



Collier County Board of County Commissioners

Attn: William McDaniel, Jr., Chairman
3299 Tamiami Trail East, Suite 303
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With copy to:
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Debrah Forester, CRA Director
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Naples, FL 34112
Debrah.forester@colliercountyfl.gov

RE: Letter of Intent – 2802 and 2808 Thomasson Drive, 4825 Bayshore Drive / “Del’s Corner”

REV DATE: March 30, 2023

To Whom it May Concern:

We are writing to provide a Letter of Intent for the purchase of the three parcels Folio Number 52600080009, 5260012008, and 52600160000 , formally the location of Del’s Market.

Buyer:

Naples Cinematheque Inc. or assigned affiliate or subsidiary.

LOI: Del’s Corner
REV: March 30, 2023



Buyer Representation:

The buyer will be represented by Jane Bond of The Bond Agency.

Price:

The proposed purchase price is \$2,500,000.00 of which 20% would be deposited with Seller, or Seller's agent upon acceptance of a binding Purchase Agreement. Buyer would pay the balance to seller at closing.

The Business:

Three screen theater venue for revival and repertory cinema, special events, and post-production services. The Venue will also have standard concessions and a full bar. The Naples Cinematheque will be a place of comfort directly tapping into the nostalgia market that people are yearning for while also showcasing new release "hidden gems".

We will build and offer to the community a state-of-the-art theater that will neither resemble a corporate multi-plex or the antiquated holding on-by-a-thread characteristics of a second run theater. The Naples Cinematheque will be of the highest caliber and class that can only be found in a private studio screening room.

We have always wanted to build and curate a theater that would not only celebrate the history of cinema, but that would be an essential part of a community as well as recognized throughout the world as a first-class repertory and revival cinema.

The Naples Cinematheque will offer the community a different vintage film title every night, celebrating each screening as if it's a new release. The programmed titles will appeal to every demographic. It will be the only theater in the county that celebrates the golden years of cinema without having to compete with the first run film releases at the local multi-plex.

Additional information as presented to the CRA at the meeting on January 17, 2023 is included as Exhibit A.

Information on similar businesses is included under Exhibit B: Case Studies.

Identified Architect:

Kenney Lee Architecture Group, Inc. specializes in theaters from multiplexes to Class-A luxury houses. They previously have worked for Regency Theatres, Luxe Reel Theatre, and many others. Walt Gannat is a lead architect for the firm and will work with our team and the county as appropriate to design and plan the venue and parking.

Walt Gannat of Kenny Lee Architecture Group has created initial schematics for the property which are included as Exhibit C.

Identified Acoustic Engineer:

John Storyk, the CEO of Walters-Storyk Design Group, is one the premiere acoustic theater masters in the world with renowned projects from Electric Ladyland Studios for Jimi Hendrix to



Spotify studios in Los Angeles. John has strong ties to both Florida, Los Angeles, and New York. He will be engaged to acoustically treat the theater.

Supporting Local Businesses:

As working within the community, Naples Cinematheque plans to partner with locally owned and operated businesses as much as possible and as approved by management including construction company, legal, vendors, financial institutions, and other consultants and partners.

Parking & Local Traffic:

We intend to plan approximately 1 parking space per 3 theater seats on the property – approximately 50-75 spaces as the current plan is to have no less than 150 theater seats and no more than 225 seats. At this time, we intend to have two 75 seat theatres and one 35 seat theatre. We will make best efforts mitigating any traffic and/or parking concerns including right turn entrance and exit points on both Thomasson Drive and Bayshore Drive.

Honoring Del Ackerman:

We recognize what a respected pillar the late Del Ackerman was to the community and have every intention of continuing to honor his legacy by displaying a memorial in the theater lobby which would include photos and information on the history of the property. We hope our roots in the community are as long and deep as Del's were.

County Outreach Collaboration:

Due to recent relief efforts related to Hurricane Ian in Collier County and Buyer's support of the community, Buyer agrees to collaborate with Seller in good faith on timing of full possession of the Property through a mutually agreed upon time not later than sixty days from transaction close unless mutually agreed, so long as good faith is reasonably reciprocated should any surveys, testing, etc. may need to be scheduled prior to Buyer's full possession of the property. Thereafter, Buyer agrees to remain in contact and support community efforts related to Hurricane Ian, so long as it does not impede on construction, development, or any obligations to investors or lending institutions related to the project.

Marketing and Community Engagement:

The real charm of curating a cinematheque comes with hosting events that work in partnership with the community: Hot Rod week and car show, where we screen a series of 1950's Teenage Rebel films and host a classic car show. We will open our doors to mixers for divorcees and widowers as well as young drama and musical theater students to initiate our cinema sing-along series. We will also reach out to every school and make the theater available for educational purposes. Every person and organization we engage with will be the ones that will spread the gospel of the Naples Cinematheque.

We will make every effort to collaborate with Naples' biggest annual events, such as the globally recognized Naples Winter Wine Festival, the Naples International Film Festival, the Naples Boat Show and The Naples Craft Beer Festival.



While we feel this will be more than enough to market ourselves in the community, we will also make a point to advertise in the local high gloss magazines that are still very much in vogue in Naples.

We also plan to have Q&A and/or guest speakers who will help add insight to the films being screened. And to broaden our appeal, we plan to set-up a Naples Cinematheque online channel which will stream all our Q&A and speaker series content. This way, the global film community will have access to what we're doing locally. Again, the possibilities are infinite.

Since the presentation of Naples Cinematheque to at the CRA meeting on January 17, 2023, the team has been in contact with several community leaders on the project and has been met with exceptional support.

Two articles have been written about Naples Cinematheque in Gulfshore Business and Naples Daily News. These articles are attached as Exhibit D.

Additionally, the team has been in contact discussing support and collaboration with several pillars of the community including Naples Botanical Gardens and United Arts Collier.

About Naples Cinematheque:

Naples Cinematheque Inc. is a for profit Delaware C-Corp established in 2022 which is intended to be registered and operated in Florida. The company is in the process of raising \$8.5mm under a Series A Reg D offering, (a private placement of securities pursuant to Section 4(a)(2) of the Securities Act and Regulation D, Rule 506(b)), for the purchase, construction, and start up costs of Naples Cinematheque Inc. The intent is to set up a subsidiary or affiliate LLC which will hold any real estate assets in a manner reflective of the agreed upon ownership with investors.

The raise of up to \$8.5mm raise will be used for the purchase of the property, professional fees including legal and accounting, insurance, team compensation, construction, materials, equipment, architectural and engineering fees, startup costs etc.

Naples Cinematheque Inc. currently has two directors officers, David Garonzik as Director, President and CEO, and Dené Anderberg as Director, CFO and Secretary. The third board seat will represent the Series A preferred shareholders. David and Dené's biographies as well as the other current and proposed members of the Naples Cinematheque team are accessible in Exhibit E.

Proposed investor terms include preferred shares in Naples Cinematheque Inc. and any subsidiaries (i.e. LLC holding property) and a 6% preferred return. It is intended that investors be repaid their investment and returns through the following means: loan finance with institutional lender, community fundraising for names throughout the venue (seats, theaters, bricks, etc.); distributions to shareholders.



The team has worked diligently with legal counsel to finalize all investor subscription documents and due diligence materials. The formal Series A Term Sheet and other required subscription documents are ready for investor review and execution. The company is in preliminary discussions with proposed suitable investors and the outside closing date specific to the company's Series A offering is July 31, 2023. The team is hoping for a some initial investor commitments by April 30th, 2023.

Development Timeframe:

A construction schedule with milestones will be determined once we identify the construction company. Based on discussions to date, we expect construction to take 18-24 months. The foregoing timeline will be finalized once we finalize the agreement with the builder.

Contingencies and Buyer Due Diligence:

Buyer is in contact with the zoning board regarding a preapplication for conditional use of the three parcels The Purchase Agreement would include a contingency on completing zoning approval. Buyer has submitted a pre-approval application and is scheduled for the meeting on April 5, 2023.

[Signature on the next page]

Sincerely:

NAPLES CINEMATHEQUE INC.

Signed: _____

By: David Garonzik

Its: Chief Executive Officer



Script for CRA Meeting January 17, 2023 as presented by David Garonzik

INTRO:

On behalf of myself and the Naples Cinematheque team, which includes my wife and partner of 28 years, Cecilia Garonzik, our business partner and board member Dene Anderberg, who will speak at the close regarding the business, and our strategic advisor, Naples resident and real estate broker, Jane Bond of The Bond Agency, who are here as well, we want to thank the serving members of Collier County and this board of Advisors for this incredible opportunity to present our intent to purchase the four parcels located at 2802 and 2808 Thomasson Dr at the intersection of Bayshore Drive.

DRIVING FORCE:

Let me just jump right in and say that cinema has been my art, my religion, and my life since I was 10 years old and has been the singular driving force that has dictated my decisions throughout my life. It is the reason I became a movie theater projectionist in high school where I was the youngest member of the Washington D.C. projectionist union, it is the reason I moved to Los Angeles at 19 to attend film school and it's the reason that I'm standing here now.

BLESSED:

I've been incredibly blessed as I've had the opportunity to work in the entertainment industry for more than 30 years as a studio screening room manager and operator for some the most prestigious venues in Los Angeles, New York and Washington D.C. And in those years, I have worked alongside every A-List filmmaker, actor, executive, editor. I was there at the heyday of independent films when I was hired as Quentin Tarantino's personal projectionist. But it was my decade managing and building up the screening room business for Dick Clark Productions that I had cemented my reputation as offering the absolute highest of standards in theater presentation. I've spent years working with clients at one of the most crucial parts of their process, the film's final steps for completion and release to the public and I'm so grateful, as a true cinephile at heart, to have been privy to top secret works in progress from the likes of Alejandro Iñárritu, Ben Affleck, Christian Bale, Leonardo DiCaprio, Julia Roberts, David O'Russell, to name a few.

FROM PRODUCTION TO EXHIBITOR:

And though I loved working in the entertainment industry, and collaborating with so many talented people, I recognized a major shift had occurred during the lockdown, though it was on its way prior.

The creative aspect of the industry had started to change and was no longer recognizable to me. I could see the writing on the wall and I no longer saw a future for myself on the production side of filmmaking, or at least a future I wanted to be a part of. Instead, I thought the only way to find joy in the film industry and truly be passionate in my career, was, and is by becoming an exhibitor and sharing with the public what I love most and that's the history of film, and all the magic that comes with it.



NAPLES:

My wife and I fell in love with Naples, we fell in love with the tropical climate, the lush green landscape, the clean streets, the fantastic food, gorgeous white sand beaches and eco system, but above all else the community. Everybody we came in contact with were extremely friendly, whether they were locals or visitors. The community just had a way of bringing out the best in people.

REALIZATION:

What sealed the deal was in January of 2021 we decided to visit my folks, who were living in North Naples. Though we had been to Naples a couple of times in the past, it wasn't until this particular trip that I realized that it was time for me to open my own movie theater, and Naples seemed to be the ideal location.

BUILDING THE BUSINESS:

From that moment we have spent every single day putting all the pieces in place to build what we call the Naples Cinematheque. And what that commitment meant, was that my wife and I would be willing to resign from our current salaried jobs, put our home on the market, and leave behind all our friends and family that we had in Los Angeles. We felt our wealth of experience and knowledge would be more appreciated and valued in Naples.

NAPLES CINEMATHEQUE:

The Naples Cinematheque will be a boutique, state-of-the art, three screen repertory and revival theater which will offer the community an alternative cinema experience. We will screen a different vintage film title every day and celebrate each one as if it's a "new" release. After all, what's old is new. "New" vintage films, are alive and always evolving. The film changes with age, just as you change. A film you might have seen 20, 30, or even 40 years ago will be a completely "new" film to you upon revisiting. We are now in the golden age of film restoration, and this gives everyone the opportunity to experience the legacy of cinema like no other generation has had before.

MEMORIES:

I always ask everyone I come in contact with what are a couple of your favorite films. Everyone has at least one important memory that involves a film that they saw in the theater when they were young. A film upon revisiting conjures up a waterfall of memories. Or maybe it just brings back a memory of simpler times, before the world turned upside down. It's these films that you hold near and dear that we will be screening.

The Naples Cinematheque will be a place of comfort directly tapping into the "nostalgia" market that people yearn for.

EQUIPPED:

Our theater will be equipped with both digital to project the new restorations of vintage films as well as 35mm to be able to offer films that are unavailable in ANY format or streaming service.



CONCESSION & BAR:

The venue will have a standard concession and a full bar. We plan to have as few distractions as possible from your movie watching experience. We want the focus to be on the films.

COMMUNITY CURATING:

The programmed titles will appeal to every demographic in the community, and it'll be the only theater in Southwest Florida that celebrates the golden years of cinema without having to compete with the first run film releases of the local multi-plex's.

But the real charm of curating a cinematheque comes with hosting events that work in partnership with the community: Hot Rod week and car show, where we screen a series of 1950's teenage Rebel films and host a classic car show. We will open our doors to mixers for divorcees and widowers as well as young drama and musical theater students to initiate our cinema sing-along series. We will also reach out to every school and make the theater available for educational purposes.

COMMUNITY COLLABORATION:

We will make every effort to collaborate with Naples' biggest annual events, such as the globally recognized Naples Winter Wine Festival, the Naples International Film Festival, the Naples Boat Show and The Naples Craft Beer Festival.

LOCAL PARTNERSHIPS:

Naples Cinematheque plans to partner with locally owned and operated businesses as much as possible, including construction, legal, vendors, financial institutions, and other consultants and partners.

RENTAL & POST-PRODUCTION:

The theater will also be available for both private rental to individuals, businesses or organizations to host events, as well as being available for post-production services for any production in southwest Florida that needs to screen their material.

GOSPEL:

Every person and organization we engage with will be the ones that will spread the gospel of the Naples Cinematheque.

Q&A & SPEAKERS:

We also plan to have Q&A and guest speakers who will help add insight to the films being screened. The guest speakers will either be invited from my list of relationships that I have made over the last 30 years, or they will be professionals from the area who have a unique perspective that can complement a film. It's all about engaging with the community.



CHANNEL FOR GLOBAL:

And to broaden our appeal, we plan to set-up a Naples Cinematheque online channel which will stream all our Q&A and speaker series content. This way, the global film community will have access to what we're doing locally. The possibilities are infinite.

DEL:

We recognize what a respected pillar the late Del Ackerman was to the community and have every intention of continuing to honor his legacy by displaying a memorial in the theater lobby which would include photos and information on the history of the property. We hope our roots in the community are as long and deep as Del's were.

PIONEERS:

We witnessed how the pioneers: 360 Market and Celebration Park, The Med, Best Popcorn Company, and others opened up a business in the Bayshore Arts District, and we very much see ourselves sharing the same ethos as those that have already laid down roots. We couldn't think of better place for a boutique community movie theater, to set up shop but in the very center of the county's growing arts district.

PARKING & CAPACITY:

We intend to plan approximately 1 parking space per 3 theater seats on the property – approximately 50-75 spaces for the current plan of a total of 185 seats in three theaters. We will make best efforts mitigating any traffic and/or parking concerns including right turn entrance and exit points on both Thomasson Drive and Bayshore Drive.

ZONING:

We are also in contact with the zoning board regarding a preapplication for conditional use of the three parcels and will require approval from the zoning board prior to final execution of the purchase agreement.

I'll now have our business partner and board member, Dené Anderberg, who just flew in from Los Angeles last night add some additional information regarding the business.

BUSINESS & GOAL: (Read by Dené Anderberg)

Naples Cinematheque Inc. is a Delaware C Corp established in 2022 which is intended to be registered and operated in Florida.

The company is in the process of raising up to \$8.5mm from accredited investors as a Series A round for the purchase of the property, construction, materials, equipment, architectural and engineering fees, professional fees including legal and accounting, insurance, team compensation, and other startup costs of Naples Cinematheque Inc. The intent is to set up a subsidiary or affiliate partnership entity which will hold any real estate assets in a manner reflective of the agreed upon ownership with investors.

The goal is to open Naples Cinematheque for business operations by the end of Q3 2024.



THANKFUL:

We are well aware that the county has been dealing with a lot of in regard to Hurricane Ian and it's clean up, so again, we are so thankful that you were to make the time for us to present our intent for the Naples Cinematheque and hope you will help in giving the theater a home in the community.



CASE STUDIES

The Naples Cinematheque will be a premiere, state-of-the-art boutique 3 screen cinema theater.

I am incorporating my 30-year experience working in the film industry managing and operating studio screening. These are theaters that are built to of the highest industry standards, to meet the demands and expectations of A-List talent and craftsman.

I'm including several photos of motion picture studio screening rooms that I have had the good fortune to operate and which will serve as examples as to our approach:











We think of the large corporate first run theaters as applying the same construction principals as the studio screening room, but they do not. They are cookie cutter designs with high ceilings, thin walls, which are very rarely acoustically treated. The Naples Cinematheque is honored to have John Storyk, who was responsible for building Jimi Hendrix’s Electric Ladyland studios in New York, as well as some of the most important venues throughout the world, as our acoustical engineer. Very few movie theaters in the United States can make this claim.

<https://wsdg.com/>

<https://www.cbsnews.com/news/electric-lady-studios-the-house-that-hendrix-built/>

Another example we are trying to emulate are the much loved and very successful Everyman Theaters in the UK. While our aesthetic design will differ, we embrace their intimate approach and community outreach. Here is a link to a video and several photos as examples.

https://www.youtube.com/watch?v=_otcoroIcg8&t=350s





First started by Henri Langlois in Paris during the 1930's, a cinematheque's philosophy is to preserve and exhibit the history and heritage of film as an art form and cultural necessity. Examples of current venues that we share would be the hugely successful New Beverly cinema in Los Angeles, which is currently owned and personally curated by Quentin Tarantino. The theater is not just successful because of its owner, but because of its variety and uniqueness in its programming.

<https://thenewbev.com/>

Other examples would be the American Cinematheque in Los Angeles, as well as the Film Forum in New York, Richard Linklater's Austin Film Society in Texas and on a global scale, the Cinematheque Suisse.

<https://www.americancinematheque.com/>

<https://filmforum.org/>

<https://www.austinfilm.org/>

<https://www.cinematheque.ch/en>

While the first run theaters are depended on the quality of the product being produced by the film industry, our success is dependent on the quality of our curated events and community engagement. As first run theaters continue to struggle post Covid, repertory and revival theaters seem to be doing very

LOI: Del's Corner
REV: March 29, 2023



well. Quentin Tarantino recently gave an interview discussing the success of the boutique cinema in the future.

<https://www.indiewire.com/2022/11/quentin-tarantino-streaming-theatrical-movies-1234783494/>

While Vanity Fair did a fantastic piece on the rise of the revival theater.

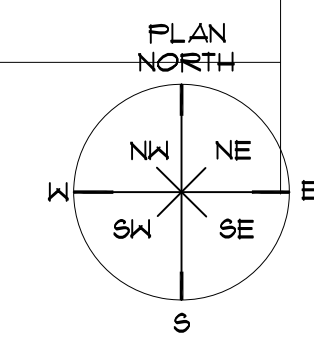
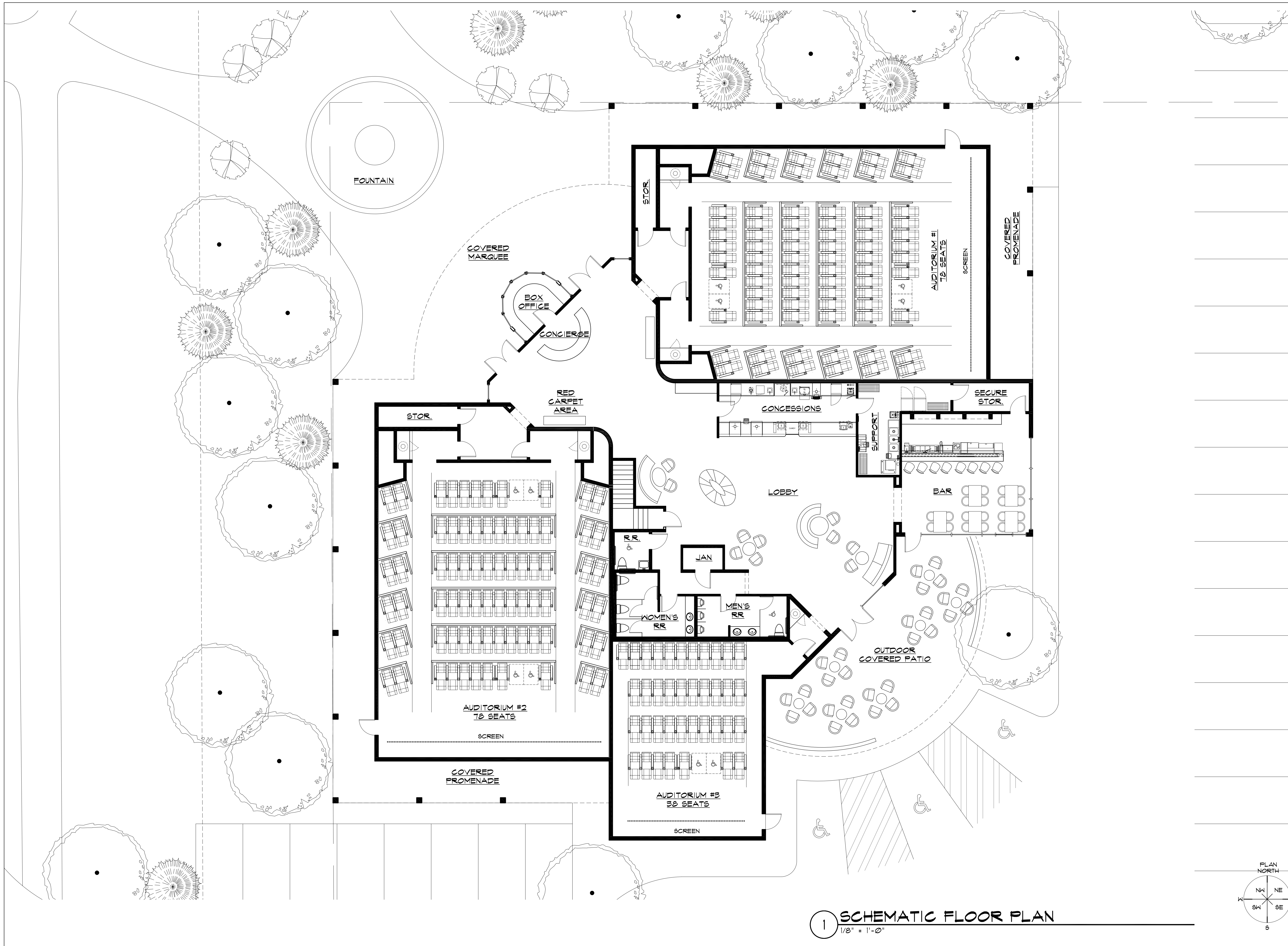
<https://www.vanityfair.com/hollywood/2018/01/the-decline-and-rise-of-the-cinema-revival-house>

And Cosmopolitan did a list of the coolest 50 movie theaters for film geeks throughout the U.S. We hope the Naples Cinematheque will not only make the list but be recognized as one of the coolest repertory and revival movie theaters throughout the world.

<https://www.cosmopolitan.com/entertainment/movies/g10356491/best-movie-theater-in-every-state/>



INITIAL SCHEMATICS



1 SCHEMATIC FLOOR PLAN
1/8" = 1'-0"

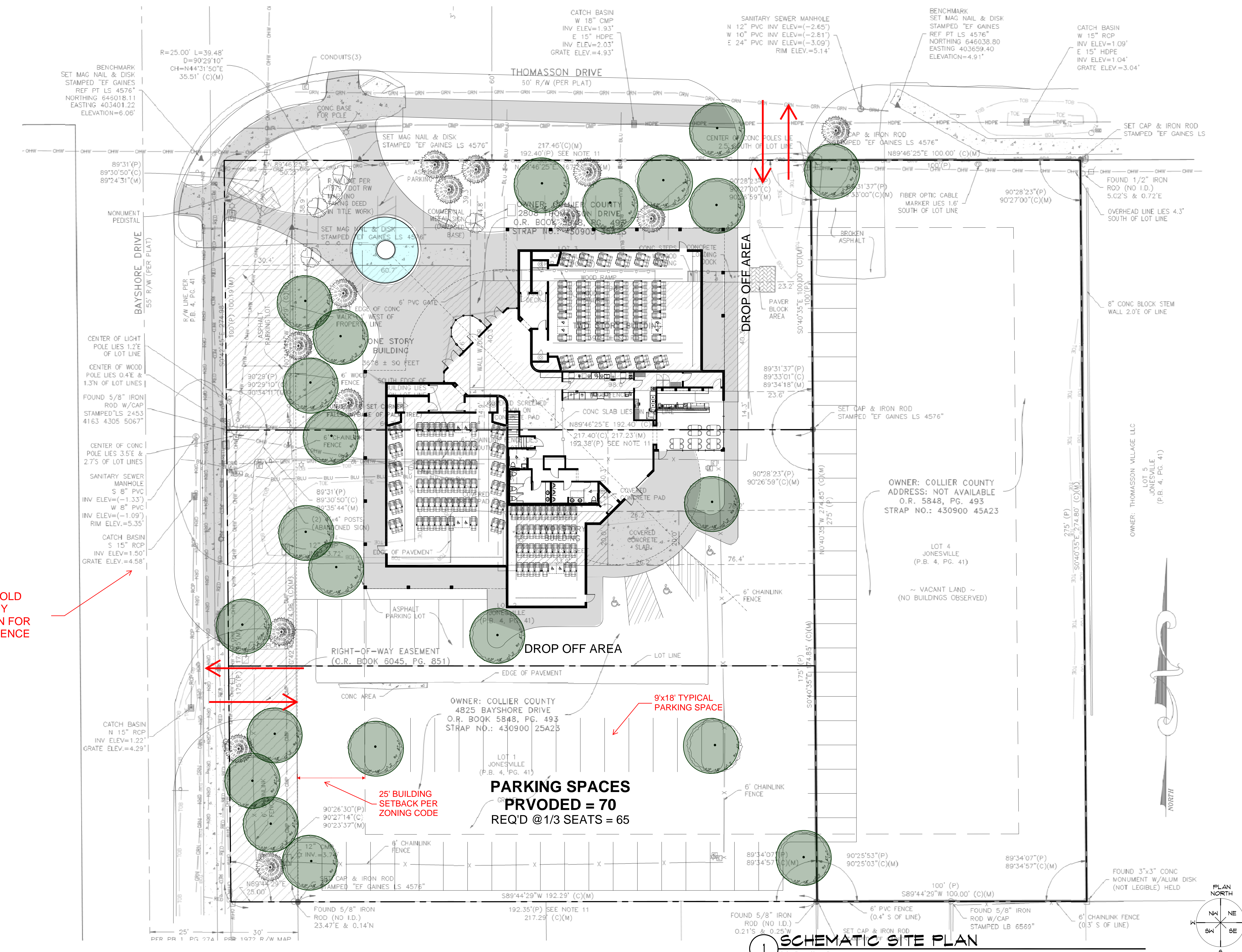
NOTICE: DUTY OF COOPERATION - Release of these plans constitutes a release of the architect, engineer, contractor, and the architect-engineer team from all liability for any consequences arising out of such changes. Changes made from the plans without the consent of the architect-engineer team shall be at the contractor's risk. The architect-engineer team shall not be responsible for any consequences arising out of such changes. Kenney Lee Architecture Group, Inc. cannot guarantee perfection of communication. Communication is the responsibility of the architect-engineer team. All voids should be filled in on the cover sheet. THIS SET IS NULL & VOID SHOULD ANY ONE SHEET BE OMITTED FROM THIS SET.

03/20/2023
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 JOB NO.

SCHEMATIC FLOOR PLAN
 Kenney Lee Architecture Group, Inc.
 Kenney Lee
 architecture group, inc.

Del's Corner
 Naples Cinematheque
 (970) 663-0548

sheet
A1.2



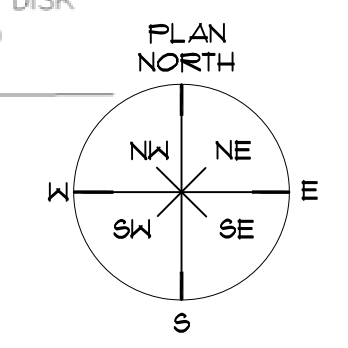
NOTE: OLD SURVEY SHOWN FOR REFERENCE

25' BUILDING SETBACK PER ZONING CODE

9'x18' TYPICAL PARKING SPACE

PARKING SPACES PROVIDED = 70
REQ'D @ 1/3 SEATS = 65

1 SCHEMATIC SITE PLAN
1/16" = 1'-0"



NOTICE: DUTY OF CARE - Release of these plans constitutes an acknowledgment by the architect that the architect has not performed a site visit and that the architect is not responsible for the accuracy of the information shown on these plans. The architect shall be responsible for all consequences arising out of such omissions.

Kenney Lee architecture group, inc.

Naples Cinematheque
Del's Corner

SCHEMATIC SITE PLAN

sheet **A1.1**

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Boutique cinema hopes to settle on Del's Corner (<https://www.gulfshorebusiness.com/boutique-cinema-hopes-to-settle-on-dels-corner/>)

BY HARRIET
HEITHAUS

([HTTPS://WWW.GULFSHOREBUSINESS.COM/AUTHOR/HARRIET-HEITHAUS/](https://www.gulfshorebusiness.com/author/harriet-heithaus/))

JANUARY 19, 2023

PHOTO CREDIT:PARAMOUNT STUDIOS/COURTESY OF GETTY IMAGES; KRISHNA SAMOEDJH; TIM ATEN



▶ PLAY ARTICLE

0:00 / 3:27 1X

David Garonzik sees the future of the cinema in its past. He wants Naples to see it, too, in a place he feels was made for it.

Garonzik and his business partner, his wife, Cecilia, are proposing a boutique cinema on the southeast corner of Thomasson and Bayshore drives that will specialize in vintage and personally curated films. Its fare would not be the first-run blockbuster, but the selected classic, sometimes attuned to a special day or season. Events such as the Naples Winter Wine Festival or Cars on Fifth could bring out a week of movies themed to their topics.

Garonzik said he's ready for the quirkiest of observances, such as National Roller Skating Day, with films centered around, or employing, them.

"I would program a calendar, but absolutely would take suggestions," he told attendees at the Bayshore Community Redevelopment Agency meeting Jan. 17, where he explained his plan to an approving crowd.

"I'm really excited about the fact that it would be located in the heart of the Bayshore Arts District," he told the group of around 30 residents.

The cinema's first series could appropriately center around a theme of convenience stores, since it would be on the property that held **Del's 24-Hour Food Store**, (<https://www.gulfshorebusiness.com/redevelopment-plans-open-for-former-dels-24-hour-store-in-east-naples/>) a legend on that corner for 55 years. Collier County bought its four parcels of land comprising 2802 and 2808 Thomasson Drive from the late Ackerman's wife. The Garonziks' company, Naples Cinematheque, is proposing to buy the land for \$2.5 million.



No date has been set yet for a meeting with Collier County commissioners. Garonzik said the couple is in the process of completing financial backing, “although I would always welcome someone local. I would love to see local investment in this.” The architect, acoustician and sound technicians are all set, however, he said.

Garonzik said he is a lifelong film aficionado, a former projectionist to stars in Hollywood as well as production companies there. It's been his dream to open a cinema that programs according to local needs, interests and celebrations.

Garonzik said he would love to bring films that may have been underrated or discarded at their openings, but are being given a second look now for their entertainment or social issue value or the legacy of their stars or directors.

Because of the current intrigue of international politics, he offered “Witness for the Prosecution” and “Judgment at Nuremberg,” or on the issue of abortion, “Love With a Proper Stranger.”

Garonzik said the couple is taking their cue from several cinemas that hew to the same format of themed and rare films: the Film Forum in New York City, and the American Cinematheque in Los Angeles, which spreads its films among three theaters. Both are nonprofit organizations.

Naples Cinematheque would hold two 75-seat theaters and an intimate 35-seat space. A concession stand and full bar are planned to be part of the mix.



Garonzik sees it as a perfect spot for private party rental as well. People can potentially rent a themed film for the celebration or screen their own documentaries. He recalled one man actually proposing to his girlfriend via a documentary he had assembled of her life and screened for her at a surprise party in one of the Los Angeles venues.

“I just think Naples is the kind of city for something like this,” Garonzik declared.

If he were programming his theater to begin with his favorite films, what would Naples see? “The ‘Godfather’ trilogy,” he said. “I love those films.”

*For more Collier County coverage, subscribe to **The Naples Press**.*

(<https://naplespress.com/?>

[utm_source=gulfshorelife&utm_medium=blog&utm_campaign=gbblog](https://www.gulfshorebusiness.com/gulfshore-business-40-under-40-2023/))

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(<https://www.gulfshorebusiness.com/gulfshore-business-40-under-40-2023/>)

Don't Miss

Save the Florida Panther Day in Collier County recognizes local conservation efforts
(<https://www.gulfshorebusiness.com/save-the-florida-panther-day-in-collier-county-recognizes-local-conservation-efforts/>)



(<https://www.gulfshorebusiness.com/save-the-florida-panther-day-in-collier-county-recognizes-local-conservation-efforts/>)

Estero Council approves recreational proposals for 20-acre Williams Road property
(<https://www.gulfshorebusiness.com/estero->



Naples Daily News

LOCAL

Vintage movie theater looking to open in Bayshore at former Del's location

Pending Collier County approval, CEO David Garonzik is hoping to open Naples Cinematheque by summer 2024.

Kendall Little Naples Daily News

Published 6:05 a.m. ET Feb. 2, 2023

You might not be able to get snacks 24/7 at Del's corner in Bayshore anymore, but soon you may be able to catch a movie that hasn't been in theaters since the 1960s.

Quentin Tarantino's former personal film projectionist David Garonzik is hoping to build a vintage movie theater called Naples Cinematheque on the land where Del's 24-Hour Food Store was located. The cinema would show movies that aren't in theater-circulation anymore, like silent, foreign, and vintage films.

But Garonzik doesn't just want to screen movies. He wants to create a unique cinema experience.

"Every night is a curated event," Garonzik said.

He's planning on screening different movies every week and bringing in guest speakers that worked on the films.

"We have CMX and Silverspot, and other movie theaters, but this is something completely different," Naples Realtor Jane Bond said. "This is nostalgia for us. This is something to bring back an era that's been long gone."

Garonzik wants to reintroduce films that haven't seen the big screen in decades.

"The only time I'll do first run is when they no longer become first run," Garonzik said.

Del's and Naples Cinematheque: 'kindred spirits'

Del's 24-Hour Food Store sat at the corner of Bayshore and Thomasson drives in East Naples for 61 years before being demolished last year. The owner, Del Ackerman, passed away in 2019. His store remained open for another year, but ultimately shut its doors in 2020.

Collier County bought the property from Ackerman's widow for \$2.1 million in 2020. The lot has remained vacant since.

Bond says Naples Cinematheque can be an anchor in the community — just like Del's was.

"It's something that is going to bring light to the community also, just like Del's did," Bond said. "It had been a historical landmark there for quite some time."

Siobhan Cleveland, owner of Bayshore restaurant the Real Macaw, believes Del's and Naples Cinematheque are more similar than they appear.

"I know people have a lot of fond memories of Del's," Cleveland said. "He was a trailblazer in his own right and did something unique and special. It's a totally different business model, but in a way [Ackerman and Garonzik] are kindred spirits to be doing their own thing and starting something new."

Bayshore community: 'We're super excited about the idea'

Garonzik pitched his project to Bayshore locals at the Collier County Community Redevelopment Agency meeting in January. He said he was amazed at the level of enthusiasm he was met with.

"We weren't sure how the community was going to respond, but they all responded fantastic," Garonzik said.

Bayshore resident and jewelry store owner Amanda Jaron says she loves the uniqueness of Naples Cinematheque.

"I love the fact that it's something to do other than eating and drinking," Jaron said. "This is a really great date night thing, and something that's creative and unique to the area."

Cleveland says the project captures the community's evolution over the years.

"I think it's really a ringing endorsement of how far we've come in the neighborhood and how much potential there is left to explore," Cleveland said. "Bayshore is full of possibility and the

Cinematheque is really an example of that.”

Garonzik says he knows how tightly knit the community is and that he wants to include locals in his business.

“I would love to showcase local artwork in the lobby and collaborate as much as possible,” Garonzik said. “We’ll definitely have the standard concessions: popcorn, hot dogs, and then we would love to absolutely work with local, community vendors.”

Jaron says Naples Cinematheque was accepted by the community because of how special it is, just like Bayshore is.

“We’re super excited about the idea of something unique to the area,” Jaron said. “It’s certainly something that would enhance the arts here, and it seems to be a perfect fit.”

Jaron and Cleveland both mentioned how the Bayshore Arts District has grown into a place for artistic people to thrive. Cleveland believes the theater will fit in perfectly.

“I think that the Cinematheque project seems to fit like squarely into that ethos of being eclectic and unique, yet elevated at the same time,” Cleveland said. “So I think it would become another special destination attracting visitors to the neighborhood.”

Behind the scenes: ‘Nobody else can do it but David Garonzik’

Garonzik attended film school in Los Angeles after running a small theater in high school and several cinemas in Washington DC. In L.A., Quentin Tarantino hired Garonzik as his personal film projectionist for Miramax Films. He spent most of his professional life working with film festivals and studios.

“I ended up on the production side and the postproduction side of the industry, but my real love always was film history,” Garonzik said.

After screening movies for filmmakers, actors, and executives during the week, Garonzik spent his weekends showing vintage films on the screens he managed. “I loved that because everybody would sit in the lobby and mingle,” he said. “And it was always a great evening.”

So Garonzik decided to make those evenings permanent — in Naples.

Garonzik, his wife Cecilia and daughter Masina recently moved to Naples to make their project come to life.

“I think it's going to be a very beautiful project and I think Naples is going to love it,” Bond said. “I think the community is going to love it because we have nothing like it. And nobody else can do it but David Garonzik.”

Opening night: Summer 2024

Naples Cinematheque is still in its pre-planning phase, as county officials have not decided whether Garonzik can buy the land Del's once sat on. But Garonzik says even if the “ideal location” doesn't work out, he'll find another place in Bayshore to build the cinema on.

“We definitely want to have sort of a cool art deco look on the outside,” Garonzik said.

For the inside, Garonzik wants guests to experience high quality screening rooms, similar to the ones he operated in L.A.

“What we're doing would be the equivalent as if you were to walk into the Netflix screening room or the Warner Brothers screening room,” he said.

Naples Cinematheque will have two larger rooms that seat 75 and one smaller room that seats 35.

“I believe if it's smaller and cozier, still with the big screen, that puts you in the movie,” Garonzik said.

Bond says Naples Cinematheque could be operational 12 to 18 months after they break ground. “We're just trying to get the project up and running and just make sure it comes to fruition, which I believe in my heart that it is going to come to fruition,” Bond said.

Garonzik is hoping to open the cinema by summer 2024.



EXECUTIVE TEAM SUMMARY

David Garonzik - CEO

David Garonzik was born in Queens, New York, and studied film at Brooks Institute of Photography, U.C.S.B., and U.C.L.A. Working from his current base in Los Angeles, he has become an important participant in the world of independent film.

Fascinated by film, David studied to be a skilled projectionist. His first job as a projectionist was in Washington, DC at the age of 17. He would eventually move on to film festivals, operating dozens of highly regarded events such as the Hamptons IFF and Palm Springs IFF. It was at Palm Springs that he was invited by Miramax to manage their new screening room built for Quentin Tarantino.

While running Miramax's screening room, David screened *The Harder They Come* for the first time, and it became a cinema mantra for him. He in turn set out to write and direct a children's musical set on the island of Jamaica using the best reggae music. While doing research in Jamaica for this project, David had the opportunity to meet Perry Henzell, the filmmaker who had changed his life, and in the process was soon to learn about *No Place Like Home*, Henzell's long lost follow-up feature to *The Harder They Come*. David was determined to help locate the film's negative that had been missing for 30 years. He succeeded, and then went on to organize the restoration and finishing with Henzell of *No Place Like Home*. Through his efforts, the film was finally completed and premiered at the Toronto International Film Festival.

David followed *No Place Like Home* with the documentary, *Man Free*. Directed by Kinsey Beck, the film teamed Garonzik once again with editor Alexis Chavez, who also edited *No Place Like Home*.

He produced and directed the documentary *Perry Henzell: A Filmmaker's Odyssey*, co-directed and produced with noted filmmaker Arthur Gorson.

The Harder They Come, *No Place Like Home* and *Perry Henzell: A Filmmaker's Odyssey* were all released as part of a 3-disc special edition by Shout! Factory and which was chosen by the Los Angeles Times as among the "10 Best of 2019."

That same year he completed work on the documentary *Girl* for director Kandeyce Jorden, which chronicles several of the most important female DJ's in the EDM community.

David Garonzik currently works for MRC (formerly Dick Clark Productions) managing their screening and DI facilities. For the past decade he has developed a reputation for being one of the most in demand screening room operators, having been credited on films like *GHOST IN THE SHELL*, the Academy Award winning *THE REVENANT*, as well many others.

He is happily married and currently lives in Los Angeles, while his 18-year-old daughter has left the nest and is currently enrolled at Temple University in Philadelphia.



Cecilia Garonzik - COO

Cecilia Garonzik was born in Vietnam but moved to Southern California when she was 3. At an early age, she demonstrated a strong love for fashion and design, which eventually led her to study at Otis College of Art and Design in Los Angeles, CA.

Cecilia spent 16 years as a Manager, Sales Associate & Fashion Stylist for Minnie T's, a women's luxury clothing boutique located in Santa Monica, CA. Along with developing exceptional customer service skills and relations, Cecilia was responsible for managing the day-to-day operations of a brick & mortar business.

Prior to Minnie T's, Cecilia worked along with her husband, David Garonzik, for several prestigious and globally recognized international film festivals such as the Palm Springs IFF and the Hamptons IFF. Managing both the festival's administrative and hospitality departments, Cecilia had the privilege of learning all that is needed to operate a film festival.

Currently, Cecilia works as head of customer service for Gallery Dept., a couture meets street wear, unisex clothing brand headquartered in Los Angeles, CA and recently profiled in the New York Times.

Cecilia has always been in search of a qualitative life, which led her to explore yoga and eventually becoming a certified yoga instructor. Her 20+ years of yoga practice informed her real talent, that of being a mother and guiding her 18 year old daughter through college.

Dené Anderberg - Partner & Board Member

Dené Anderberg is a motion picture industry veteran with experience in the distribution, financing, and production of feature films of various genres. Early in her career, Dené served as VP of Sales and Operations at Beverly Hills and Paris-based Cinema Management Group (CMG), where she managed the day-to-day operations, including all financial reporting, legal affairs, sales, and acquisitions, until her departure in 2018. During that time, she also consulted for a Chinese entertainment firm where she oversaw strategy, investments, and co-productions.

After departing the near-decade post at CMG, she consulted for sales, financing, and production for Voltage Pictures. In addition to film, Dené has supported several entertainment related companies in preparing marketing, due diligence, and capital raises. She spent 2.5 years as CFO of Media Capital Technologies from initial founding through Series A and during the private equity style film fund raise. She also serves as executive producer on feature films. Dené's resides in Los Angeles, CA.



Jane Bond - Strategic Advisor, Naples Community & Real Estate Agent

Jane Bond, Broker/Owner of The Bond Agency I Diamond Key Service works with entrepreneurs, career professionals and individuals in the high-net-worth community generally. Her clients include celebrities, entertainers, professional athletes as well as many Wall Street finance executives. Working with clients who demand extremely high levels of excellence from those around them requires Ms. Bond to bring her A-game at all times.

Armed with a background in finance, entertainment, interior design, international travel and now luxury real estate, Jane brings a wealth of knowledge and experience to her clients' disposal. One client remarked when asked what Jane brings to the table, "quite simply Ms. Bond is the table". Jane has taken the client service experience to next level concierge luxury status. Going above and beyond is simply the beginning.

Whether it is purchasing, listing, or negotiating investment properties for her clients, Jane is always thinking outside the box. Her ability to see angles and opportunities that others typically miss is a key weapon in her armory.

Living in a 24/7 global marketplace Ms. Bond is able to seamlessly facilitate transactions for clients whether located on the East Coast, West Coast or internationally. She always advocates for clients with the upmost integrity, knowledge, and business acumen.

Jane recently created an online membership for aspiring, new and seasoned agents where she coaches them from contrast to clarity of the Luxury market.

Outside of real estate Jane is passionate about working underprivileged children and young adults in the LGBTQ community.

Sean Conrad - Strategic Advisor

Sean Conrad is an accomplished Senior Executive with 20 years of success in the commercial insurance brokerage industry. Leveraging extensive experience in driving new business and top-line revenue, brand differentiation, and developing strong networks and partnerships, he is a valuable asset for organizations and companies experiencing challenges with growth and profitability. His broad areas of expertise include business development, employee benefits, commercial property/casualty, executive risk, cyber insurance, marketing, collaboration, tactical planning, leadership, and advising.

Throughout his executive career, Sean has held leadership positions with some of the most respected brands in the insurance sector, organizations that include Wells Fargo Insurance, Willis Towers Watson, and Allied Insurance, a Nationwide Company.

Over the last decade, he has helped build a differentiated brand, coached seasoned sales consultants to higher levels of performance, and placed over \$250 million dollars worth of commercial insurance



premium into the marketplace. He has been recognized as a perennial top performer, earning both Winner's Circle and Golden Spoke awards for exceptional performance and leadership.

Sean is also a Founding Member of The International Executive Council (IEC).

The International Executive Council (IEC) offers its members exclusive global networking and educational benefits that can greatly further professional and personal growth in those who share a passion for technological innovations, and who desire to leverage those relationships, knowledge, and innovations to leave a lasting legacy for our world.

John Storyk - Acoustic Engineer Advisor

John Storyk is a registered architect and acoustician who, together with wife and business partner Beth Walters, co-founded Walters-Storyk Design Group (WSDG). Beginning in 1968 with Electric Lady Studios for Jimi Hendrix in New York City, and founding partner (with wife and business partner Beth Walters) of Walters-Storyk Design Group. Soon to celebrate his 50th anniversary as an innovative recording studio designer, he began his career in 1968 with Electric Lady Studios for Jimi Hendrix in New York City, Storyk and WSDG have produced the provided design, system integration, and construction supervision services for nearly 4000 professional audio recording and video production/post-production studios, performance venues, sports venues, houses of worship and educational facilities. His work includes private studios for Jay-Z, Bruce Springsteen, Alicia Keys, Whitney Houston, Bob Marley, Aerosmith, Green Day, Goo Goo Dolls and R. Kelly.

Kinsey Beck - Post-Production Service Advisor

A native of Los Angeles, Kinsey began his television career in 1993 as a writer's assistant for Steven Spielberg's Amblin Entertainment. By 1997 he was director of development for Steve Oedekerk of the 'Ace Ventura' franchise. In 1999 Kinsey created his first company 'Kinseyfilm Incorporated' to provide editorial services to the Los Angeles television industry. In 2002 Atlas Digital was founded, a full-service post facility and by the end of 2004, was generating over 1.2 million in annual revenue. Selling Atlas Digital in 2005, Kinsey began directing documentaries, completing three, filmed on location in Palestine, Jamaica, and South-Central LA. Kinsey has filmed in conflict zones, been the creative director of dozens of websites, software applications, and has designed entire postproduction departments for shows such as 'American Chopper' 'Let's Make a Deal' and 'The Price is Right'. Continuing with same business model created by Kinsey, in 2021 Atlas Digital grossed over twelve million dollars while employing over 50 people. Now with over twenty-eight years experience in film, television and technology, Kinsey not only brings with him a comprehensive set of skills, but also a strong entrepreneurial spirit, which he cultivated while starting seven corporations in two separate countries. Additionally, Kinsey holds a 50 Ton captains license issued by the United States Coast Guard and has over 3,000 miles as a boat captain with 1,500 solo miles at sea.



Michael Golin and Southern California Cinetech - Technical Equipment Installation Advisor

Founded in 1999 Southern California Cinetech has over twenty years' experience in the cinema and studio environment. Our clients include many studios and large theater chains throughout the country. Working side by side with architects and engineers we have created a one stop shop for theaters, screening rooms, post houses and specialty venue projects. We are equipped to handle all aspects of A/V design including project management and value engineering.

Our areas of expertise include movie theaters, mix rooms (stereo/5.1/7.1/Atmos), large and small format post-level screening rooms, edit bays, color timing rooms, 4K storage workflows, Atmos home entertainment screening rooms, executive conferences spaces and live audio for events/concerts.

Brian Stubbs - Tamada Consulting Group, Hospitality Advisor

From the San Francisco Bay Area, Brian Stubbs is a well-seasoned and energetic hospitality professional, with extensive experience in fine dining, luxury resorts and international tourism. He began his career as a way to put himself through college, earning his stripes in the food and beverage department at The Phoenician Resort and Spa in Scottsdale, Arizona. He was soon recruited to open Restaurant Alex at Wynn Las Vegas Casino and Resort, which quickly earned five-star Forbes Travel Guide and two-star Michelin Guide designations. Brian later joined Forbes Travel Guide as an incognito hotel, restaurant and spa inspector, verifying luxury standards and performance at the world's most prestigious properties. His recent hospitality consultancy projects include luxury boutique hotels, restaurant groups and top-tier casinos. In addition to his consulting projects, works as a dining room leader at Gucci Osteria da Massimo Bottura in Beverly Hills, and longtime Abbot Kinney neighborhood favorite, The Tasting Kitchen in Venice, CA.