

FACT SHEET



THE SETTLES HOTEL

200 E. 3rd Street
Big Spring, TX

SETTLES HOTEL DEVELOPMENT COMPANY, LLC

P. O. Box 1471
Big Spring, Texas 79720

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940.206.4648 Mobile
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info@settleshotel.com

MEDIA INQUIRIES:

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First Opened: October 1, 1930
Renovations to be completed: January 2010
Grand Opening: March 2010

BIG SPRING:

Named for its historic spring which once sustained early western wagon trains, the city of Big Spring was founded in 1882 and fully incorporated in 1907. The town flourished with the completion of the Texas and Pacific Railroad. Big Spring now sits on the Port-to-Plains corridor which facilitates the efficient transportation of goods and services from Mexico through West Texas. With a population of over 25,000 residents, it is the largest city between Abilene and Midland. It is also the county seat of Howard County.

CITY DEMOGRAPHICS:

- Population: 25,233 (2000 Census)
- Annual average temperature: 77 F
- Median age: 36.4
- Median income for a household: \$28,257
- Median income for a family: \$35,448
- Major employers: Big Spring State Hospital, Big Spring ISD, Cornell Corrections, Inc., Veterans Administration Hospital, Price Construction, Scenic Mountain Medical Center, Star Tek, Wal-Mart, City of Big Spring
- Attractions: Comanche Trail Park and Amphitheatre, Historic Spring, Heritage Museum, Signal Mountain, Big Spring State Park, Sandhill Crane Feeding Area, Hangar 25, Vietnam Memorial, Scenic Mountain, Historic Potton House, Wind Farm, Moss Creek Lake

CITY GOVERNMENT:

The City Council provides legislative leadership in establishing ordinances, resolutions, and other policies designed to provide effective administration of City departments, to ensure orderly development of the City, and to promote the safety and welfare of the Citizens of Big Spring.

MAYOR:

Russ McEwen
310 Nolan
Big Spring, TX 79720

432.264.2401 Office
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council@mybigspring.com

COUNCIL:

District 1- Stephanie Horton
District 2- Manuel Ramirez, Jr.
District 3- Jo Ann Staulcup
District 4- Gloria McDonald
District 5- Troy Tompkins
District 6- Greg Biddison

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HISTORY:

Sitting on what once was railroad property, the corner of 3rd Street and Runnels has been through many changes over the years. The land was once a haven for wildlife and cowboys until the oil boom of the late 1920's when W.R. Settles bought the property and began the construction of this historic building.

The cost of original construction was a reported to be \$500,000, a fortune in those days. Opening in October of 1930 to great fanfare and support by the local community, The Settles Hotel was often compared to the finest hotels of its day. In its prime, the Settles hosted dignitaries and celebrities such as Elvis Presley, Lawrence Welk, Herbert Hoover, and many others.

The hotel, which remains an important historical structure in West Texas, has been vacant since the 1980's. In 2006, Big Springs native and CEO of Ryan & Company, G. Brint Ryan, purchased the building in hopes of restoring the grand hot

MANAGEMENT GROUP:

The Settles Hotel Development Company (SHDC) was formed to acquire and restore the historic Settles Hotel property and involves a few of Big Springs' native sons:

MISSION:

"Our management is committed to the preservation of this remarkable building. We believe the Settles is a treasure in and of itself."

The group is working from the original set of blueprints and has begun an extensive process to bring back the beautiful details that evoke the craftsmanship and architectural details of a bygone era. Simultaneously, they are upgrading the heating, air conditioning, lift, and plumbing to today's modern standards. Restoring the original building signs and collecting many original artifacts from the building is also a priority. Their team of experts includes some of the region's leading authorities on historical restoration projects. They involve architects, historians, and specialty contractors who know they are not simply restoring an aging building—they are preserving a symbol for the entire Big Spring community.

G. Brint Ryan is the Founder and CEO of Ryan, the largest state and local tax consulting firm in North America. SHDC is owned and managed by Brint, a native and former resident of Big Spring, Texas. He is a certified public accountant and Alumnus of the University of North Texas.

Kristopher K. Ryan is the General Manager of the SHDC. Prior to his position with SHDC, Kris was employed as an accountant with eSports Partners, Inc., a web-based sports and entertainment merchandiser located in Dallas. Returning to reside once again in his hometown, Kris is an Alumnus of the University of North Texas and a member of the Big Spring Rotary Club.

SETTLES HOTEL RESTORATION FACTS:

- The ballroom and lobby of The Settles Hotel will be restored following the original architectural plans from the 1930s.
- The company is interested in recovering original building materials as well as significant items marked with the original Settles Hotel emblem.
- The Heritage Museum has offered to return the chandelier that once hung in the lobby.
- Once reopened, the hotel will offer guests a full service restaurant, a convention center, and fitness complex, as well as all modern amenities.
- SDHC's plans under consideration include space on the first and second floors for luxury retailers and service firms.
- Once fully restored, the owners hope to nominate the hotel for inclusion in the National Register of Historic Places.

PRESS RELEASE



FOR IMMEDIATE RELEASE: August 11, 2008

Contact: Lauren Churchin, PGC, Public Relations

Phone: 512.968.5586 /Cell: 512.968.5586

GOVERNOR PERRY WELCOMES RESTORATION OF AN ICONIC WEST TEXAS HOTEL

Big Spring, TX—August 11, 2008—The Honorable Rick Perry Governor of Texas will preside over a ceremonious ground breaking event at the historic Settles Hotel in Big Spring, Texas in honor of the commencement of a large-scale restoration of this U.S. landmark.

“Legendary Texas landmarks like the Settles Hotel provide a glimpse into the proud history that has made the Lone Star State one of the most unique and renowned travel destinations in the world,” said Gov. Rick Perry. “I am proud to be part of the restoration of a true Texas treasure.”

In addition to Governor Rick Perry, Big Spring Mayor Russ McEwen will be in attendance at the ceremony to discuss the long history of the hotel and the revitalization of downtown Big Spring. Long-time residents will be welcomed to share memories of their experiences at the hotel, which was constructed in 1929 for a reported \$500,000 and held its grand opening in October 1930 as one of the premier luxury accommodations between Fort Worth and El Paso, Texas.

The Settles Hotel became the pride of West Texas in the years following the 1920’s oil boom and was frequented by dignitaries and celebrities such as Elvis Presley, Lawrence Welk, and Herbert Hoover. Vacant since the 1980’s, the Settles Hotel remains one of the most famous historic structures in West Texas. After many years of drastic decline and eventual closure, the hotel was purchased by the Settles Hotel Development Company, LLC (“SHDC”), which was formed to acquire and restore the historic Settles Hotel property. SHDC is owned and managed by Big Spring native, G. Brint Ryan.

“It is an honor to bring this landmark back to its original glory by maintaining the inventive 30’s design concepts and many of the hotel’s most recognizable features, such as the winding staircases in the foyer and the grand ballroom,” said G. Brint Ryan, SHDC Manager.

According to Mr. Ryan, “Our primary objective is the restoration of the Settles Hotel to its 1930’s architectural grandeur following strict adherence to the original construction documents, while simultaneously upgrading the mechanical, electrical, plumbing, and lift systems to modern standards.” Plans are also underway to incorporate commercial spaces along with a full service restaurant and fitness center to the hotel’s design in order to facilitate economic development in downtown Big Spring and attract more residents and tourists to the lively historic community.

WHEN: Thursday, August 21, 2008 from 2:00 p.m. to 4:00 p.m.

WHERE: Settles Hotel
200 East Third Street
Big Spring, TX 79720

Reporters wishing to schedule pre-event interviews with Governor Perry must contact Krista Piferrer in the Press Office at 512.463.1826. For all other inquires, contact Lauren Churchin at 512.671.9400. Photo opportunities will be available time permitting. Additional information can be found on the hotel web site www.settleshotel.com.

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