



## **Indus School Property Proposal**

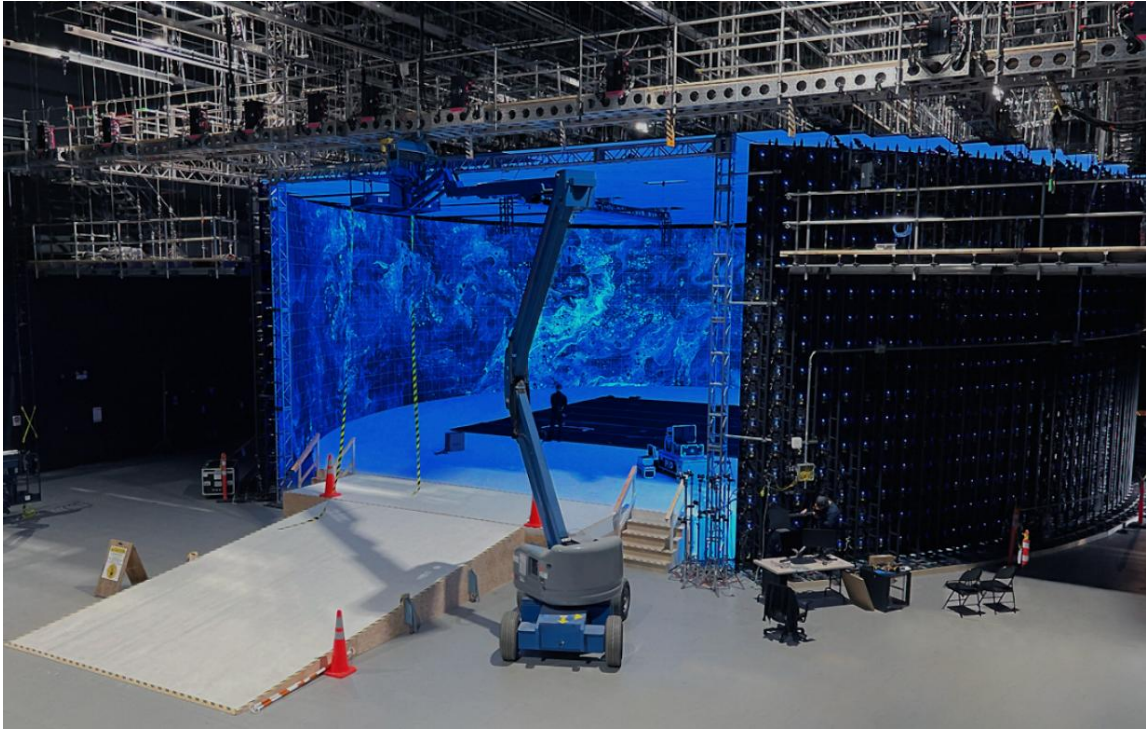
My name is Allen Kruse, I am the Co-Founder and CEO of the Kruse Entertainment Group.

I was born at Falls Memorial Hospital, I am a Falls High Graduate, I am a Disabled Veteran from Two Branches (US Army and US Navy) and I am bringing my new business back to my hometown and area. I'm doing this because I love this part of the world, and I want to do what I can to help not just those in International Falls, but the entire count/region with what we are working on doing and the type of jobs we plan on bringing to the area.

---

### **1. Why I'm writing**

Our original roadmap calls for beginning construction on or leasing a permanent facility in **Summer 2026**. However, the vacant Indus School is an exceptional match for our studio's footprint **TODAY** — especially the full-size gymnasium that can be converted to house a 270 Degree LED volume/mocap stage and the adjacent classrooms that convert neatly into edit suites, set shops, costume rooms, and offices.



*Figure 1 - Outside of a 270 Degree LED Digital Volume*



*Figure 2 - Looking inside Digital Volume for Season 1 - The Mandalorian (LucasArts)*

The woodworking shop, metal working shop, kitchen, etc. all in one way or another directly correlates to something that works with what we do in regard to live action and motion capture film production.

Additionally – with the sound stage – we will be very quiet neighbors. We don't have any intention of filming outdoors on the location, in which would create any significant noise, as most of that will be filmed inside of the Volume, which would be inside of what is currently the gymnasium.

**We have the desire to purchase the property now!**

---

**2. What the community gains once we open the doors (2<sup>nd</sup> Half 2026)**

<b>Metric</b>	<b>Annual value</b>
<b>Permanent local jobs (FTE)</b>	~37 union-rate positions (stage techs, shop crew, post, admin).
<b>Freelance work</b>	30–40 pay-checks <i>every calendar day</i> ; spikes of 90-plus on shoot days.
<b>Union wages injected</b>	≈ \$2.3 M (full-time) + ≈ \$7 M (day-players) each year.
<b>Vendor &amp; lodging spend</b>	\$4–6 M per year (lumber, paint, hotels, catering, fuel).
<b>Apprenticeships</b>	6–8 paid placements annually for local students and career-changers.

Even a single gym-size stage operated year-round produces a **nine-figure economic ripple over ten years**, reaching families from Birchdale to International Falls.

Additionally, within 36 months, we will be adding probably 20-30 Single Family Homes on the property on the east side of the property, for employees and for short term stay talent (actors, etc..).

---

### 3. Why acting now matters

- **Scarcity:** Minnesota has no comparable 77 k-ft<sup>2</sup> facility at this price; once sold elsewhere, the opportunity for a home-grown studio vanishes. This would force me to stick to my original timeline, and then eventually build larger studios in International Falls at a later time, according to our roadmap.
- **Speed to impact:** Securing the site this year lets us start the design, permit work and grant applications immediately, shortening the time to first pay-check for local workers.
- **Risk mitigation for the district:** A vacant campus is a liability. A committed owner with a clear economic plan converts that risk into a long-term revenue engine without delay.
- **Direct benefit to Northwestern Koochiching County:** Without the ability to purchase the Indus School, I will then only be building and growing exclusively out of International Falls. Which doesn't create any real economic incentives to the constituents that live in the Birchdale / Indus and surrounding areas.

---

### Closing

I know there are other interested parties, and they may even be willing to pay more for the property than us. But I can guarantee you, with 100% certainty, that no other party will be able to make the level of impact to this community than us. We hope you will agree with us, and allow us to turn the Indus School property into **Northern Minnesota's first virtual-production campus**, generating millions for local families and businesses.

We should seize this moment together.

I thank you very much for the entire School Board's time – and look forward to your feedback and any questions you may have.

Respectfully,

**Allen Kruse**

Co-Founder and CEO

Kruse Entertainment Group