions, Inc. and Murders 4 Fun  
proudly present

# “It’s Murder Out There!™”

An Outline for a “Follow-Doc Reality” Television Show

Created by Paul Warshauer

Developed by Michael Lynn and Paul Warshauer

Executive Producers: Vickie Kuehn & Loren Margolese (Investors)

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Website: [www.murders4fun.com](http://www.murders4fun.com)

**“It’s Murder Out There!™”** is a partially scripted reality TV show that follows the antics of the author, writer, producer, production staff, and an acting troupe as they present high class original murder mystery performances around the country. The backstage antics, romances, fights, and creative processes are captured as the “Murder Mystery Bus” travels from city to city with the Troupe, the Host/Author and staff. Two celebrities area on the day of the show to “star” and the proceeds of the live theatrical show go to local charities  
No TV show has ever captured LIVE theatre antics like this.

Each episode can be filmed in only two days. The Sizzle will be taped from OCTOBER 15- 16, 2015 at the Oster Regent Theatre in Cedar Falls, Iowa.

Two well known actors (or local celebrities) from each city will join the Troupe of eight actors as they audition three local hopefuls to perform in a show in front of a live audience making the cast of 13 lucky performers!

As part of the reality show concept, the cast will “vote off” a Troupe member each week and a new cast member will audition immediately to take the spot. The replacement could be a professional actor “waiting in the wings” or one of the local performers who captures the heart or imagination of the audience.

The proposal in the first cycle, shows are presented in thirteen cities. In following seasons, other US cities and foreign countries could play a part.

Each week an original performance is cast, rehearsed, and presented in ONE DAY in front of a live audience.



*Robert Dean Wells, Lorrissa Julianus and author Paul Warshauer after a show for Diamond Consultants in Chicago. Every show has a solid and funny denouement (reveal) where the victim comes back from the dead to “tell all.”*



**The Show Profile:** This is the way a normal episode might be filmed.

On a Thursday night, the Murder Mystery “bus” pulls into a city and unloads the tired cranky actors and crew into their hotel. The assumption is that they have been on the road. THE CAMERAS FOLLOW ALL OF THIS. In Cedar falls we will stay, and film, in local hotels including the historic Blackhawk Hotel on Main Street just a few doors down from the Oster Regent theatre. This would be typical of the various cities we visit.



*The Blackhawk Hotel (left) occupies one of the oldest continuously-operating hotel sites in the country having been in operation in two buildings and under various names since the dawn of Cedar Falls' history in the early 1850s.*

The cast and crew critique the show from the last week finds out whom the new Troupe member will be. In the second or third season, the staff goes to the website gurus who show the results from on line voting. The company goes over the details for the following day frequently getting into arguments and revealing personal rivalries.

*The Troupe will travel from city to city in the “Murder Bus” which has corporate sponsor logos. Naturally the cameras will roll as the performers, crew, and producers argue and complain about their parts, the amateur performers, accommodations, the author, etc. For the Sizzle tape we rent from a local company.*



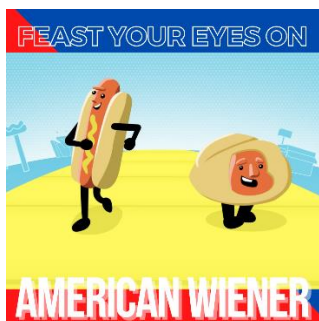
The company is kept together by the show’s creator and father figure, author/director Paul Warshauer, who has presented over 350 of these murder mysteries in a career that spans over 20 years. His quirky personality keeps everyone on their toes. After the first evening meeting, some of the cast goes out drinking and others spend the night in the hotel or reviewing their scripts. The camera follows them all. Below is the KING OF MURDER MYSTERIES!



## American Wiener, Television Show



A mockumentary about a team that travels the country in search of the most delicious dogs, best brats, and savory sausages. Paulie Warner is the energetic host joined by a dry British food critic sent to America for “sins committed in a British foodie show.” American Wiener is a TV show that merges the best of "Parks & Rec" and the "Office" with "Diners, Drive-Ins and Dives" and "Guy Fieri." Celebrities (and look-a-likes) will join each episode. Rocky makes an appearance in the pilot as the garbage man. [www.americanwiener.com](http://www.americanwiener.com)



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