



**City Council Work Session
Tuesday, November 2, 2021 at 6:00 PM
Public Meeting Room**

AGENDA

1. Call to Order/Roll Call
2. Items for Discussion
 - A. Farmer Seed Building - Potential Redevelopment Discussion
 - B. Board and Commission Appointments
3. Future Discussion
4. Adjournment

(The Council may meet as a group for dinner.)

Please contact the City Administrator's Office if you need special accommodations while attending this meeting



Council Work Session Memorandum

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Deanna Kuennen, Community & Economic Development Director
MEETING DATE: November 2, 2021
SUBJECT: Farmer Seed Building - Potential Redevelopment Discussion

Discussion:

The Farmer Seed building, located at 818 NW 4th Street, has recently been acquired by Midwest Indoor Storage out of Rochester, Minnesota. Nicole Elsayf, owner, has spent a considerable amount of time investigating the building condition and reuse potential. Ms. Elsayf is requesting an opportunity to introduce herself, her company, and her team to the Council, review current building information, and discuss redevelopment options.

For background information, the February 2020 Farmer Seed and Nursery Company Structural Evaluation Report prepared by ISG on behalf of the Faribault Economic Development Authority is attached. The information used in the report was collected during the summer of 2019. This building was placed on the National Register of Historic Places in 1982.

Attachments:

1. Farmer Seed Building - Structural Evaluation Report FINAL
2. City Council Work Session Presentation - Final



Farmer Seed and Nursery Company

Structural Evaluation Report

2/4/2020



Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
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City of Faribault
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Deanna.Kuennen@ci.faribault.mn.us

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PURPOSE OF REPORT

ISG was engaged by the City of Faribault to complete a Structural Evaluation Report of the now-vacant Farmer Seed and Nursery Company building (hereafter referred to as the “Farmer Seed” building) at 818 NW 4th St in Faribault, MN. Multiple onsite inspections of the existing building were completed by ISG structural engineering staff during the summer of 2019. A 3D scan of the building was completed by ISG surveying staff in July 2019 to document the building’s structure and existing floor plan layout. The primary objective of this Structural Evaluation Report is to identify existing or potential structural deficiencies that could affect the short- and long-term use of the building. Conditions requiring urgent repairs are identified within the report. Additionally, this report aims to evaluate what potential future uses are appropriate for the building and its structural elements, further discussion of which will be aided by conceptual architectural floor plans developed by ISG architectural staff. A summary of the historical background and structural condition of the Farmer Seed building follows. Enclosed are appendices that supplement the conditions and recommendations described below.

METHODOLOGY

Structural Evaluation Reports focus on the construction type, condition, and potential need for repair of a building’s structural elements such as roof framing, floor framing, walls, foundations, etc. In addition, the historic nature of the Farmer Seed building prompts the reference of Technical Preservation Briefs from the National Park Service of the U.S. Department of the Interior that outline the evaluation, treatment, and preservation of historic structures. In particular, the Secretary of the Interior “provides four distinct but interrelated approaches to the treatment of historic properties” as described in Preservation Brief 43:

1. **Preservation:** focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time.
2. **Rehabilitation:** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character.
3. **Restoration:** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
4. **Reconstruction:** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Considering the requests and interests of the City of Faribault, this report primarily focuses on *preservation* and *rehabilitation* of the existing building. The “Observations and Recommendations” section below lists urgent and short-term repairs recommended to *preserve* the building while it remains unoccupied. These repairs would be designed to decrease the likelihood the building reaches a state of disrepair before being reoccupied.

Future *rehabilitation* of the building would need to occur as future tenants are preparing to occupy the building. *Rehabilitation* includes modifying select structural elements to accommodate the new use of the building while retaining the building's historic and structural integrity. General recommendations regarding future structural modifications needed to accommodate future uses of the building are listed in the "Observations and Recommendations" section. Additional repairs would also need to be completed during *rehabilitation* before the building is occupied to ensure the structural systems perform adequately for the building's long-term use.

HISTORICAL CONTEXT

The Farmer Seed building was officially put on the National Register of Historic Places on April 6, 1982. A full copy of the official listing (reference number: 82003013) from the National Register is included in Appendix A. Additionally, select images from Sanborn Fire Insurance Maps published between 1884 and 1921 are included in Appendix B. These two resources provide great detail on the history and construction timeline of the structures visible today and the businesses who have occupied them since the late 1800s.

Construction Timeline and Materials

The site on which the Farmer Seed building now sits was reportedly occupied by Faribault Iron Works as early as 1884. Two to three buildings serving Faribault Iron Works bordered 4th Street on the south end of the lot, with numerous outbuildings scattered across the site. None of these buildings appear to be in existence today.

Of the structures still in existence today, the original portion was constructed as an approximate 60 ft by 155 ft three-story structure with first floor exterior walls and basement foundations comprised primarily of rock-faced Faribault stone. A basement existed under most of the original building, but the southern portion was constructed with a wood first floor over a crawlspace that remains relatively inaccessible to this day. The second and third floors, walls, and roof framing were constructed of wood with heavy timber columns supporting rough sawn joists and heavy timber beams. This 3-story original structure, which is still in existence, appears to have been constructed sometime between 1893 and 1899 by the Faribault Thresher Company, who sold the building in 1899 to a business from Chicago named Farmer Seed.

The Farmer Seed business was founded by Otto Kozloski and William Kueker in 1888 as described in greater detail by the National Register document in Appendix A. Their move to the present-day property in 1899 – combined with early success of their mail-order seed catalogs – prompted the construction of several additions to the original three-story structure between 1900 and the early 1920s. The first addition was constructed in 1902 as two-story and three-story grain elevator bins centrally located within the footprint of the original building. A four story wing was added to the east in 1906 before more stories were added above and around the two-story elevators in 1907 and 1909. At this time, a nursery was added to the Farmer Seed business, thus causing it to be renamed Farmer Seed and Nursery Company.

Next, the highest two stories – referred to as the 6th and 7th floors on conceptual ISG plans – were reportedly constructed in the 1920s. Based on site observations and the available Sanborn Fire Insurance maps, it appears

one to two more wood additions were added on the north side of the east wing sometime between 1914 and the 1920s. All of these structures were constructed using similar materials and methods, predominately heavy timber columns, beams, and joists. The exterior wood stud walls have an exterior sheathing (made of iron or similar material per the Sanborn Fire Insurance Maps) that is stamped to resemble stone.

A two-story precast concrete structure was constructed to the north in the 1950s. The concrete structure is constructed of concrete masonry unit (CMU) block walls at all four exterior walls, and a full basement that still connects to the original structure's basement areas. Circa 1980 a steel-framed building was constructed to the southeast of the original wood building. The steel building did not have a basement directly below, but it did connect with the original building and basement areas. Circa 2000, a one-story slab-on-grade pre-engineered metal building was added to the north of the two-story concrete building, and it was connected by a ramp down to the basement below the precast building. Note this pre-engineered metal building was constructed after the building made it on the National Register in 1982. Several other detached greenhouses and a detached pre-engineered post-frame (pole barn) building have also been built since the building's inclusion on the National Register. The date of their construction is unknown, but is believed to be sometime in the past 30 years.

Refer to Appendix C for a summary of the ages and material types of all buildings still in existence today. The existing structures, not including detached greenhouses or the detached pole barn, total approximately 90,000 square feet based on ISG 3D scan data.

Historical Significance and Notable Features

In recent years, the Farmer Seed and Nursery Company ceased operations causing the building to become vacant with the exception of cell tower equipment housed in the concrete building and the top floor of the main wood building. However, the building represents a strong link to Faribault's history as a trade and distribution center in agriculture-rich Minnesota. Further, the building structure remains largely unaltered from how it functioned as a seed house and nursery during its hay day serving farmsteads, gardens, and orchards.

Additionally, several key structural and operational systems are still present within the building. Notably, a Murphy man-lift and elevator shaft remain centrally located within the original wood structure; these shafts extend up to the top floors of the building and provide evidence of how material and goods were moved throughout the building. Adjacent to these shafts are the original two-story grain elevators that were likely a crucial component of the Farmer Seed operations. The likely purpose of the building's multiple stories, two-story and three-story grain elevators, and numerous hoppers and ducts from top floor to basement was so "gravity seed cleaning" processes could take effect. Several conveyor belt systems are also still present throughout the building showing evidence of major material movement throughout the building. Expansive coolers and cold storage rooms in the basement show evidence of the building's relatively large storage capacity that served Farmer Seed and Nursery Company through the years.

OBSERVATIONS AND RECOMMENDATIONS

All observations were limited to non-destructive visual inspection of readily visible structural elements and their condition at the time of the inspection. 3D scan data was also utilized to complete all observations and recommendations. No destructive testing methods were implemented during any ISG site visits. A summary of the general observations of the building's structural conditions follows. However, due to the size and complexity of the Farmer Seed building, specific observations and recommendations for *Preservation* and/or *Rehabilitation* of the structural systems are best shown as “keynotes” on the floor plans of Appendix D. All keynotes are arranged by category as described by the Keynote Legend of Appendix D. Refer to Appendix E for photos that elaborate on the keynotes made in Appendix D.

Wood Roof Structures

1. **Observations:** The majority of the wood roof structural systems are comprised of sawn rafters and heavy timber beams with a 1x wood decking on top of the rafters. The roofs are most commonly built-up membrane systems that show signs of age. The rafters supporting the roof deck are commonly 1 ½” x 7 ½” members at 24” on center (o.c.) spacing that span approximately 15 ft.
2. **Condition:** Roof structure is in fair condition in most locations with very little evidence of significant moisture intrusion or damage on the wood rafters or decking. Some roof decking and rafters are in poor condition; approximately three locations exist where the roofing material is no longer keeping rainwater out. Refer to the information in Appendix D for more information on locations.
3. **Preservation Recommendations:** Urgent repair recommended to stop areas with active leaks. Areas where buckets are being used to collect rainwater leaks should be patched as soon as practical to preserve the building by reducing future water damage. All roofing materials above the wood framing should be replaced within 2 years. Refer to Appendix D for urgent repair cost estimates.
4. **Rehabilitation Recommendations:** The typical roof rafter size is generally adequately sized to resist the design snow loads. All rafters in good condition would not need any reinforcements before the building is reoccupied. Approximate areas where rafters likely need to be replaced are shown on the attached floor plans of Appendix D.

Wood Floor Structures

1. **Observations:** The majority of the wood floor structural systems are comprised of rough sawn joists and heavy timber beams with a 1x wood decking on top of the joists. The beams are typically supported on heavy timber columns (commonly 8x8 nominal dimensions) that are spaced at many varying distances. The floor joists are typically 1 ½” x 11 ½” +/- members at 16” on center (o.c.) spacing. Spans vary greatly with the columns, but the tightest spacing is ~7ft o.c. each direction. Note that some floor decking and floor joists, particularly those below the roof leaks, are showing signs of moisture damage. Refer to Appendix D for more information on locations.

2. **Condition:** The floor structure is in good condition in most locations with very little evidence of significant moisture intrusion or damage on the wood joists or decking. However, some roof decking and rafters are in poor condition; approximately three locations exist where the roofing material is no longer keeping rainwater out, and this water is making its way down to the floors below. Refer to the information in Appendix D for more information on locations. Notably, the fourth floor has the largest area with excessive moisture issues.
3. **Preservation Recommendations:** Urgent repair recommended to stop roof areas with active leaks. Areas where buckets are being used to collect rainwater leaks should be patched as soon as practical to preserve the building by reducing future water damage. A few select rafters are also damaged and/or failing, which will necessitate some repair to help fix active leaks. Refer to Appendix D for locations.
4. **Rehabilitation Recommendations:** The typical floor joist size is generally adequately sized to resist the design live loads (loads from persons, furniture, etc.) associated with office and/or residential areas. In fact, the floor joists are generally strong enough to support larger live loads such as restaurants or public gathering spaces without issue. All rafters in good condition would not need any reinforcements before the building is reoccupied. Select column rows could potentially be removed based on final use of the upper stories.

Precast Concrete Building

1. **Observations:** The existing precast concrete building is showing no signs of major cracks, deflection (sag), or deterioration. The existing roofing system is a rubber membrane covered with a rock ballast.
2. **Condition:** Good to great condition considering the age. No direct access was available to the roof, so the roofing condition is unknown, but no active leaks were readily visible.
3. **Preservation Recommendations:** No urgent or short-term repairs are necessary.
4. **Rehabilitation Recommendations:** The precast concrete plank floor system can likely be used to support any future use of the space, except potentially unusually heavy storage. The floor framing can likely support any office or residential uses. This material type is durable and will have a long usable life. This area should be considered useful for any future end use of the building. The roofing system would likely best be replaced during preparation for reoccupation of the building to improve long-term function of the structure.

Circa 1980 Steel Building

1. **Observations:** The existing steel building constructed circa 1980 is showing no signs of major rust, deflection (sagging roof or bowing walls), or deterioration.
2. **Condition:** Okay condition with no major structural flaws that require repair.
3. **Preservation Recommendations:** No urgent or short-term repairs are necessary.

4. **Rehabilitation Recommendations:** The steel framing would likely not need to be reinforced or repaired in order for any residential or commercial tenants to occupy the space. The roofing material is not showing signs of leaks, but it shows age and would likely best be replaced during preparation for reoccupation of the building to improve long-term function of the structure.

Circa 2000 Pre-Engineered Metal Building

1. **Observations:** The existing pre-engineered metal structure on the north end of the existing Farmer Seed building was constructed circa 2000. It is showing no signs of major rust, deflection (sagging roof or bowing walls), or deterioration. No leaks are visible. Portions of the exterior wall panel are slightly damaged and bent at its base from general wear and tear.
2. **Condition:** Good condition with no major structural flaws that require repair.
3. **Preservation Recommendations:** No urgent or short-term repairs are necessary.
4. **Rehabilitation Recommendations:** The steel framing would likely not need to be reinforced or repaired in order for any residential or commercial tenants to occupy the space. The structure could also be used as a parking space (if a layout works in the space), a storage facility, or a light industrial or commercial warehouse. The roofing material is not showing signs of leaks, and it likely would not need to be replaced

Summary of Recommendations

The main conclusion: moisture mitigation is the primary objective. The existing roofing materials need to be patched as soon as possible where active leaks have been observed. Some wood framing is in need of repair to help stop active leaks; refer to Appendix D. Replacement of the old roofing systems over the short-term (1-5 years) will help preserve the building in its current condition. Repair and maintenance of the roofing systems will help reduce future moisture damage that will lead to rotten wood framing or mold issues. Some wood framing is in need of repair or replacement based on water damage that has already occurred; refer to Appendix D for locations. Refer to the ISG architectural concepts in Appendix C for more information on potential future uses. Refer to Appendix D and E for general comments on what structural systems could be repaired or modified to fit future uses.

APPENDIX A: COPY OF THE LISTING ON THE NATIONAL REGISTER OF HISTORIC BUILDINGS

HISTORIC NAME: Farmer Seed and Nursery Company		COUNTY: Rice
CURRENT NAME: Farmer Seed Company		CITY/TWP.: Faribault
LEGAL DESC.: The south half of Block 9, McClelland's Addition to Faribault, excluding the railroad right-of-way at the west end.		ADDRESS: 818 NW 4th Street
CLASSIFICATION:	CONDITION:	SIGNIFICANCE:
Building <u>X</u>	Excellent _____	Local <u>X</u>
Structure _____	Good _____	State _____
Object _____	Fair <u>X</u>	National _____
District _____	Deteriorated _____	THEME/S:
		Primary <u>Agriculture</u>
		Secondary <u>Commerce</u>
		Others _____
OPEN TO THE PUBLIC: Yes _____ No _____ Restricted <u>X</u>	PRESENT USE:	
VISIBLE FROM THE ROAD: Yes <u>X</u> No _____	Commercial	
OCCUPIED: Yes <u>X</u> No _____		
DATE CONSTRUCTED: c.1890-1909	ORIGINAL USE: Commercial	
ORIGINAL OWNER: Farmer Seed and Nursery	ARCHITECT/BUILDER: <u>unknown</u>	
OWNER'S NAME AND ADDRESS: Farmer Seed Company 818 NW 4th Street Faribault, MN 55021	ACREAGE: Less than one acre approx. 2 <u>acres</u>	
LOCAL CONTACT/CRG.: Rice County Historical Society, P.O. Box 5, Faribault, MN 55021	UTM REFERENCE: Faribault Quad. 7.5 15 / 477550 / 4904440	
FORM PREPARED BY: Britta Bloomberg		
DATE: April 1981		

DESCRIPTION:

The Farmer Seed and Nursery Company is a highly visible warehouse on the north side of NW Fourth Street (Highway 60), about eight blocks west of downtown Faribault. (The massive structure is a local landmark amidst the commercial strip development along Highway 60.)

The large warehouse was constructed in phases between the early 1890s and 1920s. The building is of stone and wood frame construction and is a sprawling, multi-leveled structure ranging from three to five stories in height. The main section measures 65 by 155 and is three stories with a one story base of rock-faced Faribault stone. The stone portion dates to the early 1890s and was occupied by the Faribault Thresher Company before it was purchased by Farmer Seed in 1899. Windows in this section are slightly arched and double hung, excepting a large rectilinear store window on the west side of the front (south) facade. A series of additions were constructed after 1900: a two story elevator in 1902, an east wing in 1906, second and third stories over the main section in 1907 and 1909, and the fourth and fifth stories in the 1920s. These addition are of frame construction sheathed with light green aluminum siding. Bands of dark green siding are located between the first three floors. The firm's name appears in bold white letters between the second and third floors, lending variety to the surface and regular fenestration. The siding apparently dates to the 1920s. Windows are rectilinear throughout. A two story concrete section (1950s) is located at the rear, and a recent metal shed for the nursery and plant department is located at the southeast corner.

Today Farmer Seed occupies the basement and first two floors. The main floor consists of offices and retail space; the second floor is offices and storage. The basement is also utilized for storage and as part of the nursery department. The upper floors are vacant, although the shell remains totally intact, including elevator shafts, grain and seed storage bins, and some machinery. The furnishings and much of the machinery have been removed.

SIGNIFICANCE:

Farmer Seed and Nursery Company is significant as the most visible surviving structure linked to Faribault's role as a major agricultural processing and distribution center for south central Minnesota from the 1890s through the 20th century. Farmer Seed was established in Chicago in 1888 by Otto Kozlowski and William Kueker, associate editors of a monthly farm paper. Impressed by the numerous requests from readers, they decided to launch a mail order seed business which distributed over 20,000 seed catalogs within a few years.

Significance - continued

During the 1893 Chicago Exposition, they selected Faribault as the future location of the business. The city was considered one of the true "garden spots" of the Northwest and an important trade and distribution center in one of Minnesota's richest agricultural regions.¹ In 1894 the company moved to Faribault and purchased forty acres outside of town to begin growing seeds themselves (before they had contracted to other growers). A store was erected on the south side of Fourth Street NW (south of the present structure). By 1899 they purchased the larger warehouse across the street and proceeded to enlarge the building in phases to accommodate a rapidly expanding operation. The business continued to prosper, and additional seed farms were purchased in Rice and Blue Earth Counties; a nursery department was added in 1909 and the present name assumed. Farmer Seed and Nursery's national market peaked in the late 1930s. The firm remains in operation and maintains an active business in Faribault, although its home base is now LeCenter in neighboring LeSueur County. It continues to represent Rice County's agricultural base and the role that Faribault has traditionally played as an important distribution and processing center for the region.

¹ "Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938, 12.

Bibliography:

Curtiss-Wedge, Franklyn ed.; History of Rice and Steele Counties Minnesota, Chicago: 1910.
"Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938.
Farmer Seed and Nursery Co. historical file, Rice County Historical Museum.
Sanborn Insurance Company maps, 1893, 1899, 1905, 1909, 1921, 1930.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormOMB NO. 1024-0018
EXP. 12/31/84

For NPS use only

received

date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic GroupName Rice County Multiple Resource Area
State MN

Nomination/Type of Review

Date/Signature

21. Nerstrand City Hall

Entered in the
National RegisterKeeper Delores Byers 4/6/82

Attest _____

- 22. Faribault Water Works

Substantive Review

Keeper William H. Brotham 4.6.82Attest Linda McClelland 4/6/82

23. Hutchinson, John, House

Entered in the
National RegisterKeeper Delores Byers 4/6/82

Attest _____

24. Farmer Seed and Nursery Company Entered in the
National RegisterKeeper Delores Byers 4/6/82

Attest _____

- 25. Steensland Library

Substantive Review

Keeper William H. Brotham 4.6.82Attest Linda McClelland 4/6/82

26. Buck, Cassius, House

Entered in the
National RegisterKeeper Delores Byers 4/6/82

Attest _____

27. Theopold Mercantile Company Entered in the
Wholesale Grocery Building National RegisterKeeper Delores Byers 4/6/82

Attest _____

- 28. Wilson, Hudson, House

Substantive Review

Keeper William H. Brotham 4.6.82Attest Linda McClelland 4/2/82

110 29. Faribault City Hall

Entered in the
National RegisterKeeper Delores Byers 4/6/82

Attest _____

30.

Keeper _____

Attest _____

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

(Rice County Multiple Resource Area)

82 003013

Property: Farmer Seed and Nursery CompanyState, County: MN, Rice

Federal Agency: _____

Working No. 312/82-586Fed. Reg. Date: 2.1.83Date Due: 4/1/82 - 4/16/82Action: ☒ ACCEPT 4/6/82☐ RETURN☐ REJECTEntered in the
National Registerphotos 2

maps _____

- ☐ resubmission
- ☐ nomination by person or local government
- ☐ owner objection
- ☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below

☐ substantive reasons discussed below

1. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing Surveyshas this property been determined eligible? ☐ yes ☐ no7. Description

Condition	Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered
☐ good	☐ ruins	☐ altered
☐ fair	☐ unexposed	☐ original site
		☐ moved date _____

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ alterations/integrity
- ☐ dates
- ☐ boundary selection

C. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

USIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



03603
1a

Farmer Seed and Nursery Company
Faribault, MN; Rice County
Britta Bloomberg
1980

Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 5510
Northeast
03603/1a MAR 2 1982

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04171
8

Farmer Seed and Nursery Company
Faribault, MN; Rice County
Britta Bloomberg

1980

Minnesota Historical Society, 690

Cedar Street, St. Paul, MN 5510

Northwest

04171/8

MAR 2 1982

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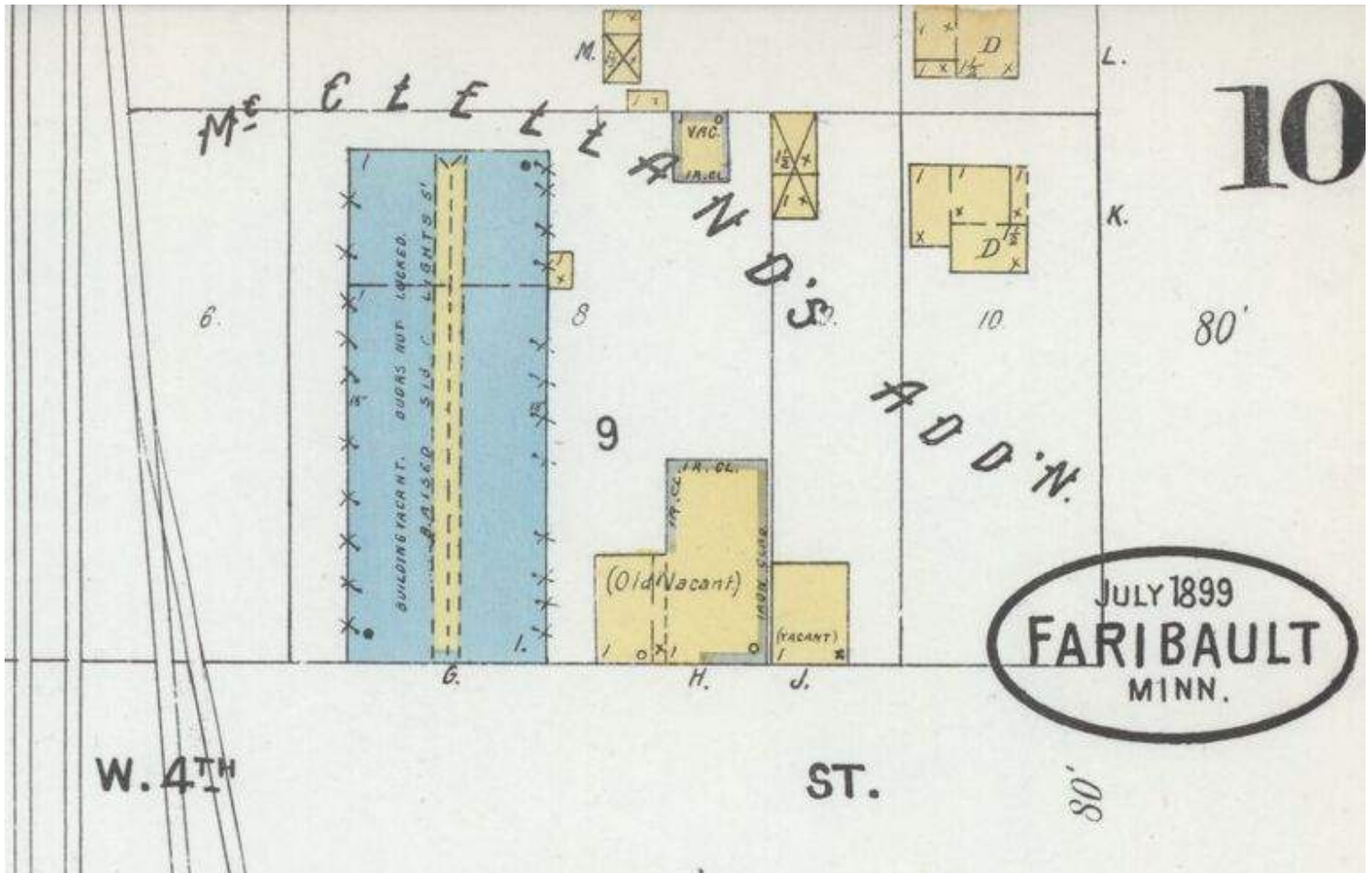
Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000372

APPENDIX B: COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY

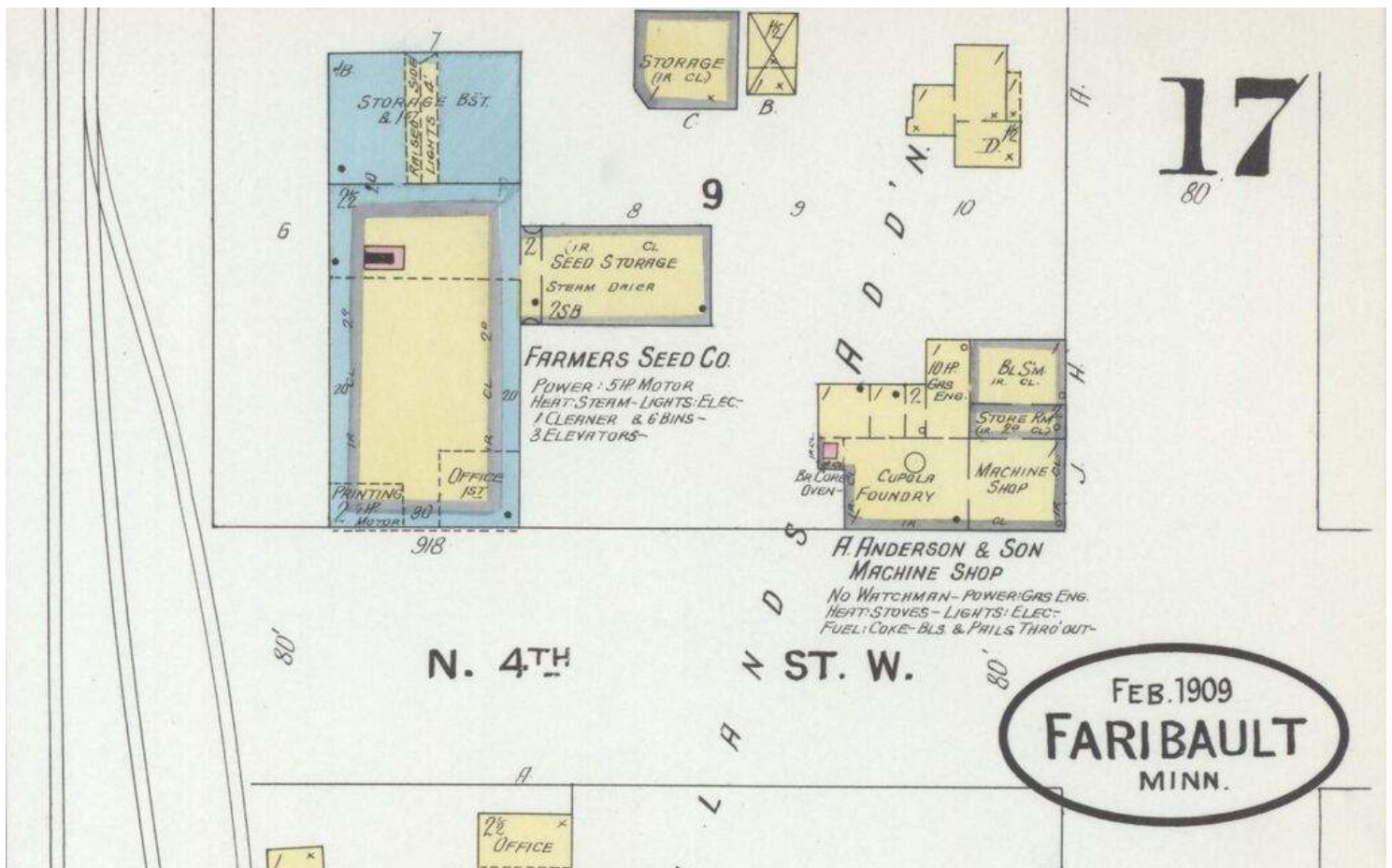
(CONT.) APPENDIX B:
COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY

COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



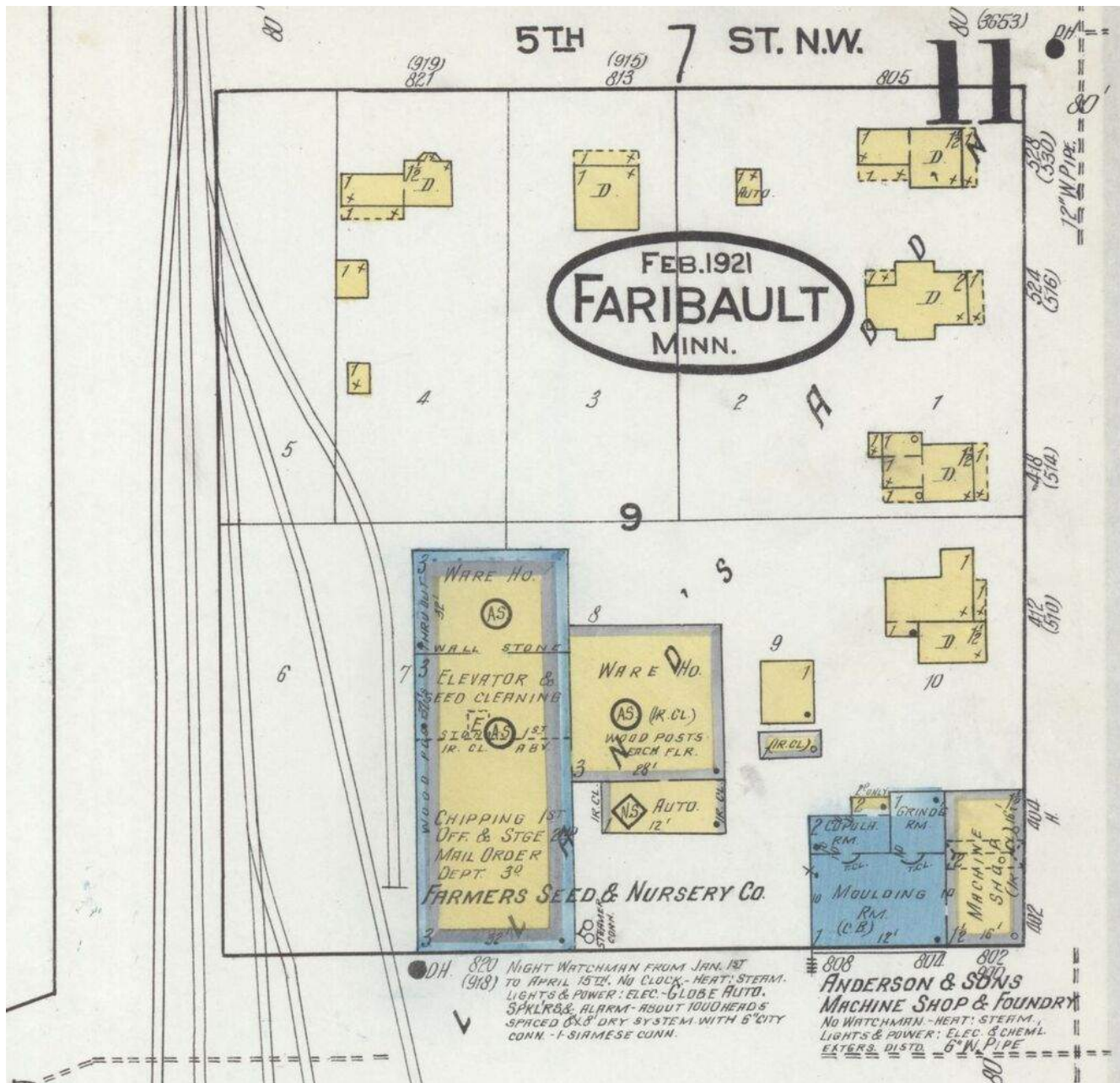
FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING. THIS STRUCTURE IS STILL VISIBLE TODAY.

(CONT.) APPENDIX B:
COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUILDING AND ONE OF THE FIRST ADDITIONS. THIS STRUCTURE IS STILL VISIBLE TODAY.

(CONT.) APPENDIX B: COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



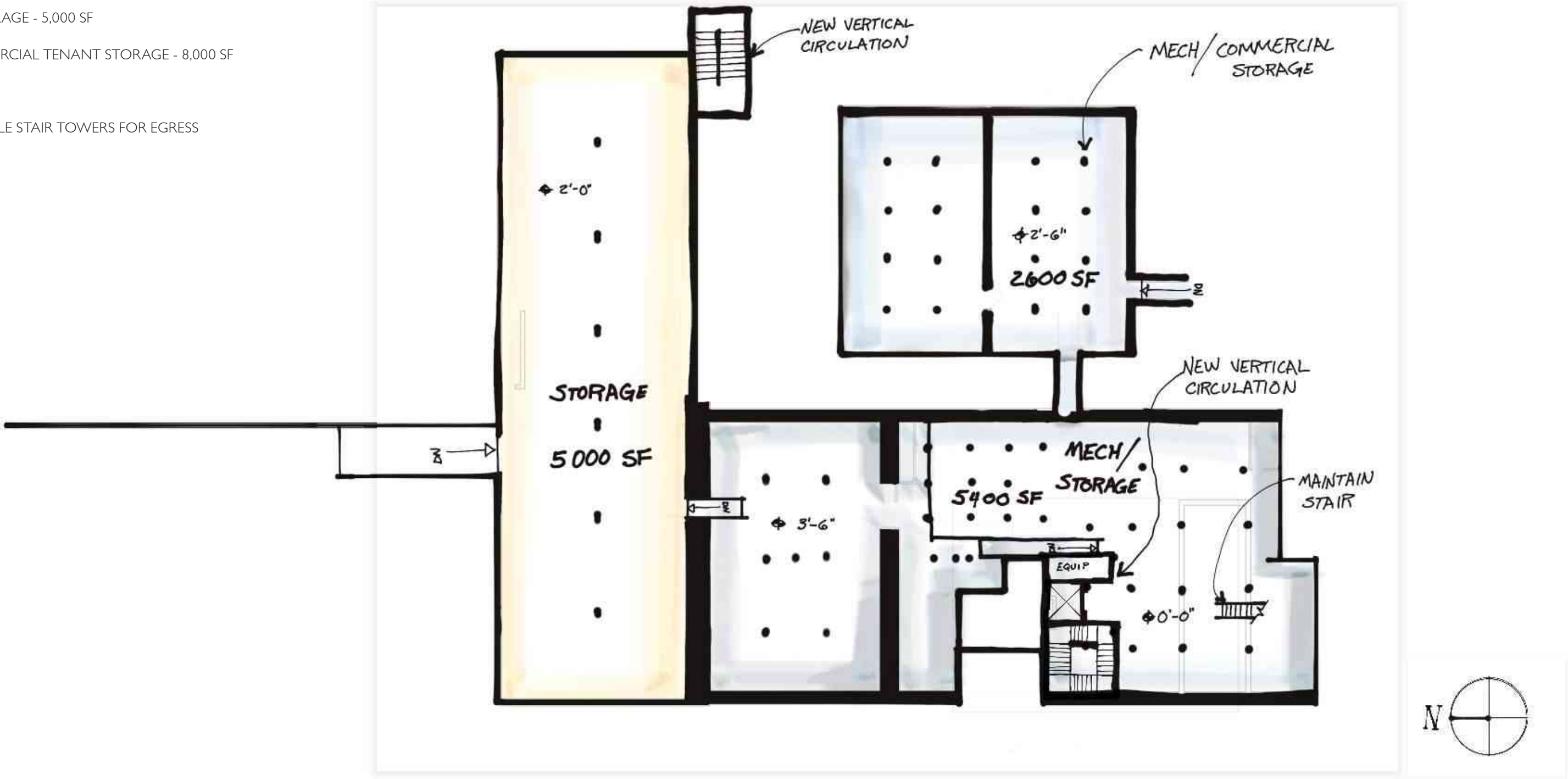
FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUILDING AND MORE OF THE EARLY ADDITIONS. MOST OF THESE STRUCTURE ARE STILL VISIBLE TODAY.

APPENDIX C: CONCEPTUAL ARCHITECTURAL PLANS SHOWING POTENTIAL FUTURE USES

BASEMENT PLAN

KEY FEATURES:

- RESIDENT STORAGE - 5,000 SF
- MECH / COMMERCIAL TENANT STORAGE - 8,000 SF
- ELEVATOR
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS



- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity



FIRST FLOOR PLAN

KEY FEATURES:

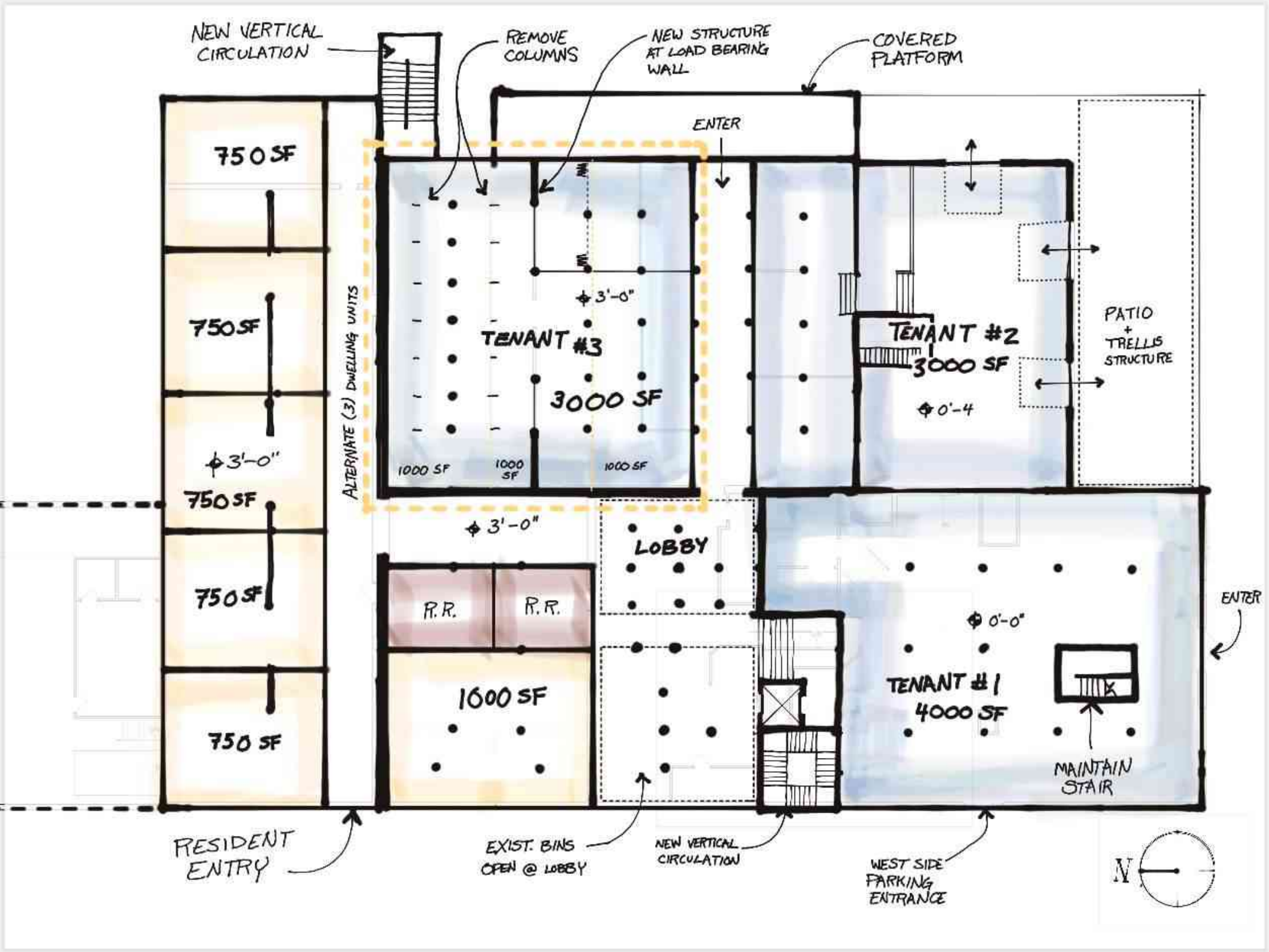
- POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS
- MULTIPLE COMMERCIAL TENANTS - 10,000 SF SHOWN
- ELEVATOR
- COMMON LOBBY & REST ROOMS
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS
- (6) APARTMENTS SHOWN (POSSIBLE 9 APARTMENTS)
- POSSIBLE OUTDOOR PATIO SPACE

Circulation

Commercial Tenants / Office

Residential

Public / Amenity



SECOND FLOOR PLAN

KEY FEATURES:

- (10) APARTMENTS SHOWN (POSSIBLE 14 APARTMENTS)
- ADDITIONAL COMMERCIAL TENANT SPACE - 4,000 SF
- RESIDENT AMENITY SPACE - 1,200 SF
- COMMON LOBBY
- POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS
- ELEVATOR
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS



THIRD FLOOR PLAN

KEY FEATURES:

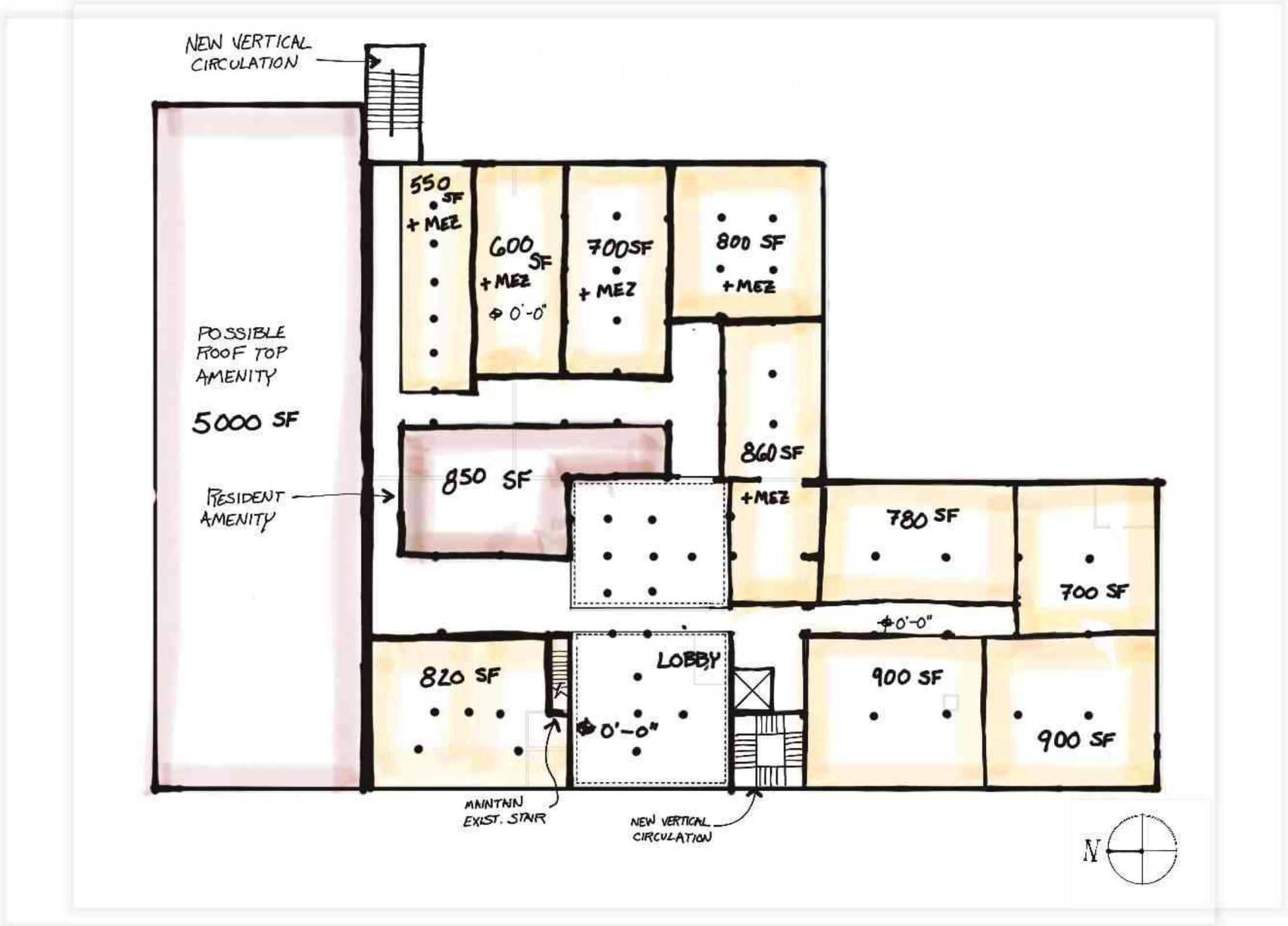
- COMMON LOBBY
- ELEVATOR
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS
- (10) APARTMENTS
- POSSIBLE LOFTED STUDIO APARTMENTS
- POSSIBLE OUTDOOR ROOF TOP PATIO SPACE
- RESIDENT AMENITY SPACE - 850 SF

Circulation

Commercial Tenants / Office

Residential

Public / Amenity



FOURTH FLOOR PLAN

KEY FEATURES:

- COMMON LOBBY
- ELEVATOR
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS
- (2) APARTMENTS
- POSSIBLE LOFTED STUDIO APARTMENT MEZZANINES
- RESIDENT AMENITY SPACE - 300 SF
- STORAGE - 1,200

Circulation

Commercial Tenants / Office

Residential

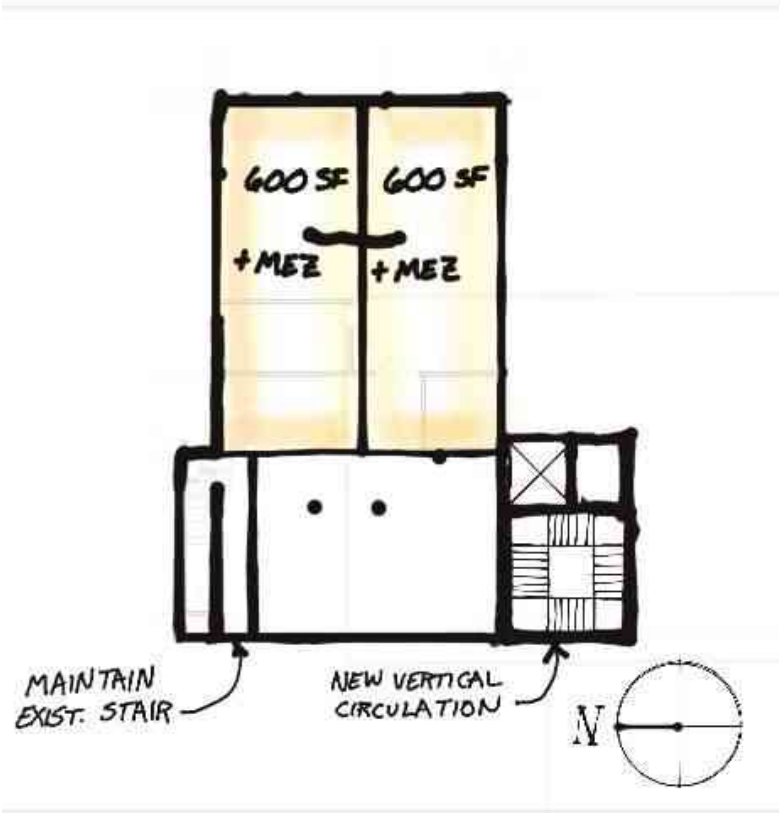
Public / Amenity



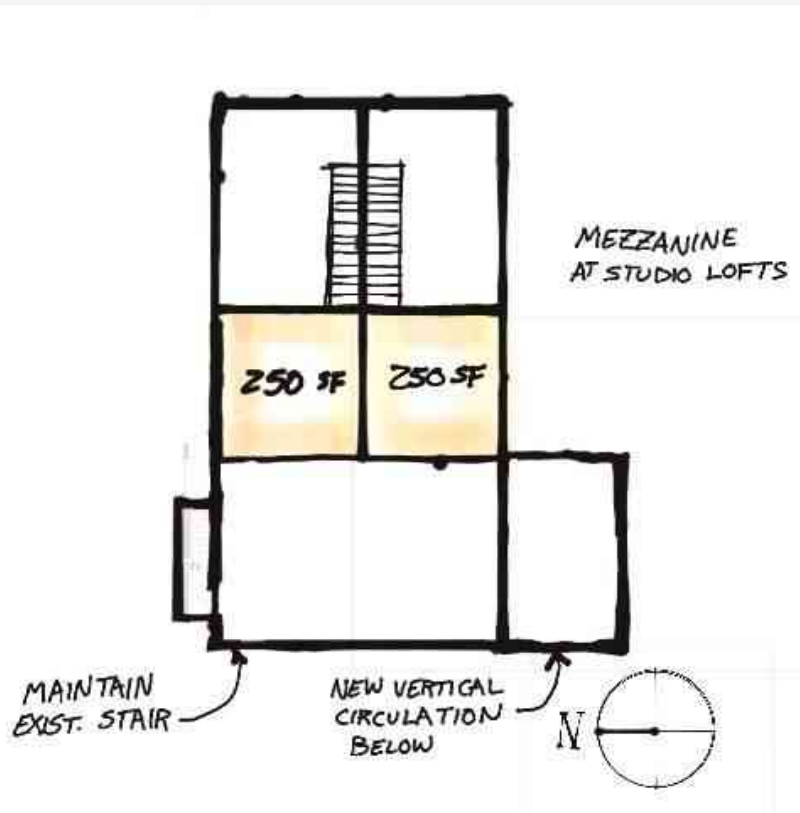
FIFTH & SIXTH FLOOR

KEY FEATURES:

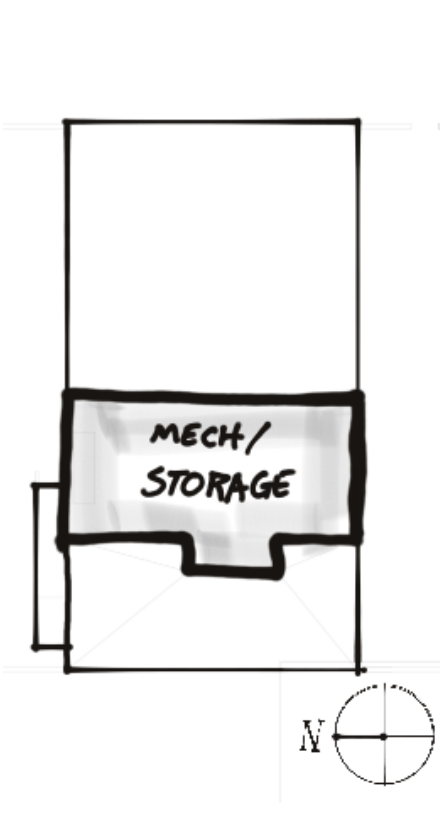
- COMMON LOBBY
- ELEVATOR
- ADDED STAIR TOWER FOR EGRESS
- (2) APARTMENTS
- POSSIBLE LOFTED STUDIO APARTMENTS WITH MEZZANINES



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



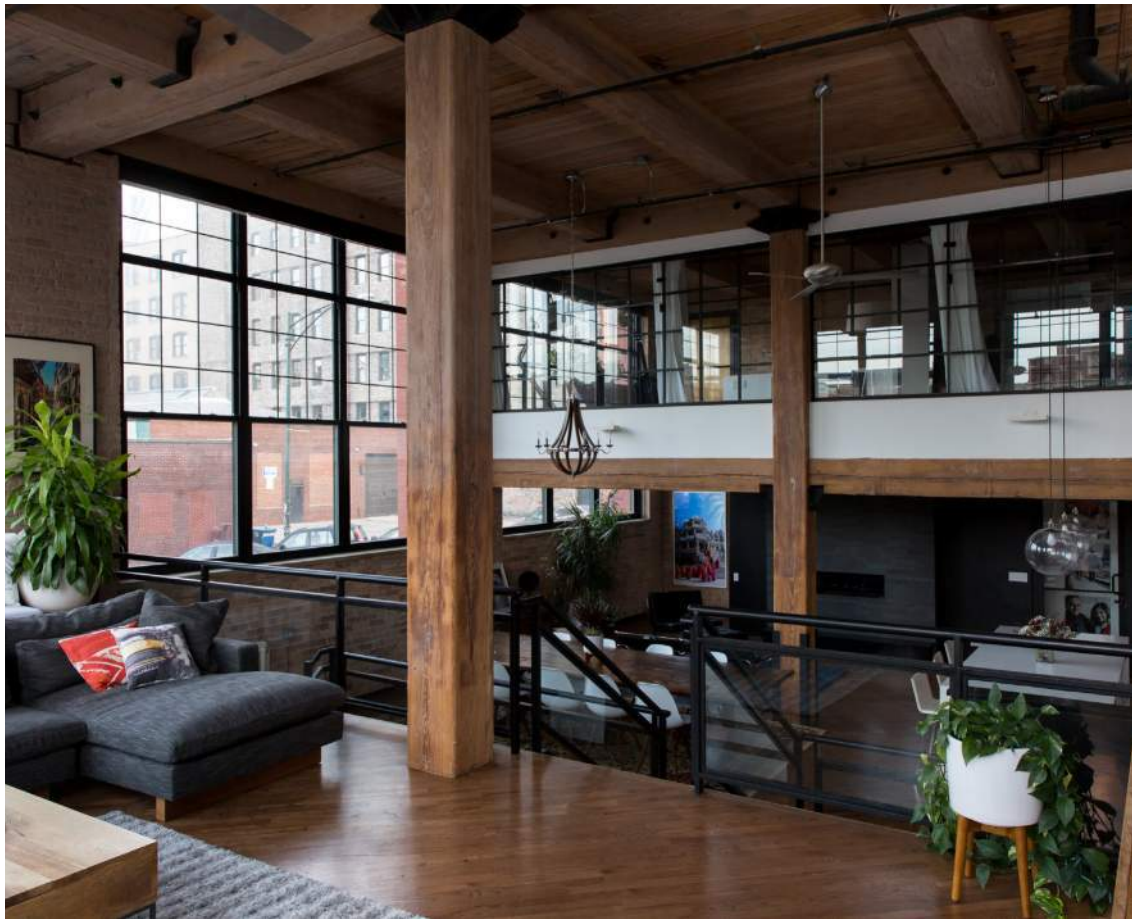
SEVENTH FLOOR

- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

BUILDING STATS

RESIDENTIAL:

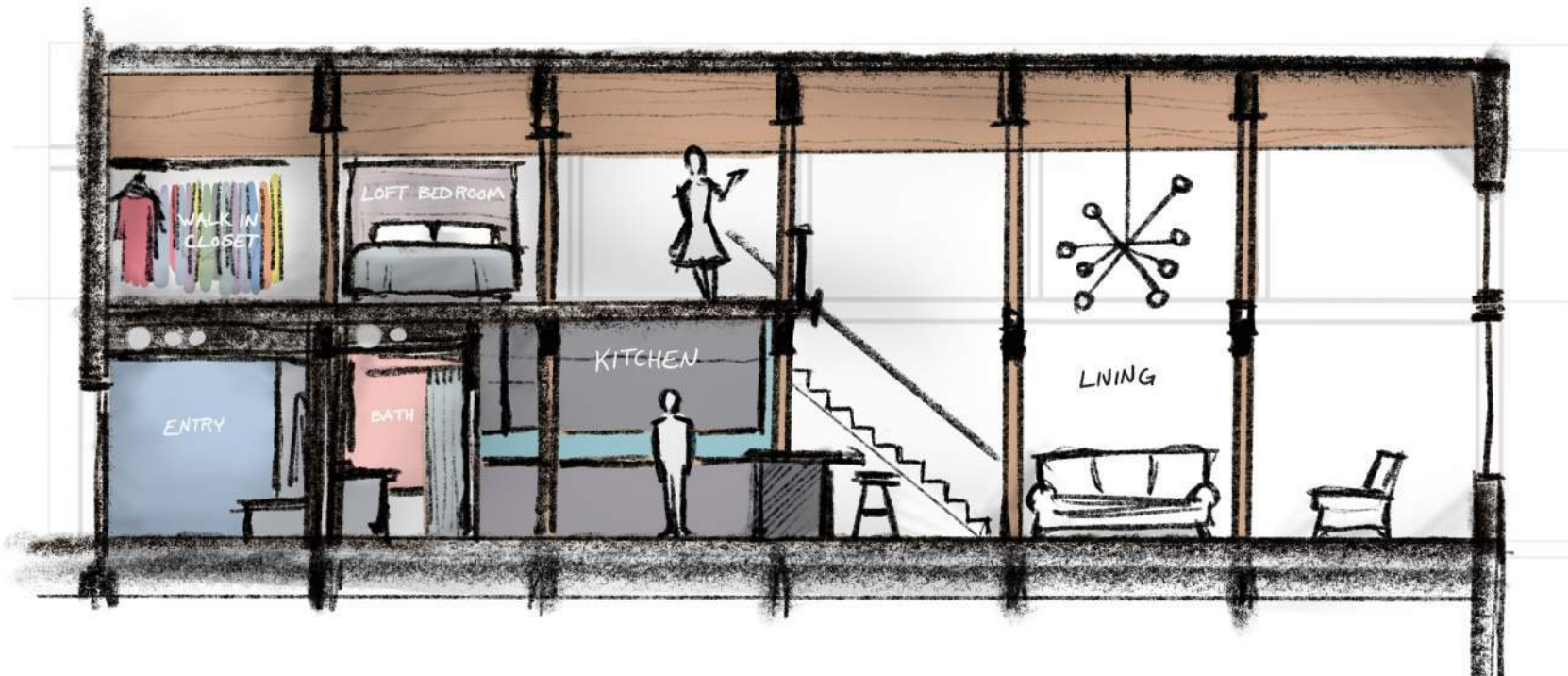
BASEMENT (13,000 SF)	
BUILDING SUPPORT / STORAGE: 13,000 SF	
FIRST FLOOR (22,200 SF)	
DWELLING UNITS: 6 - 9 UNITS - 4,750 SF (SHOWN)	
COMMERCIAL SPACE: 7,000 - 10,000 SF (SHOWN)	
CIRCULATION / BUILDING SUPPORT: 7,450 SF	
SECOND FLOOR (20,200 SF)	
DWELLING UNITS: 10 - 14 UNITS - 5,560 SF (SHOWN)	
COMMERCIAL SPACE: 4,000 SF	
AMENITY: 1,200 SF	
CIRCULATION / BUILDING SUPPORT: 9,440 SF	
THIRD FLOOR (19,400 SF)	
DWELLING UNITS: 10 UNITS - 7,610 SF	
AMENITY: 5,850 SF	
CIRCULATION / BUILDING SUPPORT: 5,940 SF	
FOURTH FLOOR (9,600 SF)	
DWELLING UNITS: 2 UNITS & 5 MEZZANINES - 5,510 SF	
AMENITY: 300 SF	
BUILDING SUPPORT / STORAGE: 1,200 SF	
CIRCULATION / BUILDING SUPPORT: 2,590 SF	
FIFTH FLOOR (1,900 SF)	
DWELLING UNITS: 2 UNITS - 1,200 SF	
CIRCULATION / BUILDING SUPPORT: 700 SF	
SIXTH FLOOR (1,900 SF)	
DWELLING UNITS: 2 MEZZANINES - 500 SF	
CIRCULATION / BUILDING SUPPORT: 1,400 SF	
TOTAL:	
30 - 37 DWELLING UNITS	25,130 SF
COMMERCIAL SPACE (11,000 SF - 14,000 SF)	11,000 SF
AMENITY	7,350 SF
BUILDING SUPPORT / STORAGE	44,720 SF
NET (BASEMENT LEVEL - LEVEL 6)	43,480 SF
GROSS (BASEMENT LEVEL - LEVEL 6)	88,200 SF



PRESEDENT IMAGES



EXISTING IMAGES



LOFT STUDIO CONCEPT

FIRST FLOOR PLAN (ALTERNATE COMMERCIAL)

KEY FEATURES:

POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS

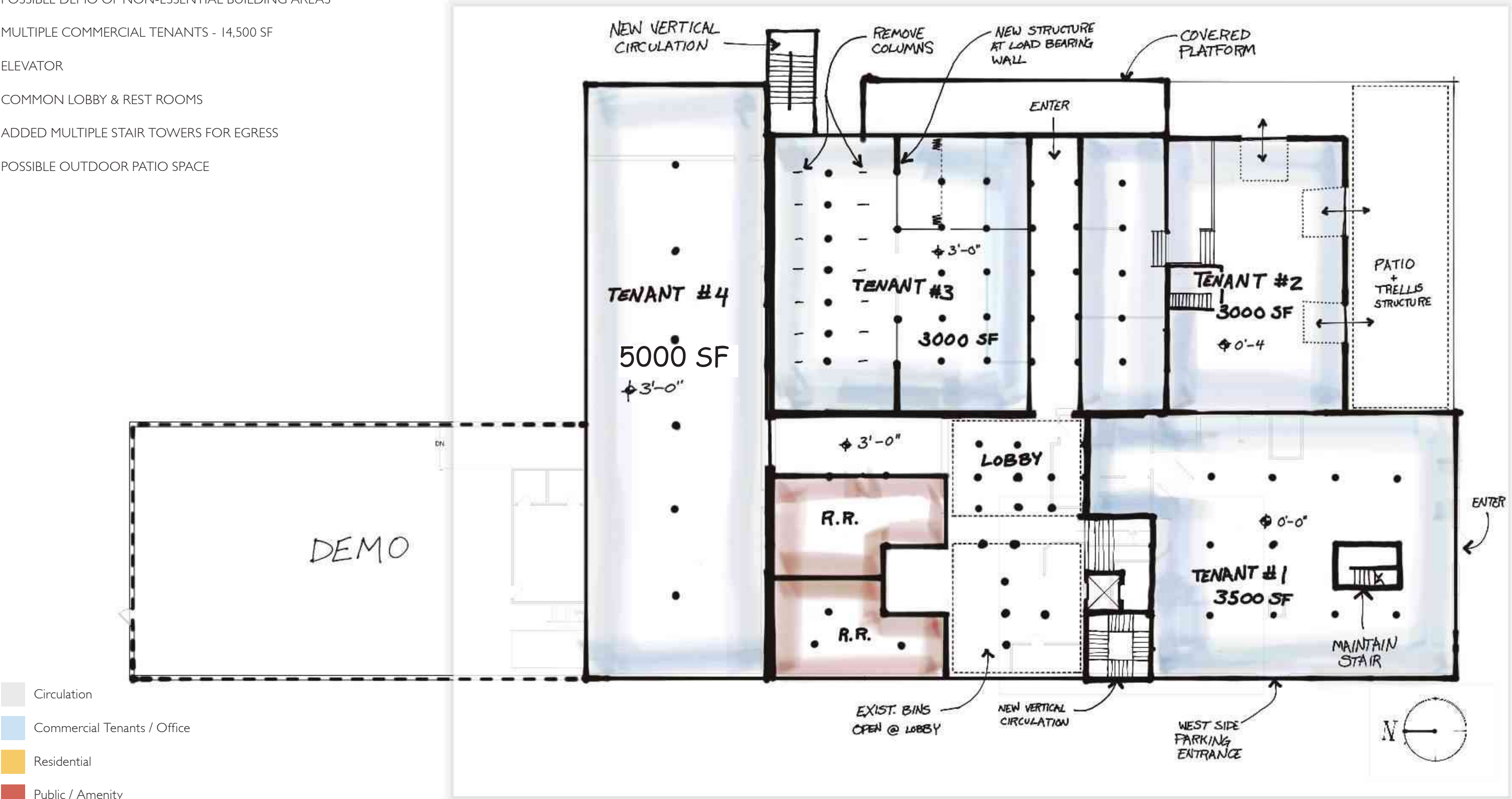
MULTIPLE COMMERCIAL TENANTS - 14,500 SF

ELEVATOR

COMMON LOBBY & REST ROOMS

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

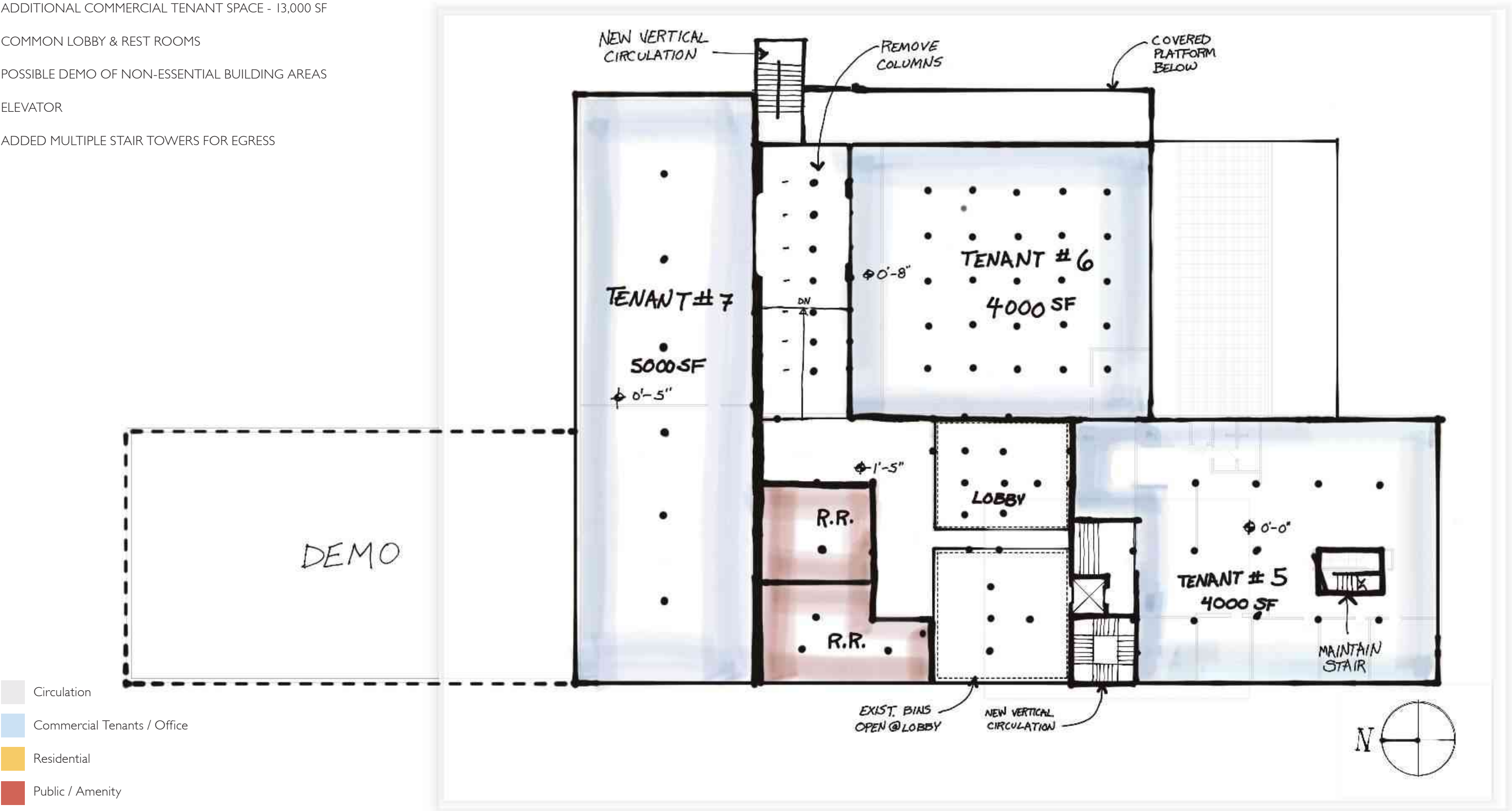
POSSIBLE OUTDOOR PATIO SPACE



SECOND FLOOR PLAN (ALTERNATE COMMERCIAL)

KEY FEATURES:

- ADDITIONAL COMMERCIAL TENANT SPACE - 13,000 SF
- COMMON LOBBY & REST ROOMS
- POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS
- ELEVATOR
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS



THIRD FLOOR PLAN (ALTERNATE COMMERCIAL)

KEY FEATURES:

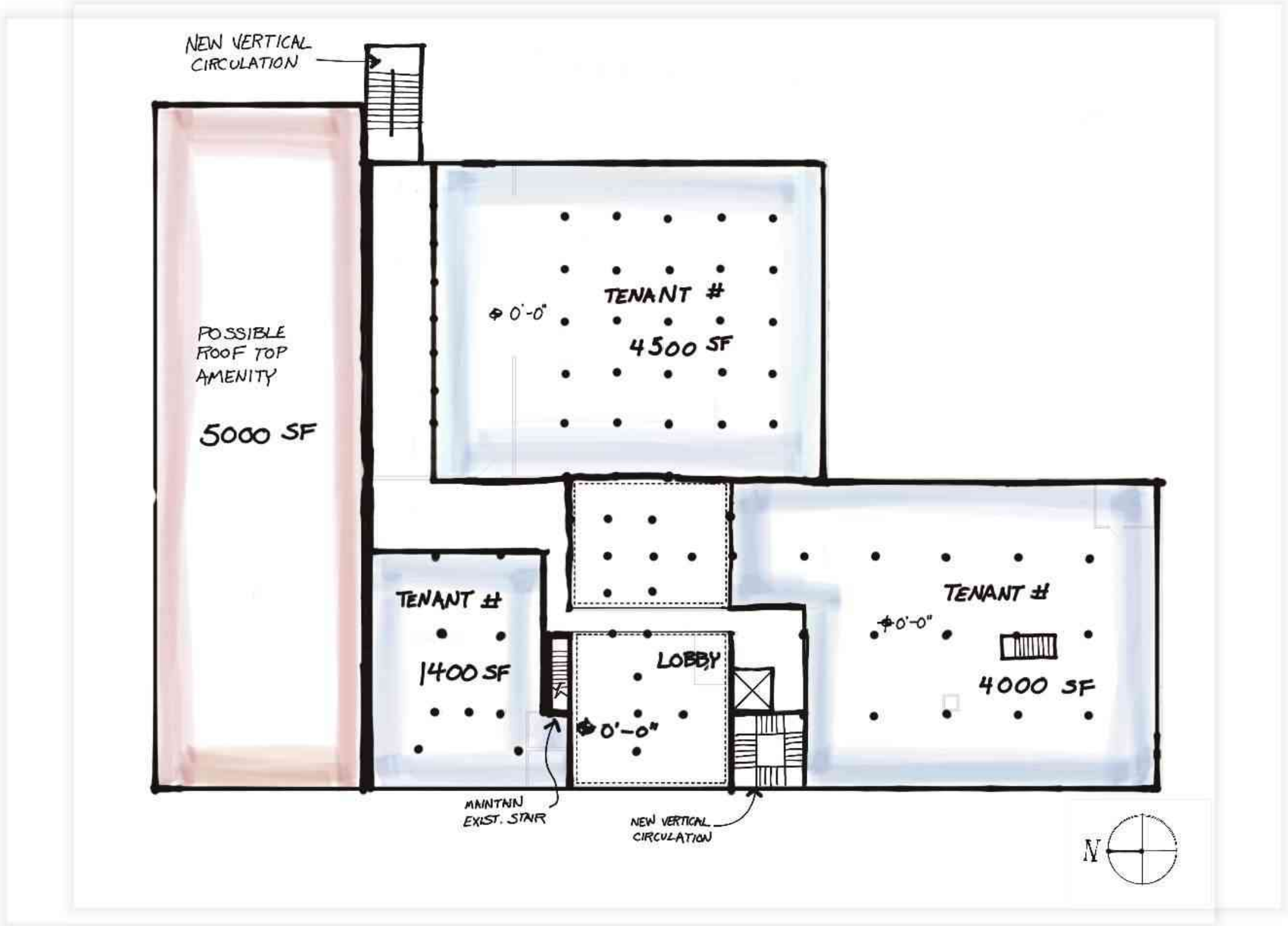
- ADDITIONAL COMMERCIAL TENANT SPACE - 9,900 SF
- COMMON ROOFTOP AMENITY - 5,000 SF
- COMMON LOBBY
- ELEVATOR
- ADDED MULTIPLE STAIR TOWERS FOR EGRESS
- POSSIBLE OUTDOOR ROOF TOP PATIO SPACE

Circulation

Commercial Tenants / Office

Residential

Public / Amenity



BUILDING STATS (ALTERNATE COMMERCIAL)

ALTERNATE COMMERCIAL

BASEMENT (13,000 SF)
BUILDING SUPPORT / STORAGE: 13,000 SF

FIRST FLOOR (22,200 SF)
COMMERCIAL SPACE: 14,500 SF
CIRCULATION / BUILDING SUPPORT: 7,700 SF

SECOND FLOOR (20,200 SF)
COMMERCIAL SPACE: 13,000 SF
CIRCULATION / BUILDING SUPPORT: 7,200 SF

THIRD FLOOR (19,400 SF)
COMMERCIAL SPACE: 9,900 SF
AMENITY: 5,000 SF
CIRCULATION / BUILDING SUPPORT: 4,500 SF

FOURTH FLOOR (9,600 SF)
DWELLING UNITS: 2 UNITS: 2,000 SF
AMENITY: 300 SF
BUILDING SUPPORT / STORAGE: 4,700 SF
CIRCULATION / BUILDING SUPPORT: 2,600 SF

FIFTH FLOOR (1,900 SF)
DWELLING UNITS: 2 UNITS - 1,200 SF
CIRCULATION / BUILDING SUPPORT: 700 SF

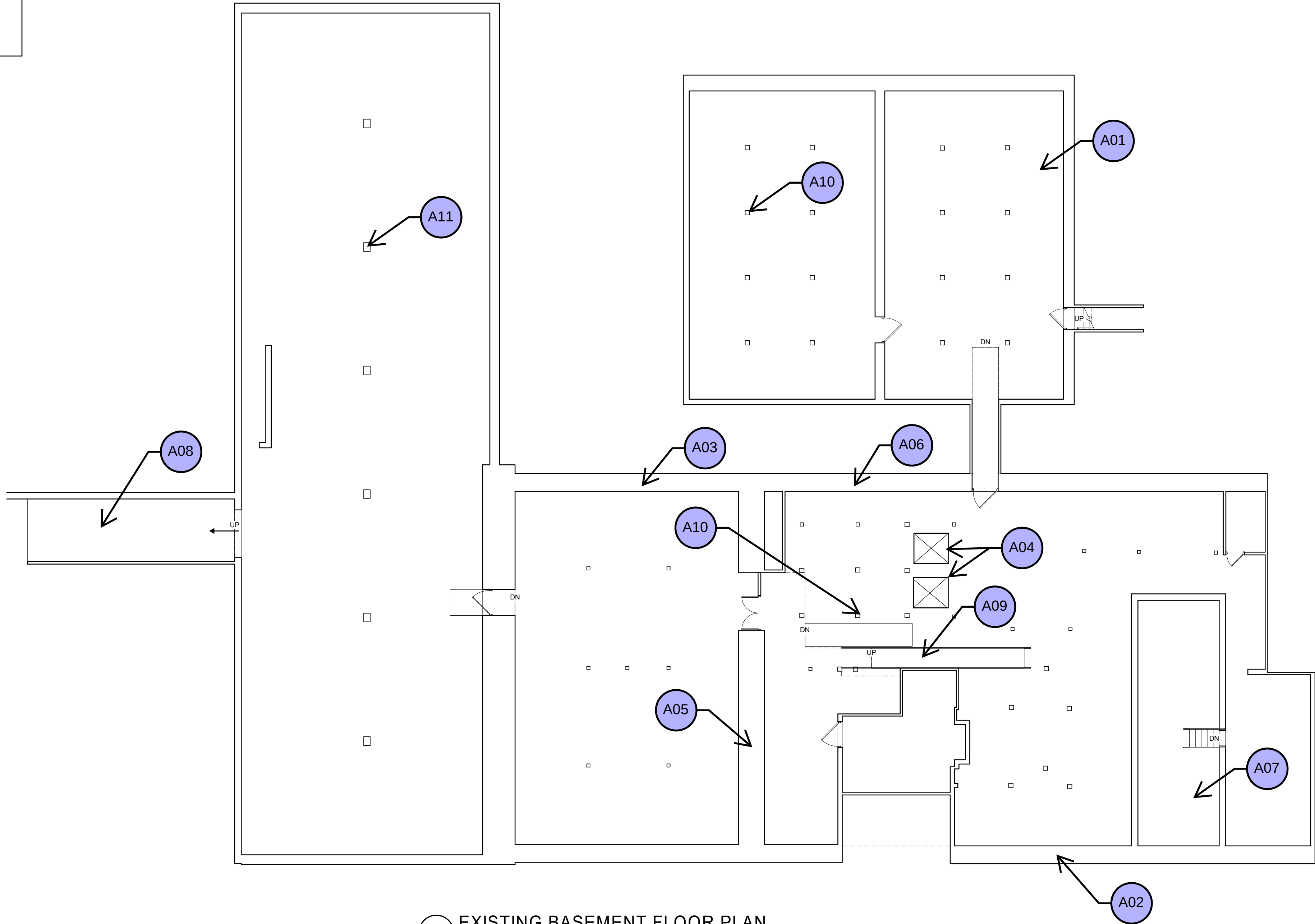
SIXTH FLOOR (1,900 SF)
DWELLING UNITS: 2 MEZZANINES - 500 SF
CIRCULATION / BUILDING SUPPORT: 1,400 SF

TOTAL:		
6 DWELLING UNITS		3,700 SF
COMMERCIAL SPACE		37,400 SF
AMENITY		5,300 SF
BUILDING SUPPORT / STORAGE		41,800 SF
NET (BASEMENT LEVEL - LEVEL 6)		46,400 SF
GROSS (BASEMENT LEVEL - LEVEL 6)		88,200 SF

APPENDIX D: FLOOR PLANS SHOWING OBSERVATIONS AND RECOMMENDATIONS

KEYNOTES:

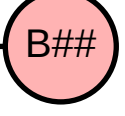
A01 - OLD COLD STORAGE FACILITIES. NO STRUCTURAL ISSUES VISIBLE. MOISTURE PRESENT ON CEILING.
A02 - CAST-IN-PLACE CONCRETE FOUNDATION WALLS IN FINE CONDITION.
A03 - MASONRY FOUNDATION WALLS IN FINE CONDITION.
A04 - HOPPERS EXTENDING DOWN INTO BASEMENT SPACE FROM FLOOR ABOVE.
A05 - STONE FOUNDATION WALL IN FINE CONDITION.
A06 - BRICK FOUNDATION WALL IN FINE CONDITION.
A07 - ROOM HOUSING NUMEROUS PIECES OF MECHANICAL EQUIPMENT.
A08 - CONCRETE RAMP UP TO PRE-ENGINEERED METAL BUILDING ON FIRST FLOOR.
A09 - WOOD RAMP FROM FIRST FLOOR DOWN INTO BASEMENT LEVEL. NUMEROUS CHANGES IN FLOOR ELEVATION EXIST THROUGH THIS MAIN LEVEL OF THE BASEMENT.
A10 - HEAVY TIMBER COLUMNS TYPICAL THROUGHOUT THIS SECTION OF THE BASEMENT.
A11 - CONCRETE COLUMNS IN THIS AREA OF THE BASEMENT.



1 EXISTING BASEMENT FLOOR PLAN
3/32" = 1'-0"



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
-  URGENT REPAIR NEEDED
-  REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
-  RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

**FARMER SEED & NURSERY
BUILDING
RENOVATION**

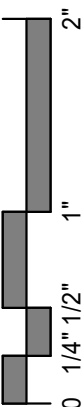
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TITLE
**EXISTING
BASEMENT
FLOOR PLAN**

SHEET
A1-20



PRELIMINARY NOT FOR CONSTRUCTION

KEYNOTES:

A12 - OLD WOOD LOADING DOCK APPEARS TO HAVE BEEN PRESENT HERE IN PAST; JOIST POCKETS STILL VISIBLE IN STONE WALL THAT WAS AT ONE TIME AN EXTERIOR WALL.
A13 - MOISTURE ON FLOOR; EVIDENCE THAT WATER FROM ROOF LEAKS ABOVE THIS AREA ON THIRD AND FOURTH FLOORS IS MAKING ITS WAY TO LOWER LEVELS.
A14 - MOISTURE PRESENT ON ABOUT 100 SQUARE FEET OF WALL. PLASTER COVERING WALL IS WET AND DETERIORATING, BUT NO STRUCTURAL ISSUE; BUT IT IS EVIDENCE THAT MOISTURE IS MAKING ITS WAY DOWN THIS WALL FROM LEAKS IN ROOF ABOVE.
A15 - CONCRETE BEAM AND COLUMNS SUPPORTING PRECAST HOLLOW CORE PLANK.
A16 - FINISHED SPACE WITH HARD CEILING. PREVIOUSLY RETAIL SPACE.
A17 - ROCK FACE FARIBAULT STONE WALL; GROUND LEVEL TO 2ND FLOOR FRAMING.
A18 - SCALE USED TO WEIGH SEED DISCHARGED FROM GRAIN BINS ABOVE. SCALE WOULD LIKELY REMAIN PART OF FUTURE USES AS A HISTORICAL FEATURE.
A19 - GRAIN BIN HOPPERS/DISCHARGE CHUTES VISIBLE ABOVE FIRST FLOOR SPACE.
A20 - STEEL FRAMING ADDED IN PARTS OF 2ND FLOOR FRAMING. NO ISSUES VISIBLE.
A21 - LIGHTS OFF IN THIS AREA; VERY LITTLE FRAMING WAS EASILY VISIBLE.
A22 - STEEL ROOF FRAMING ABOVE IS IN GOOD CONDITION.
A23 - HEAVY TIMBER AND WOOD FRAMING ABOVE IS IN OKAY CONDITION OVERALL.
A24 - ORIGINAL EXTERIOR WALL. MADE OF STONE.



1 EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
-  URGENT REPAIR NEEDED
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PROJECT

FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

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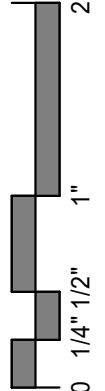
TITLE

EXISTING FIRST FLOOR PLAN

SHEET

A1-21

PRELIMINARY NOT FOR CONSTRUCTION

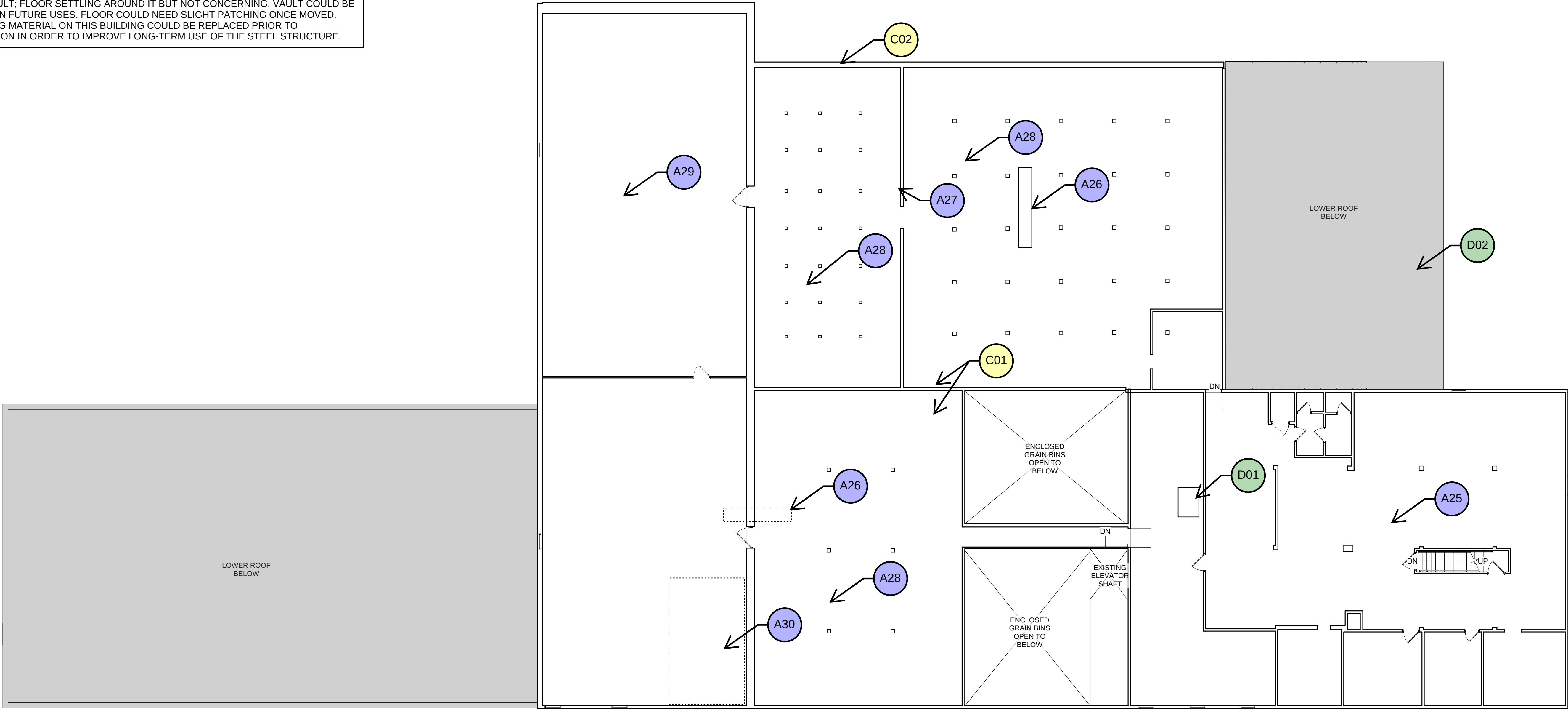


KEYNOTES:

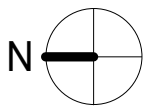
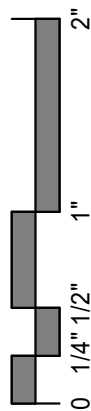
A25 - FINISHED SPACE WITH DROP CEILING. MOST RECENTLY USED AS OFFICE SPACE.
A26 - CONVEYOR BELT BETWEEN FLOORS.
A27 - OLD EXTERIOR WALL. CONSTRUCTED OF WOOD.
A28 - WOOD FRAMING ABOVE THIS AREA IS GENERALLY IN OKAY CONDITION EXCEPT WHERE MOISTURE DAMAGE IS NOTED.
A29 - CONCRETE FRAMING IS IN GOOD CONDITION.
A30 - CELL TOWER EQUIPMENT. FENCE AROUND THIS AREA.

C01 - MOISTURE DAMAGE ON PART OF WOOD FLOOR NEAR HERE. FROM LEAKS ABOVE. FRAMING LIKELY NEEDS REPAIR PRIOR TO FUTURE OCCUPATION OF SPACE.
C02 - EXTERIOR WALL HAS ONLY METAL SHEATHING ON BARE WOOD STUDS. NO SHEATHING ON INTERIOR STUD WALL; NEW SHEATHING NEEDED PRIOR TO REOCCUPATION OF SPACE. NOTE THAT OTHER ARCHITECTURAL CONSIDERATIONS MAY REQUIRE NEW INTERIOR FINISH/SHEATHING/INSULATION AROUND ENTIRE EXTERIOR.

D01 - OLD VAULT; FLOOR SETTLING AROUND IT BUT NOT CONCERNING. VAULT COULD BE RELOCATED IN FUTURE USES. FLOOR COULD NEED SLIGHT PATCHING ONCE MOVED.
D02 - ROOFING MATERIAL ON THIS BUILDING COULD BE REPLACED PRIOR TO REOCCUPATION IN ORDER TO IMPROVE LONG-TERM USE OF THE STEEL STRUCTURE.



1 EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
-  URGENT REPAIR NEEDED
-  REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
-  RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

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TITLE
EXISTING SECOND FLOOR PLAN

SHEET
A1-22

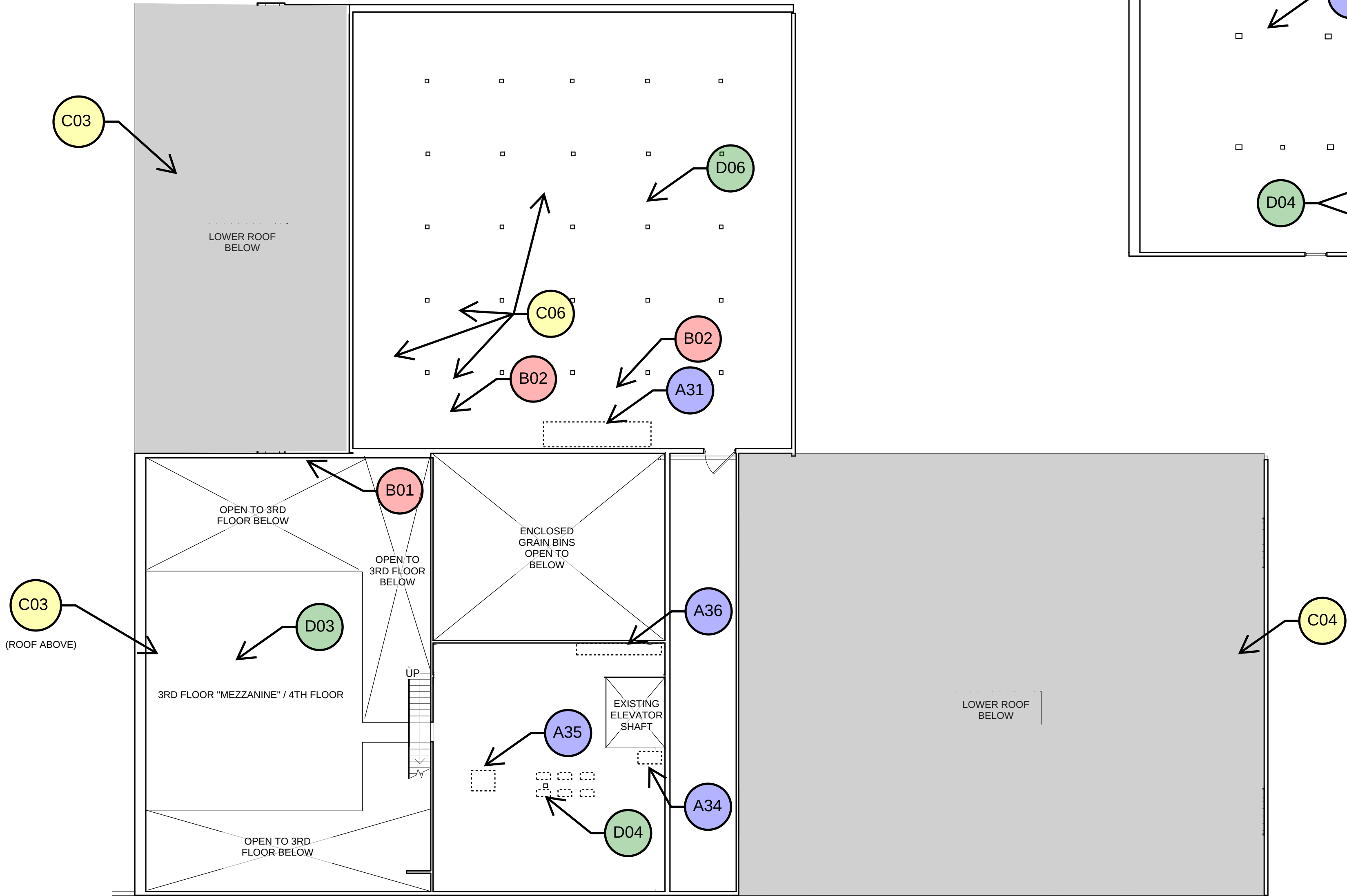
KEYNOTES:

A31 - STAIRS BETWEEN FLOORS.
A32 - WOOD FRAMING IS GENERALLY IN OKAY CONDITION EXCEPT WHERE NOTED.
A33 - APPROXIMATE LOCATION OF EXISTING RESTROOMS.
A34 - MURPHY MAN LIFT IN THIS APPROXIMATE LOCATION. GOES UP TO 7TH FLOOR.
A35 - HATCH DOORS IN FLOOR THAT OPEN UP TO GRAIN BINS BELOW. COULD BE REUTILIZED AS A HISTORICAL FEATURE IN A FUTURE USE.
A36 - CHUTE FROM ORIGINAL USE PROCESSING SEEDS. HISTORICAL VALUE LIKELY.

B01 - VISIBLE ACTIVE LEAK IN ROOF ABOVE. WATER IS BEING COLLECTED IN CONTAINERS BELOW THE LEAK. JOIST IS DAMAGED AND SUPPORTED BY PIPING. JOIST AND DECK ARE IN NEED OF URGENT REPAIR TO STOP THE LEAK. THE ROOFING SHOULD BE PATCHED HERE AS SOON AS POSSIBLE TO PREVENT FURTHER LEAKS AND MOISTURE DAMAGE.
B02 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 4TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING IN CONTAINERS ON 4TH FLOOR. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.

C03 - MEMBRANE ROOF. NO VISIBLE ACTIVE LEAKS IN NEED OF IMMEDIATE REPAIR, BUT ROOFING SHOULD BE REPLACED IN THE NEXT 1-3 YEARS.
C04 - ROOF IS HALF MEMBRANE AND HALF CORRUGATED LIGHT GAGE METAL. AGE UNKNOWN AND NO VISIBLE LEAKS. BUT ROOFING SHOULD BE REPLACED SUCH THAT IT IS OF ONE MATERIAL IN THE NEXT 1-3 YEARS. SOME NEW SHEATHING VISIBLE BELOW ROOF.
C05 - FLOOR BOARDS ARE BUCKLING DUE TO MOISTURE DAMAGE FROM LEAKS IN ROOF AND FLOOR ABOVE. JOISTS AND FLOORING IN THIS GENERAL AREA WOULD NEED REPAIRS PRIOR TO REOCCUPATION OF THE BUILDING.
C06 - MOISTURE DAMAGE ALREADY VISIBLE IN FLOOR FRAMING BELOW. REPLACEMENT OF SOME FRAMING IS LIKELY NEEDED BEFORE REOCCUPATION OF SPACE.

D03 - WOOD-FRAMED "MEZZANINE" THAT IS AT SAME LEVEL AS REST OF FOURTH FLOOR. FRAMING IS IN FINE CONDITION, BUT REMOVAL OF THE MEZZANINE IS LIKELY NEEDED TO MAKE THE 3RD FLOOR USABLE AS A FUTURE RESIDENTIAL OR OFFICE SPACE.
D04 - ADDITIONAL GRAIN BIN SPACE THAT COULD BE MODIFIED TO ALLOW MORE SPACE FOR FUTURE RESIDENTIAL OR COMMERCIAL USES ON THIRD FLOOR.
D05 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.
D06 - NOT MUCH HEAD HEIGHT IN THIS AREA. FUTURE RESIDENTIAL USES COULD UTILIZE THIS SPACE AS "LOFT SPACE" THAT MAY REQUIRE SOME OF THE FOURTH FLOOR FRAMING TO BE REMOVED. THIS COULD BE STRATEGICALLY DONE TO AVOID REPLACING SOME OF THE ALREADY MOISTURE-DAMAGE FLOOR FRAMING OF FOURTH FLOOR.



2 EXISTING FOURTH FLOOR PLAN
3/32" = 1'-0"

1 EXISTING THIRD FLOOR PLAN
3/32" = 1'-0"

URGENT REPAIR COST ESTIMATE:

ESTIMATED AT \$5,000 TO \$10,000 FOR CONSTRUCTION COSTS ASSOCIATED WITH "URGENT" REPAIRS OF ACTIVE ROOF LEAKS IN APPROXIMATELY (3) LOCATIONS. REFER TO KEY PLAN NOTES FOR APPROXIMATE LOCATIONS. ISG RECOMMENDS A LOCAL OCONTRACTOR BE ENGAGED TO PROVIDE ACCURATE QUOTES TO COMPLETE PATCHING OF ACTIVE ROOF LEAKS.



KEYNOTE LEGEND:

- GENERAL OBSERVATIONS
- URGENT REPAIR NEEDED
- REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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**FARMER SEED & NURSERY
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RENOVATION**

FARIBAULT MINNESOTA

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TITLE

**EXISTING THIRD
AND FOURTH
FLOOR PLANS**

SHEET

A1-23

PRELIMINARY NOT FOR CONSTRUCTION

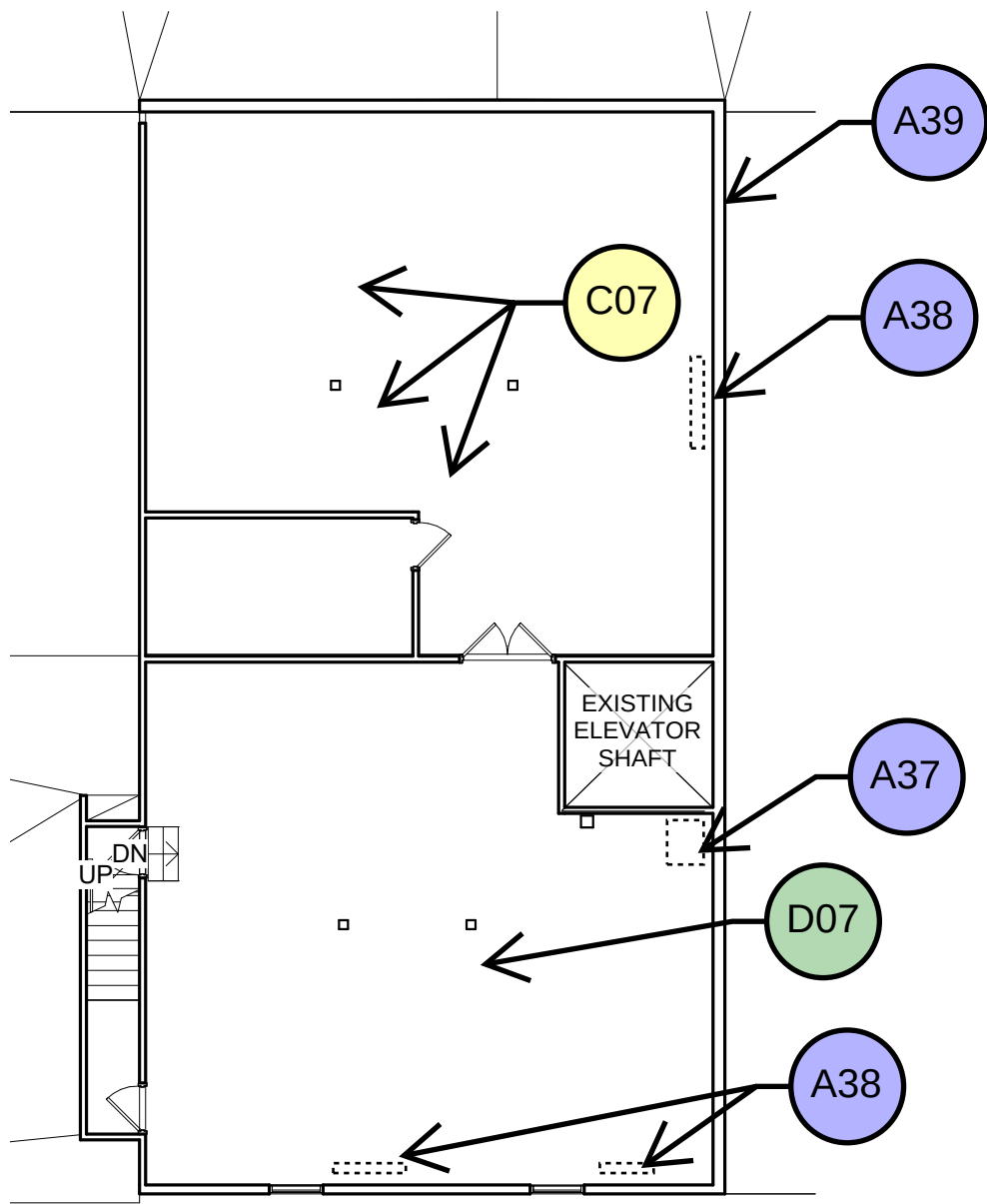
KEYNOTES:

A37 - APPROXIMATE MURPHY LIFT LOCATION.
A38 - OLD RADIATORS. POSSIBLE HISTORICAL FEATURES THAT COULD BE REUSED.
A39 - SOME MOISTURE INTRUSION VISIBLE ON PARTS OF EXTERIOR WOOD STUD WALLS. NO MAJOR CONCERNS OR NEED FOR MAJOR REPLACEMENTS OR REPAIRS.
A40 - CELL TOWER EQUIPMENT.
A41 - HOPPERS STILL IN PLACE. HISTORICAL SIGNIFICANCE COULD FACTOR INTO FUTURE USE OF THIS SPACE.

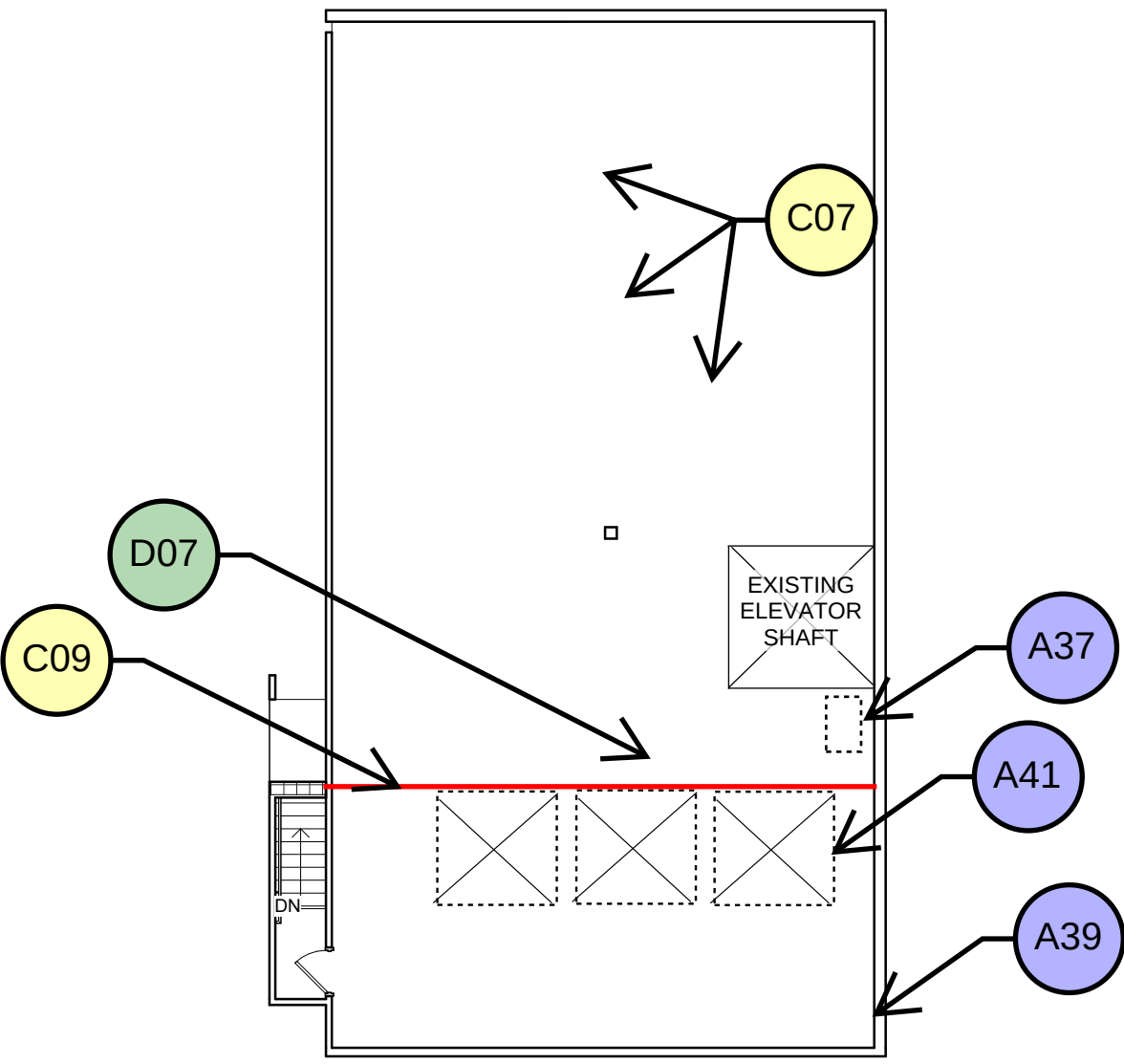
B03 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 6TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING ON FLOOR BELOW. BLACK MEMBRANE WAS ADDED BELOW THE ROOF TO COLLECT WATER; MEMBRANE IS BROKEN NOW. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.
B04 - ROOFING SHOULD BE REPLACED IN 2020.

C07 - ROTTING FLOOR BOARDS. SOME JOISTS AND DECKING WOULD NEED TO BE REPLACED PRIOR TO REOCCUPATION OF SPACE.
C08 - SOME MOISTURE DAMAGED FLOOR FRAMING AND BOARDS MAY NEED REPLACEMENT PRIOR TO REOCCUPATION.
C09 - SOME SAG IN ROOF BEAM HERE. NEEDS REPAIR OR REINFORCEMENTS PRIOR TO REOCCUPATION OF THE SPACE.

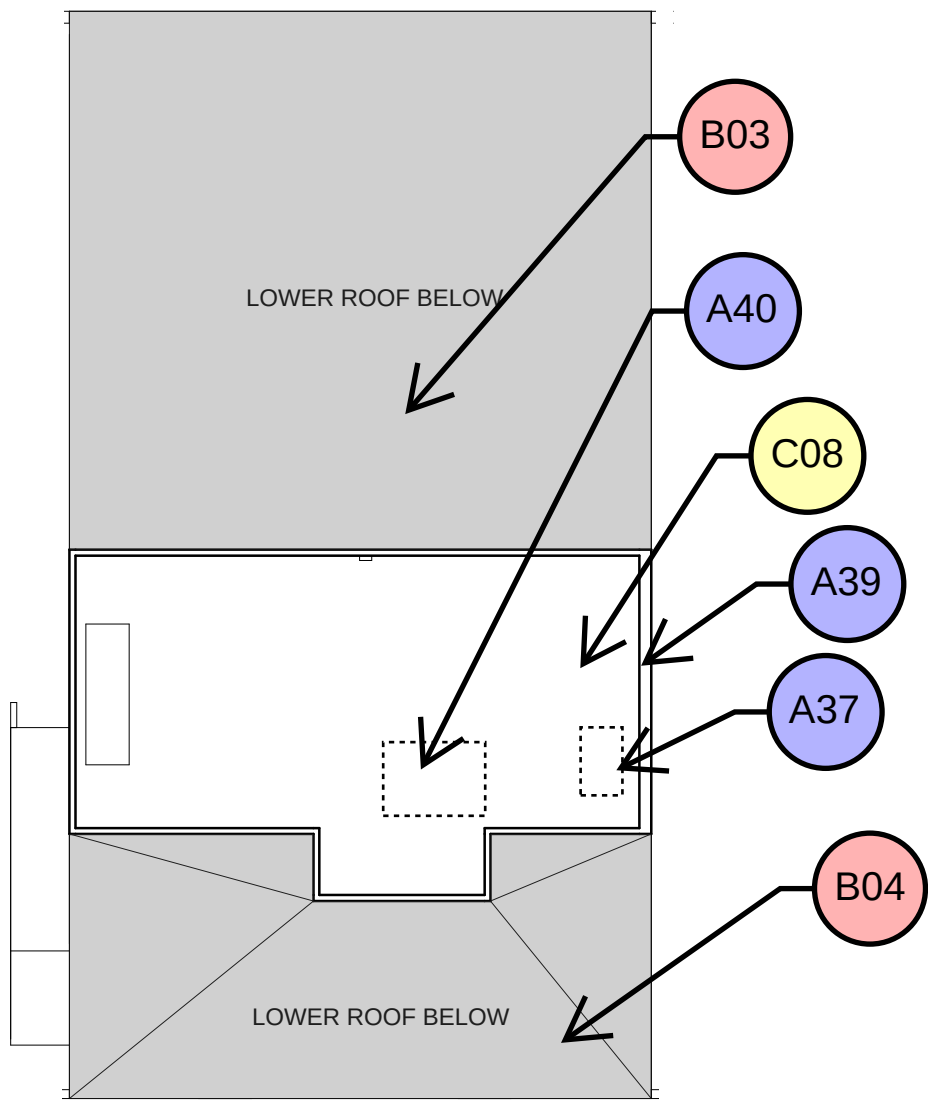
D07 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.



1 EXISTING FIFTH FLOOR PLAN
3/32" = 1'-0"



2 EXISTING SIXTH FLOOR PLAN
3/32" = 1'-0"



3 EXISTING SEVENTH FLOOR PLAN
3/32" = 1'-0"



KEYNOTE LEGEND:

- GENERAL OBSERVATIONS
- URGENT REPAIR NEEDED
- REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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BUILDING RENOVATION

FARIBAULT MINNESOTA

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DATE	DESCRIPTION	BY

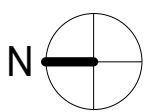
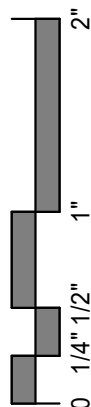
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TITLE

EXISTING FIFTH, SIXTH AND SEVENTH FLOOR PLANS

SHEET

A1-24





KEYNOTE LEGEND:

DOES NOT APPLY
TO THIS PAGE

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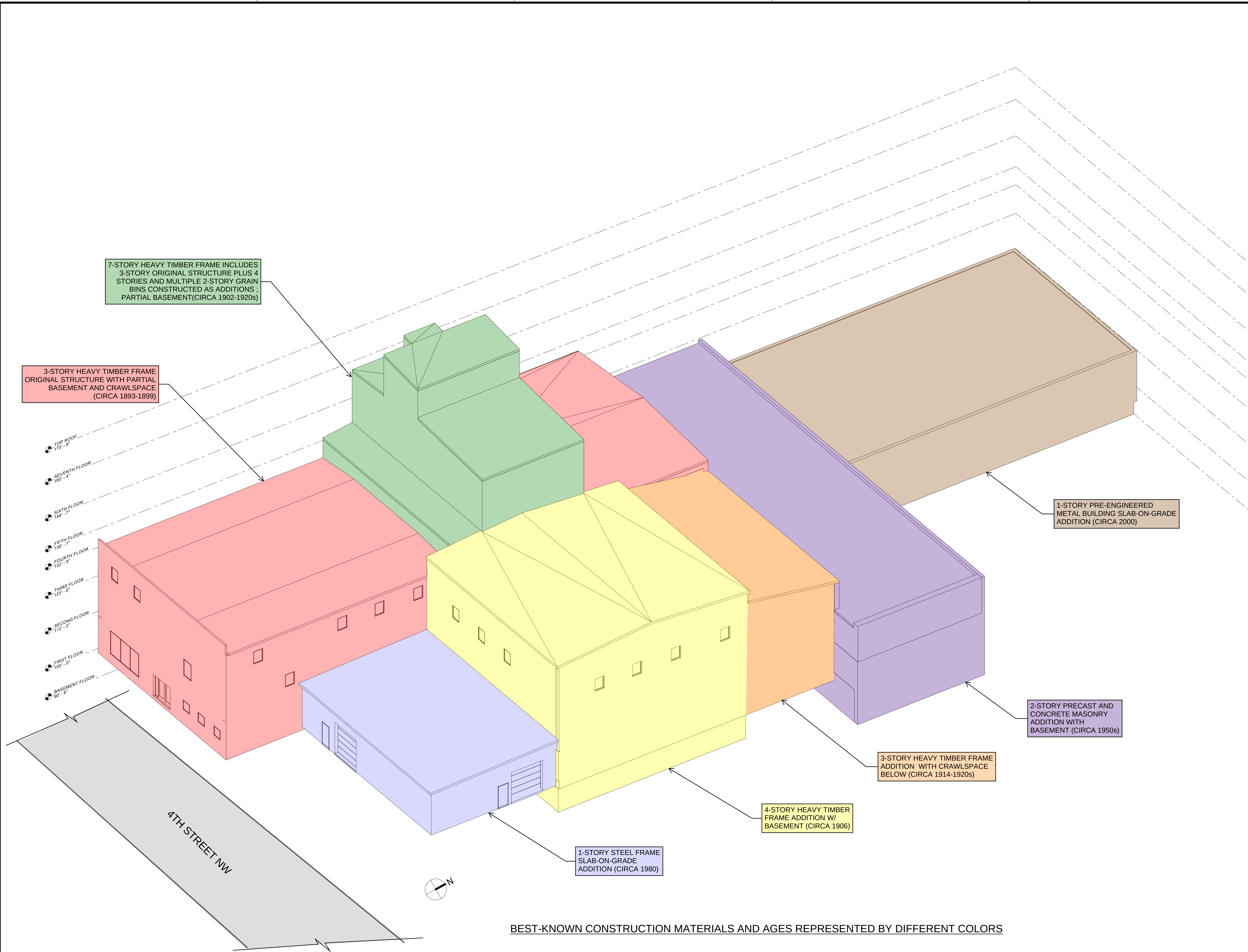
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ISOMETRIC OF
WHOLE BUILDING

SHEET

A2-10

PRELIMINARY NOT FOR CONSTRUCTION



7-STORY HEAVY TIMBER FRAME INCLUDES
3-STORY ORIGINAL STRUCTURE PLUS 4
STORIES AND MULTIPLE 2-STORY GRAIN
BINS CONSTRUCTED AS ADDITIONS ;
PARTIAL BASEMENT(CIRCA 1902-1920s)

3-STORY HEAVY TIMBER FRAME
ORIGINAL STRUCTURE WITH PARTIAL
BASEMENT AND CRAWLSPACE
(CIRCA 1893-1899)

1-STORY PRE-ENGINEERED
METAL BUILDING SLAB-ON-GRADE
ADDITION (CIRCA 2000)

2-STORY PRECAST AND
CONCRETE MASONRY
ADDITION WITH
BASEMENT (CIRCA 1950s)

3-STORY HEAVY TIMBER FRAME
ADDITION WITH CRAWLSPACE
BELOW (CIRCA 1914-1920s)

4-STORY HEAVY TIMBER
FRAME ADDITION W/
BASEMENT (CIRCA 1906)

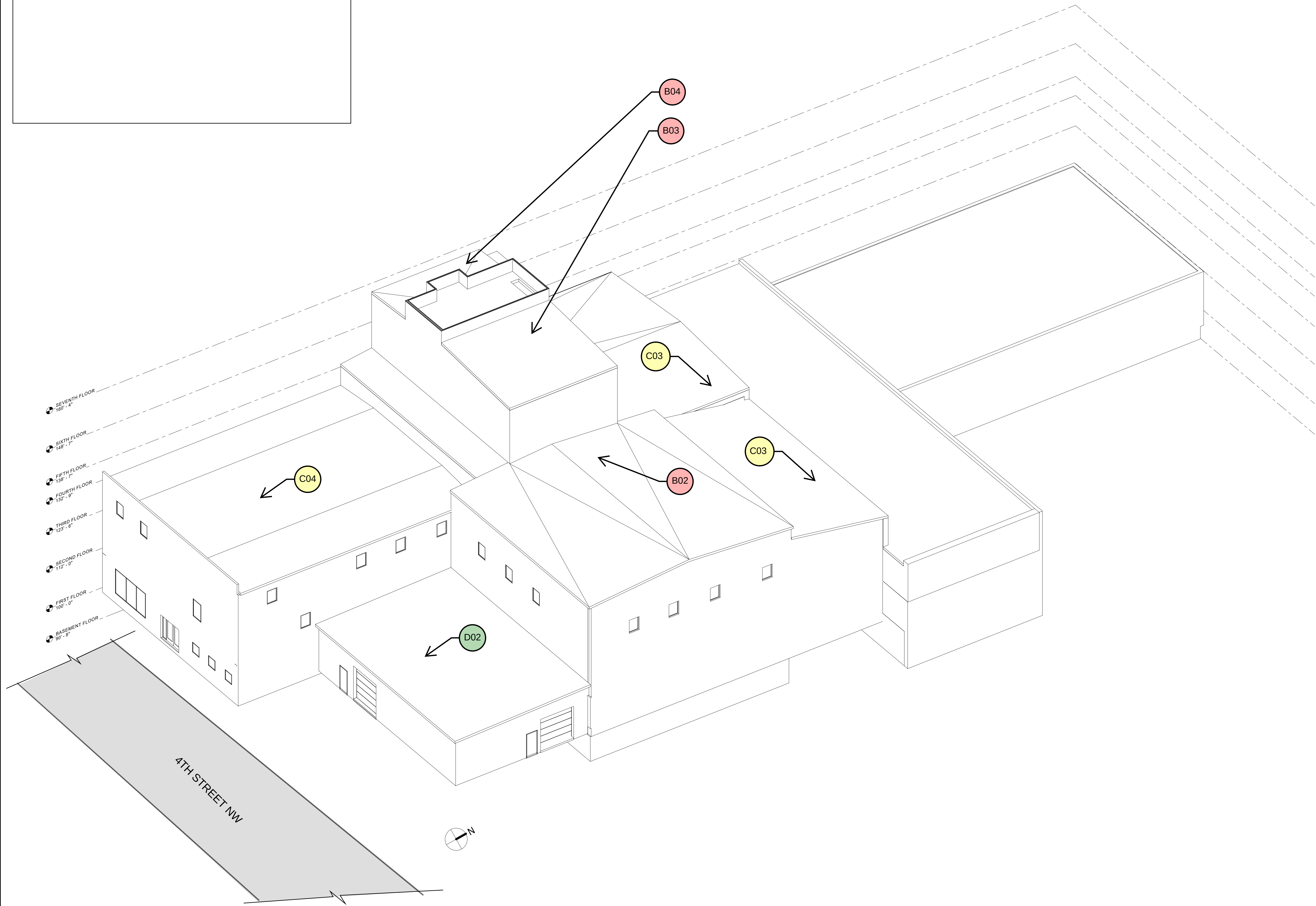
1-STORY STEEL FRAME
SLAB-ON-GRADE
ADDITION (CIRCA 1980)

TOP ROOF
170'-8"
SEVENTH FLOOR
160'-4"
SIXTH FLOOR
148'-7"
FIFTH FLOOR
138'-7"
FOURTH FLOOR
122'-9"
THIRD FLOOR
123'-0"
SECOND FLOOR
112'-0"
FIRST FLOOR
100'-0"
BASEMENT FLOOR
90'-8"

4TH STREET NW

BEST-KNOWN CONSTRUCTION MATERIALS AND AGES REPRESENTED BY DIFFERENT COLORS

KEYNOTES:
SEE PREVIOUS SHEETS FOR CORRESPONDING KEYNOTES.



KEYNOTE LEGEND:

- GENERAL OBSERVATIONS
- URGENT REPAIR NEEDED
- REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

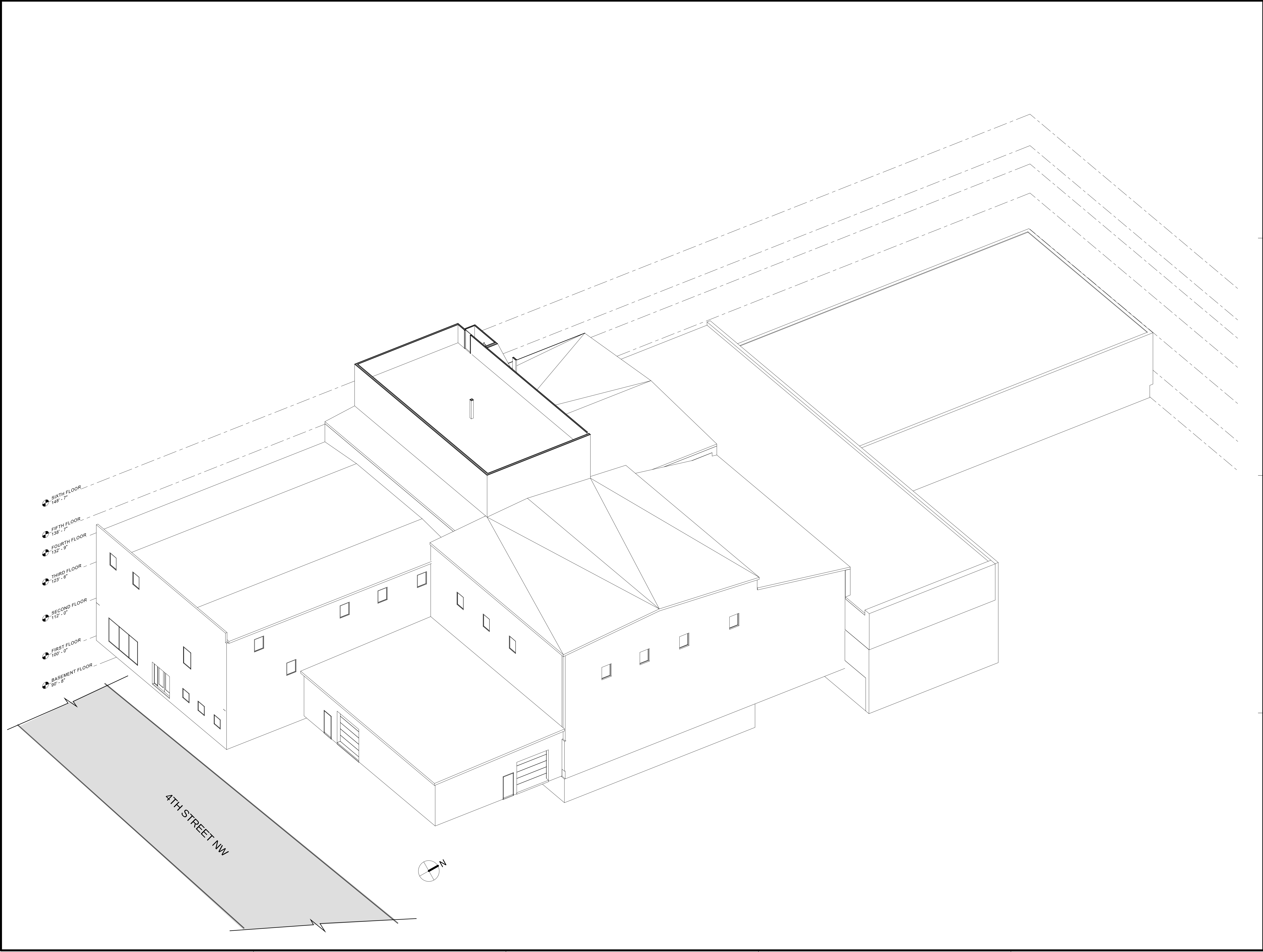
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DATE	DESCRIPTION	BY

PROJECT NO.	19-23224
FILE NAME	
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DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE
ISOMETRIC OF BUILDING CUT AT 7TH FLOOR

SHEET
A2-11

PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTE LEGEND:

- A##** GENERAL OBSERVATIONS
- B##** URGENT REPAIR NEEDED
- C##** REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- D##** RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

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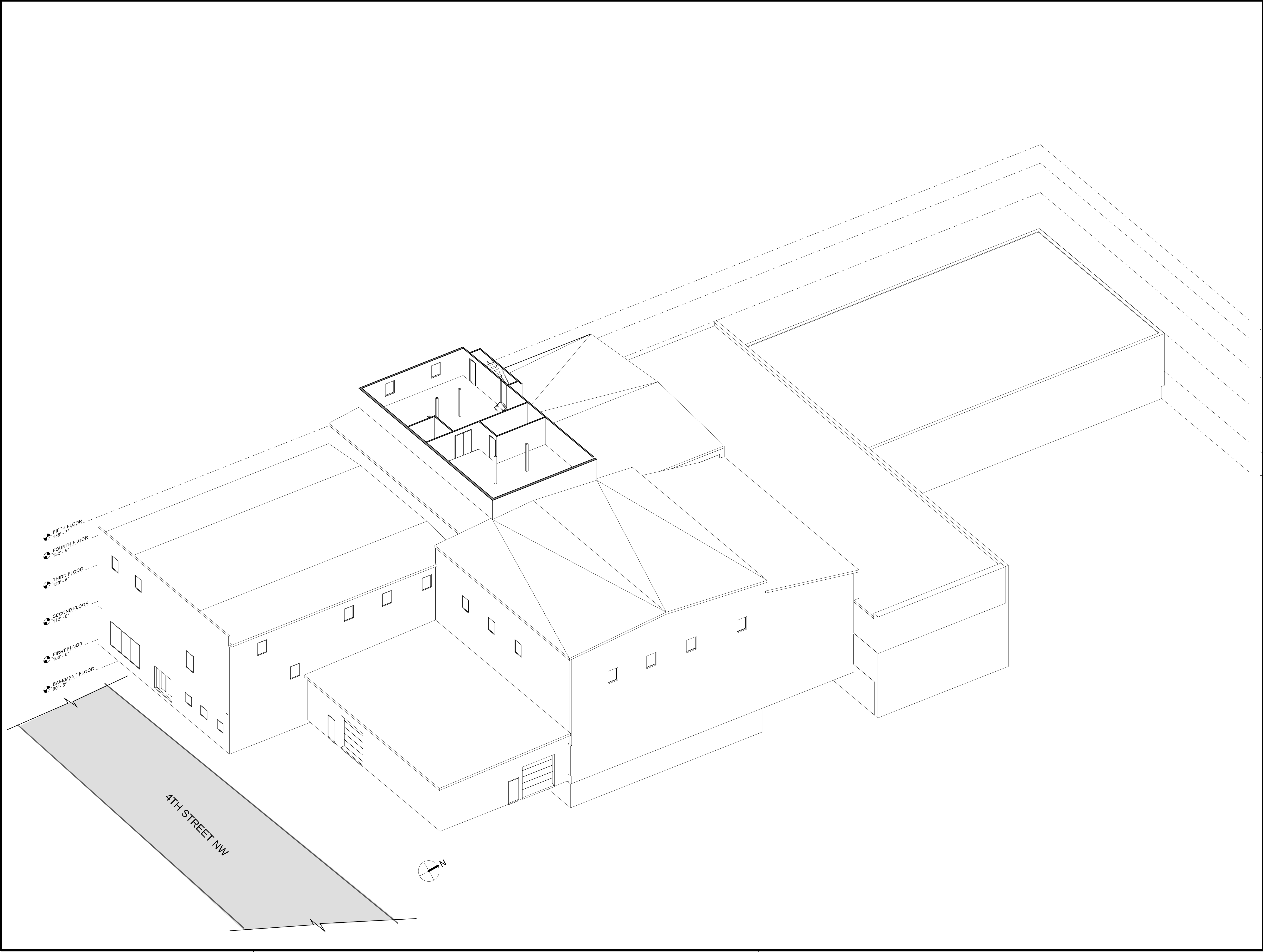
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ISOMETRIC OF BUILDING CUT AT 6TH FLOOR

SHEET

A2-12

PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
-  URGENT REPAIR NEEDED
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FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

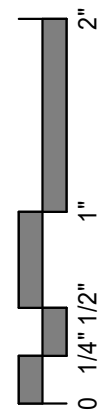
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DATE	DESCRIPTION	BY

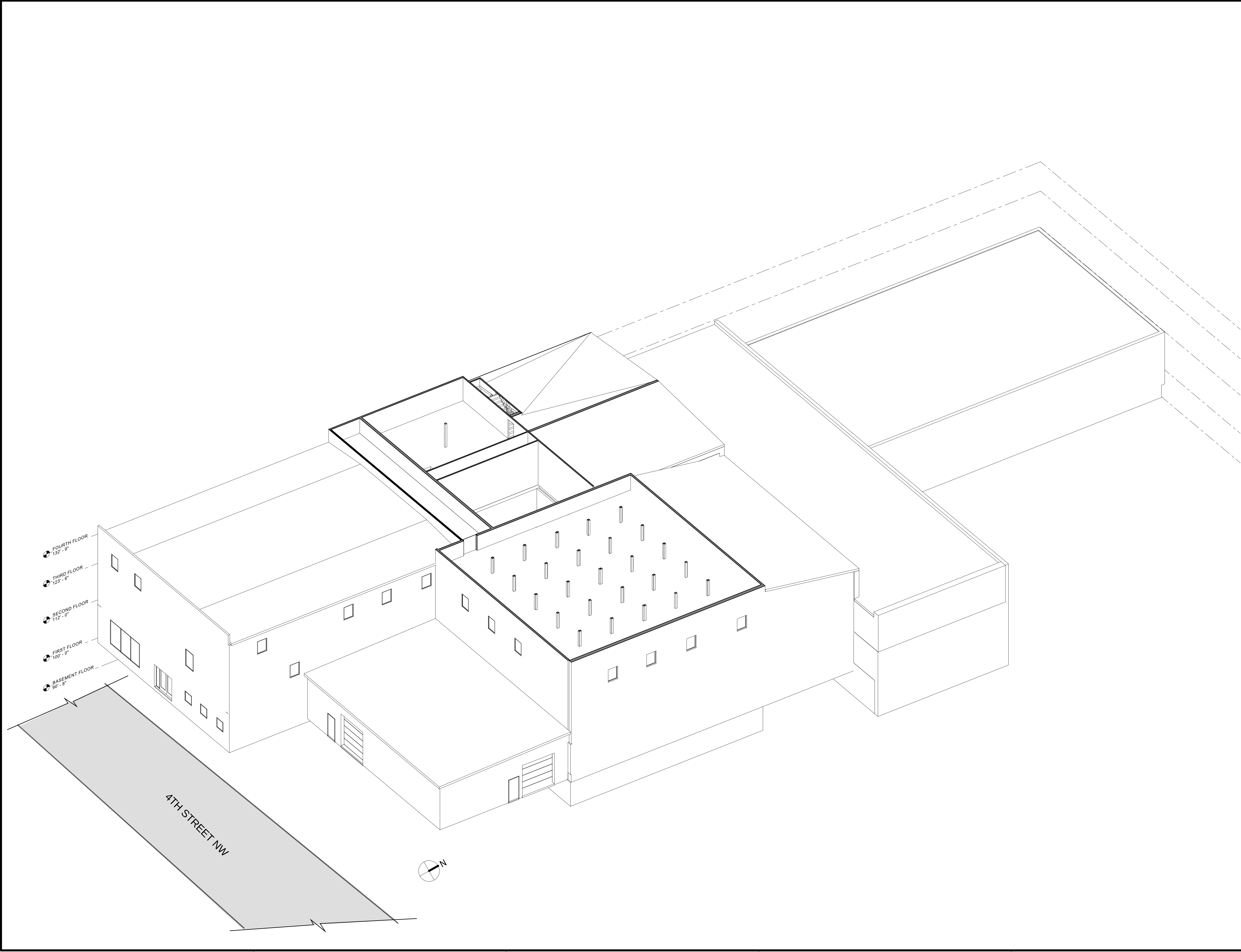
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ORIGINAL ISSUE DATE	
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TITLE
ISOMETRIC OF BUILDING CUT AT 5TH FLOOR

SHEET
A2-13

PRELIMINARY NOT FOR CONSTRUCTION





KEYNOTE LEGEND:

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PROJECT
FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

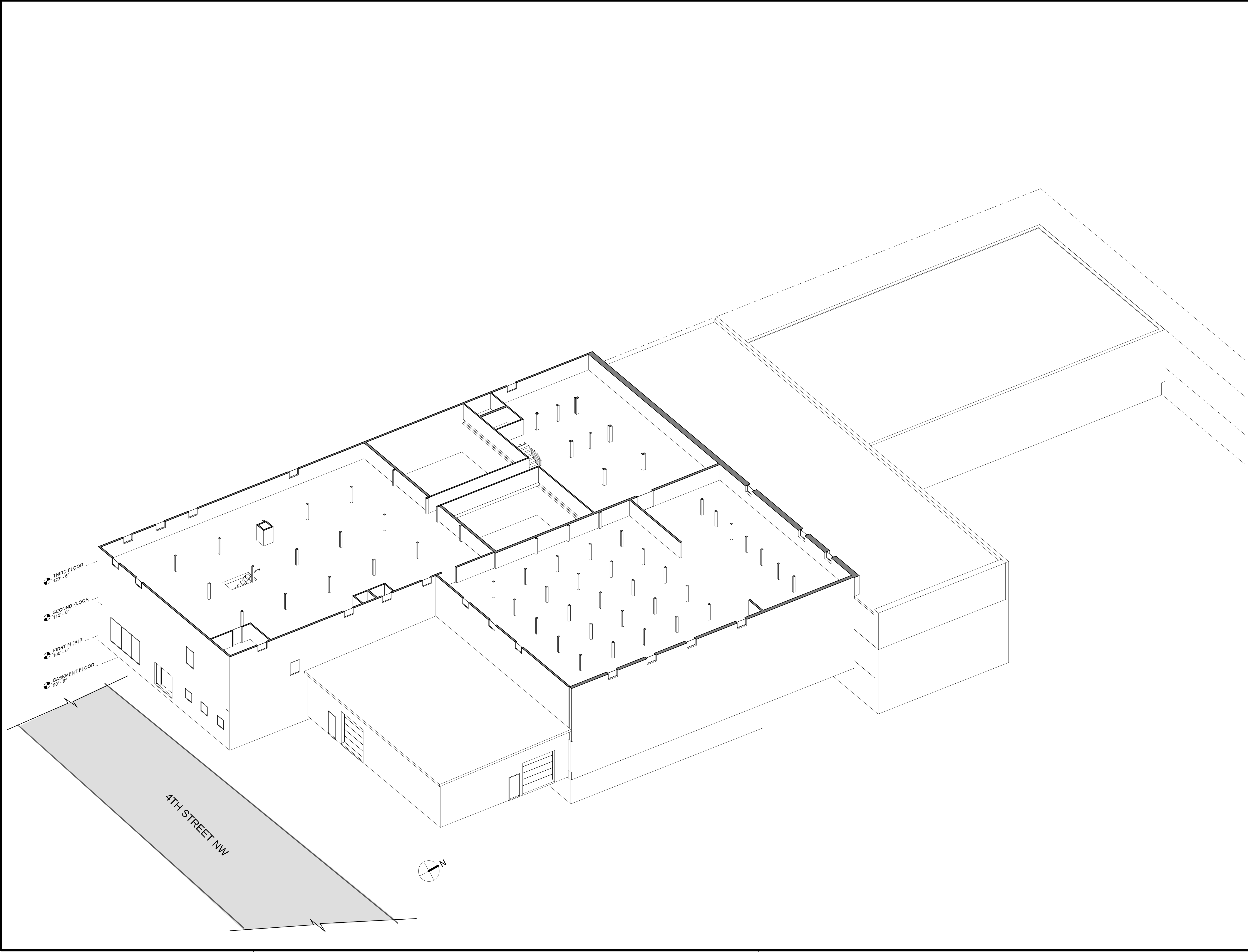
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DATE	DESCRIPTION	BY

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FILE NAME	
DRAWN BY	
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REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE
ISOMETRIC OF BUILDING CUT AT 4TH FLOOR

SHEET
A2-14

PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTE LEGEND:

- GENERAL OBSERVATIONS
- URGENT REPAIR NEEDED
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PROJECT
FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

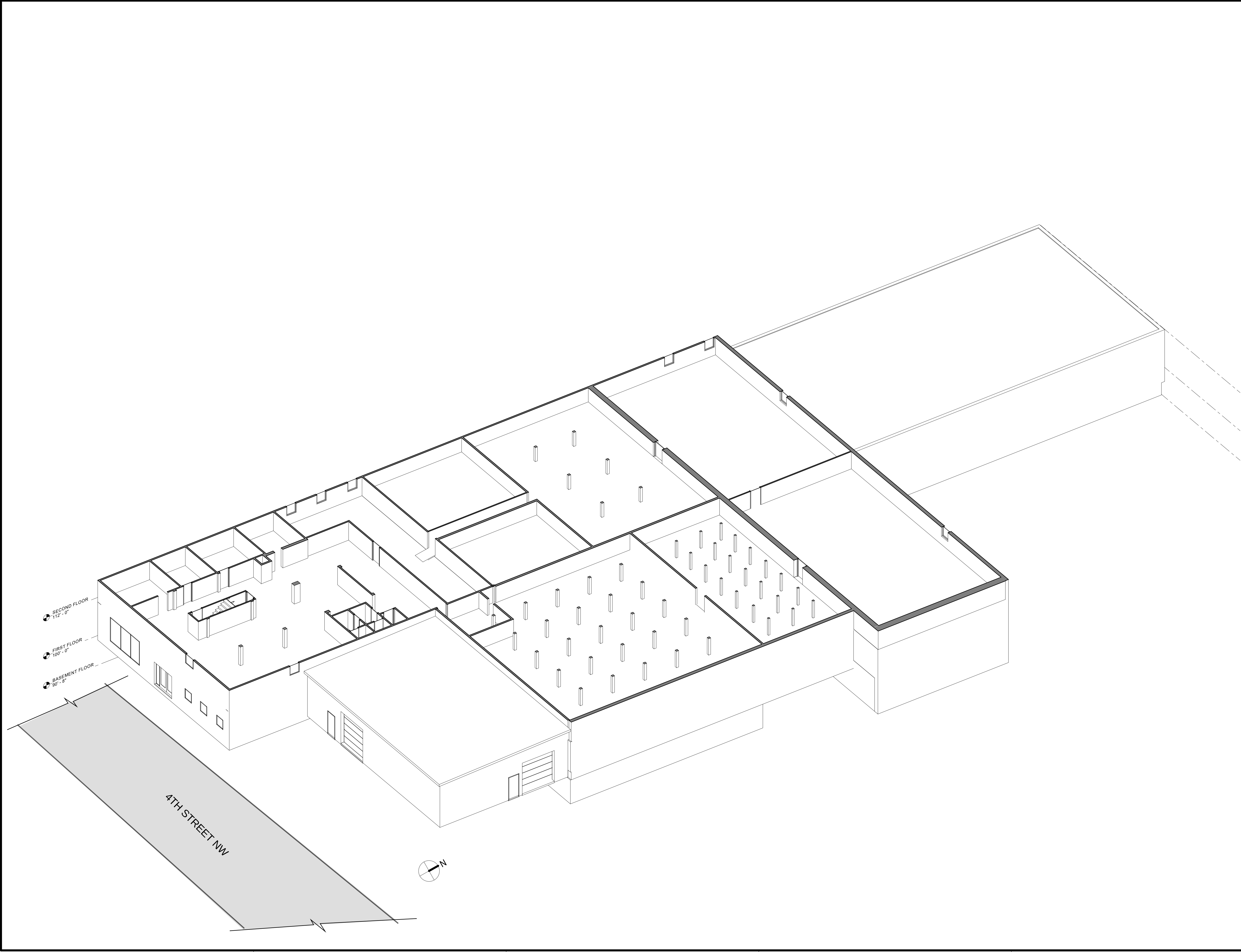
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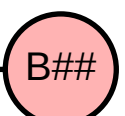
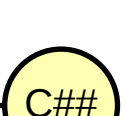
TITLE
ISOMETRIC OF BUILDING CUT AT 3RD FLOOR

SHEET
A2-15

PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
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PROJECT
FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

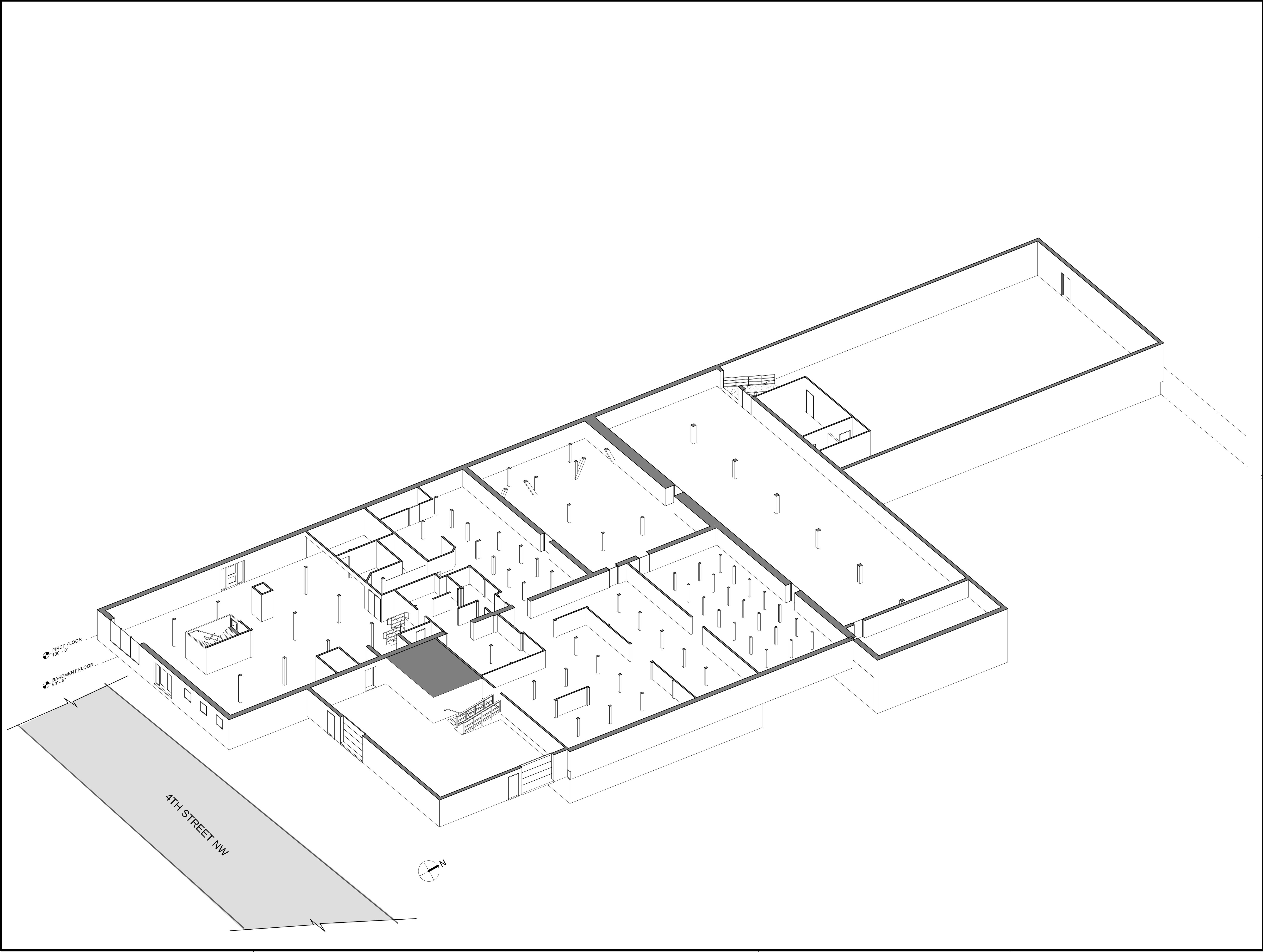
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DATE	DESCRIPTION	BY

PROJECT NO.	19-23224
FILE NAME	
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REVIEWED BY	
ORIGINAL ISSUE DATE	
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TITLE
ISOMETRIC OF BUILDING CUT AT 2ND FLOOR

SHEET
A2-16

PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTE LEGEND:

- GENERAL OBSERVATIONS
- URGENT REPAIR NEEDED
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PROJECT
FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

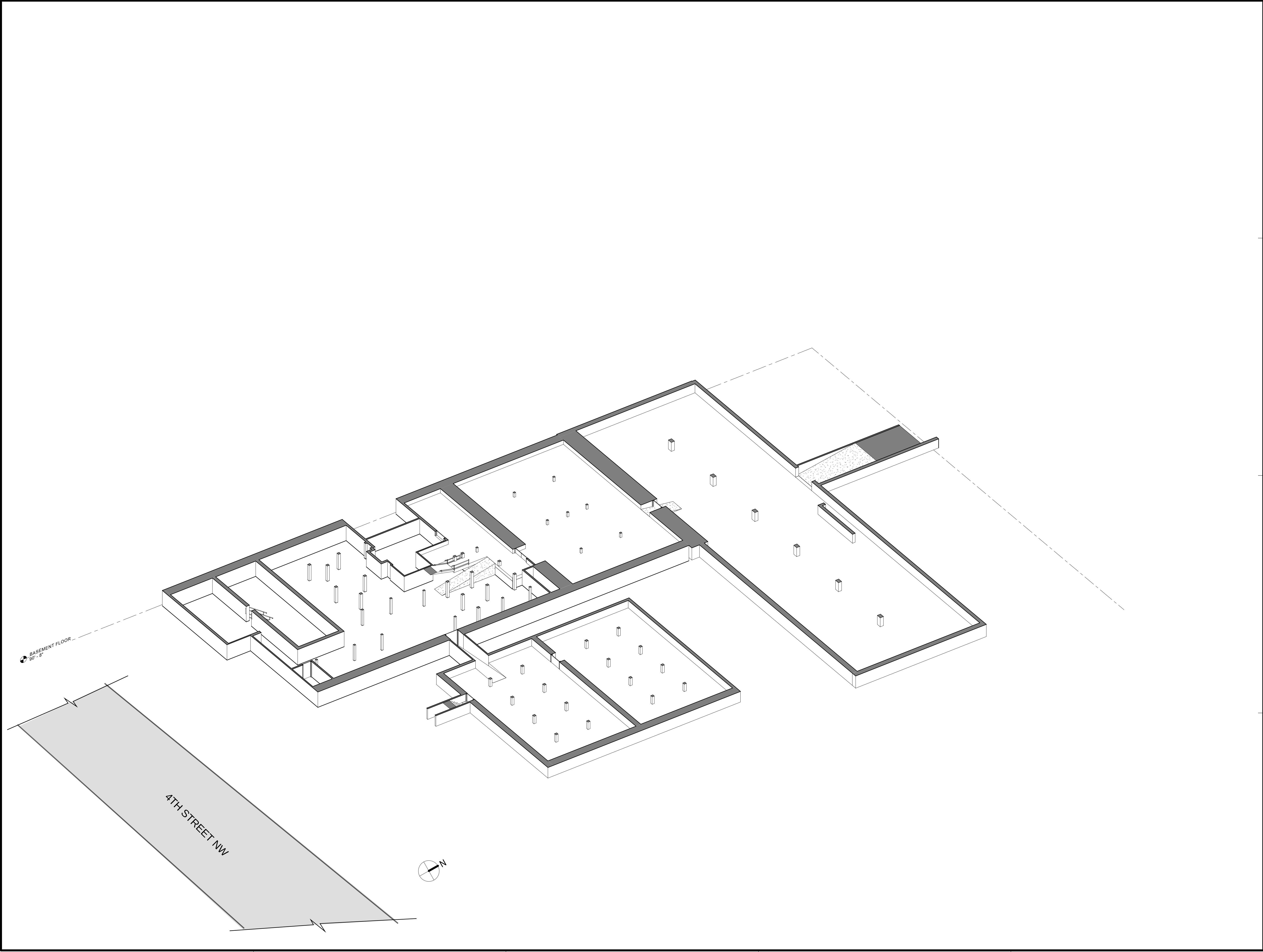
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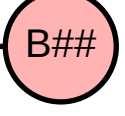
TITLE
ISOMETRIC OF BUILDING CUT AT 1ST FLOOR

SHEET
A2-17

PRELIMINARY NOT FOR CONSTRUCTION



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
-  URGENT REPAIR NEEDED
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PROJECT
FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

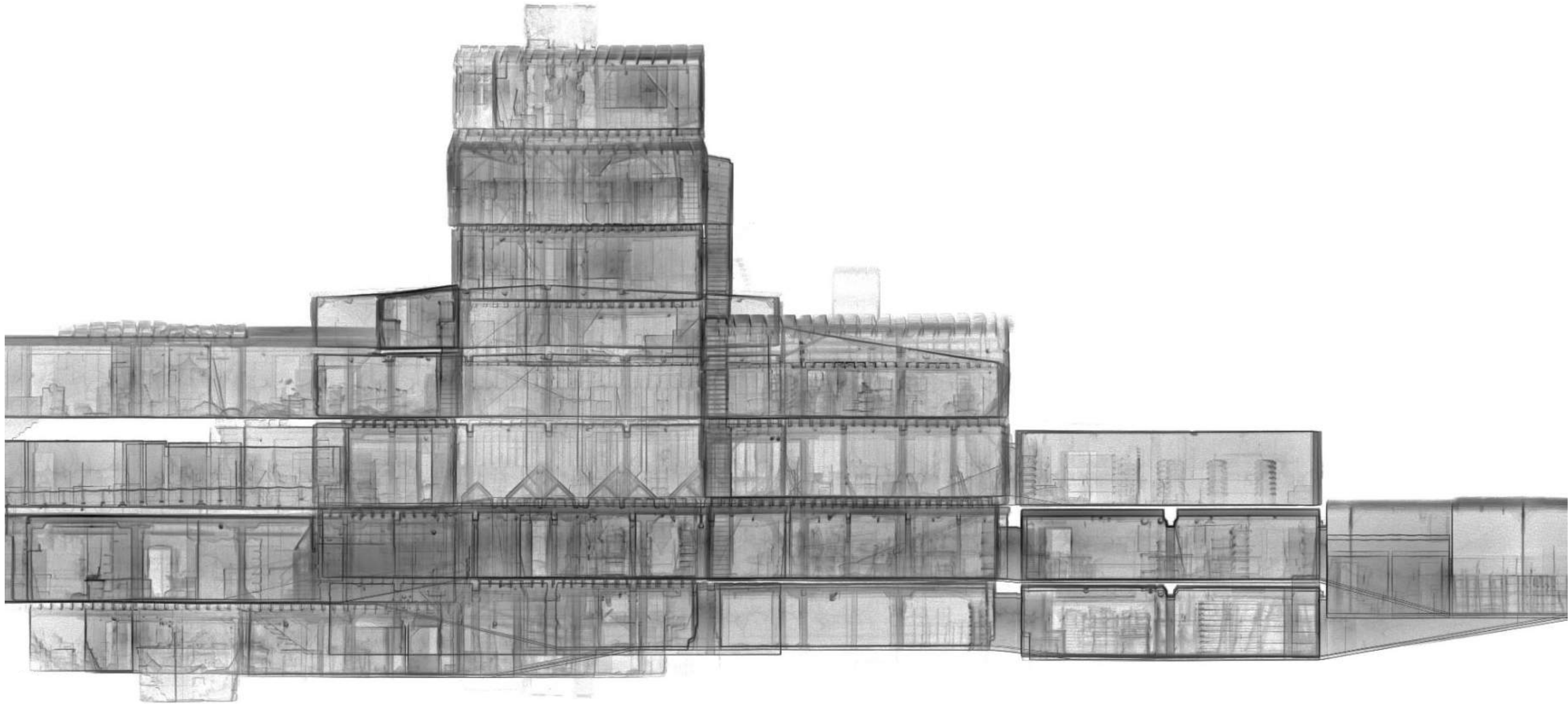
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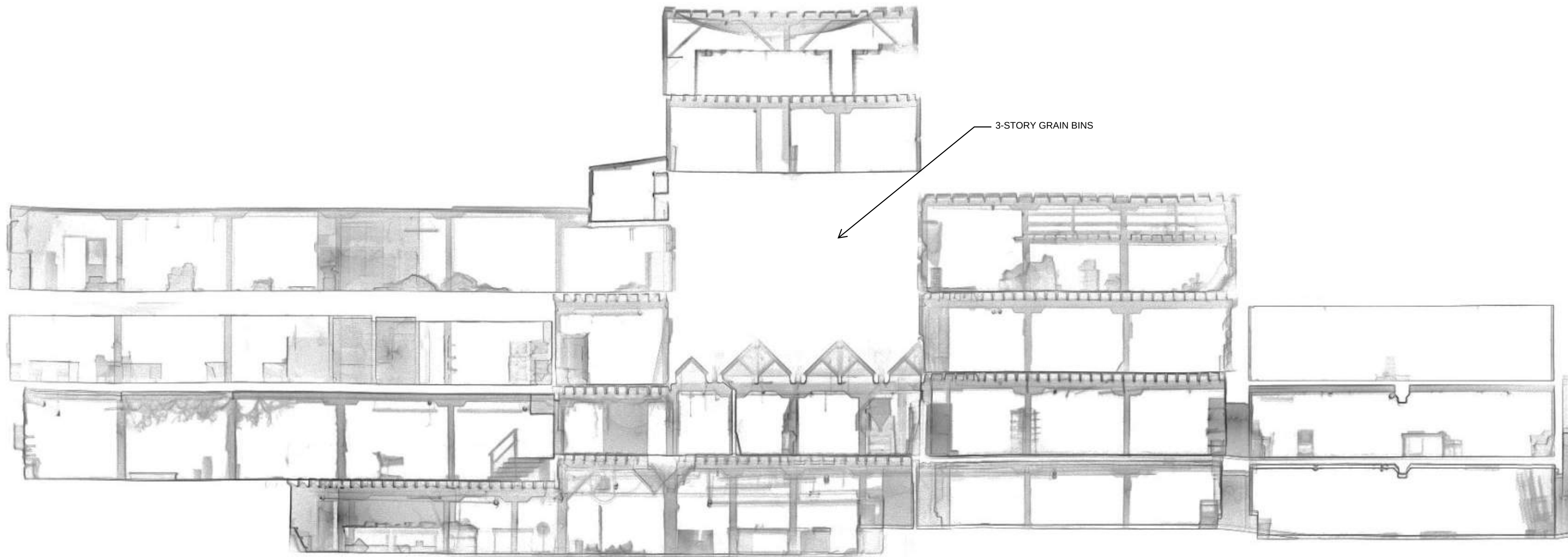
TITLE
ISOMETRIC OF BUILDING CUT AT BASEMENT

SHEET
A2-18

PRELIMINARY NOT FOR CONSTRUCTION



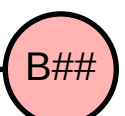
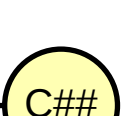
3D SCAN IMAGE - NORTH-TO-SOUTH SECTION THROUGH BUILDING



3D SCAN IMAGE - NORTH-TO-SOUTH SECTION THROUGH BUILDING



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
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PROJECT

FARMER SEED & NURSERY
BUILDING RENOVATION

FARIBAULT MINNESOTA

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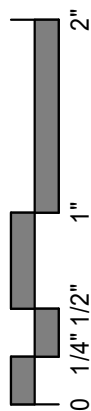
TITLE

BUILDING SECTIONS

SHEET

A3-11

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION





KEYNOTE LEGEND:

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PROJECT

FARMER SEED & NURSERY
BUILDING
RENOVATION

FARIBAULT MINNESOTA

REVISION SCHEDULE		
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PROJECT NO. 19-23224

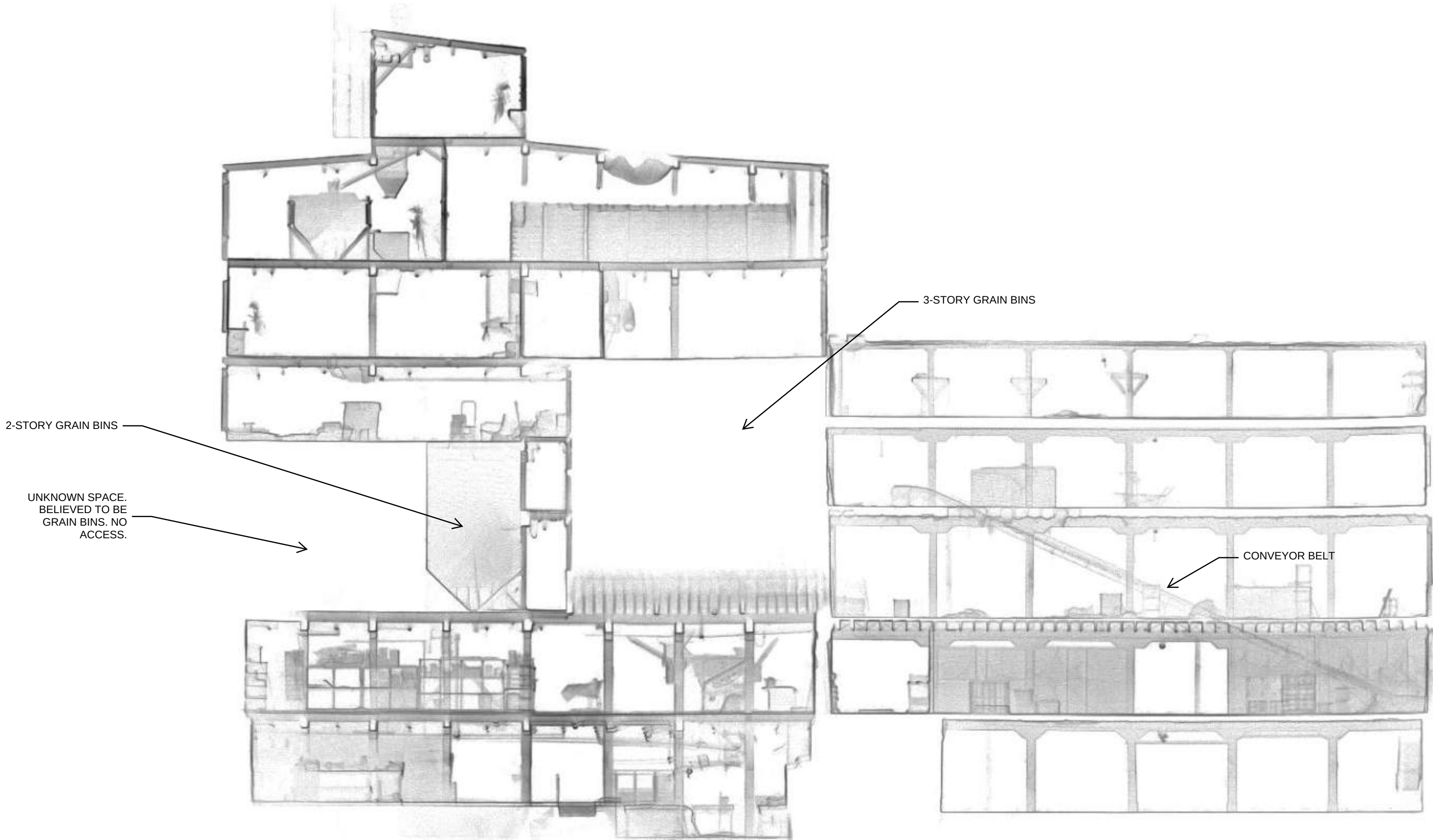
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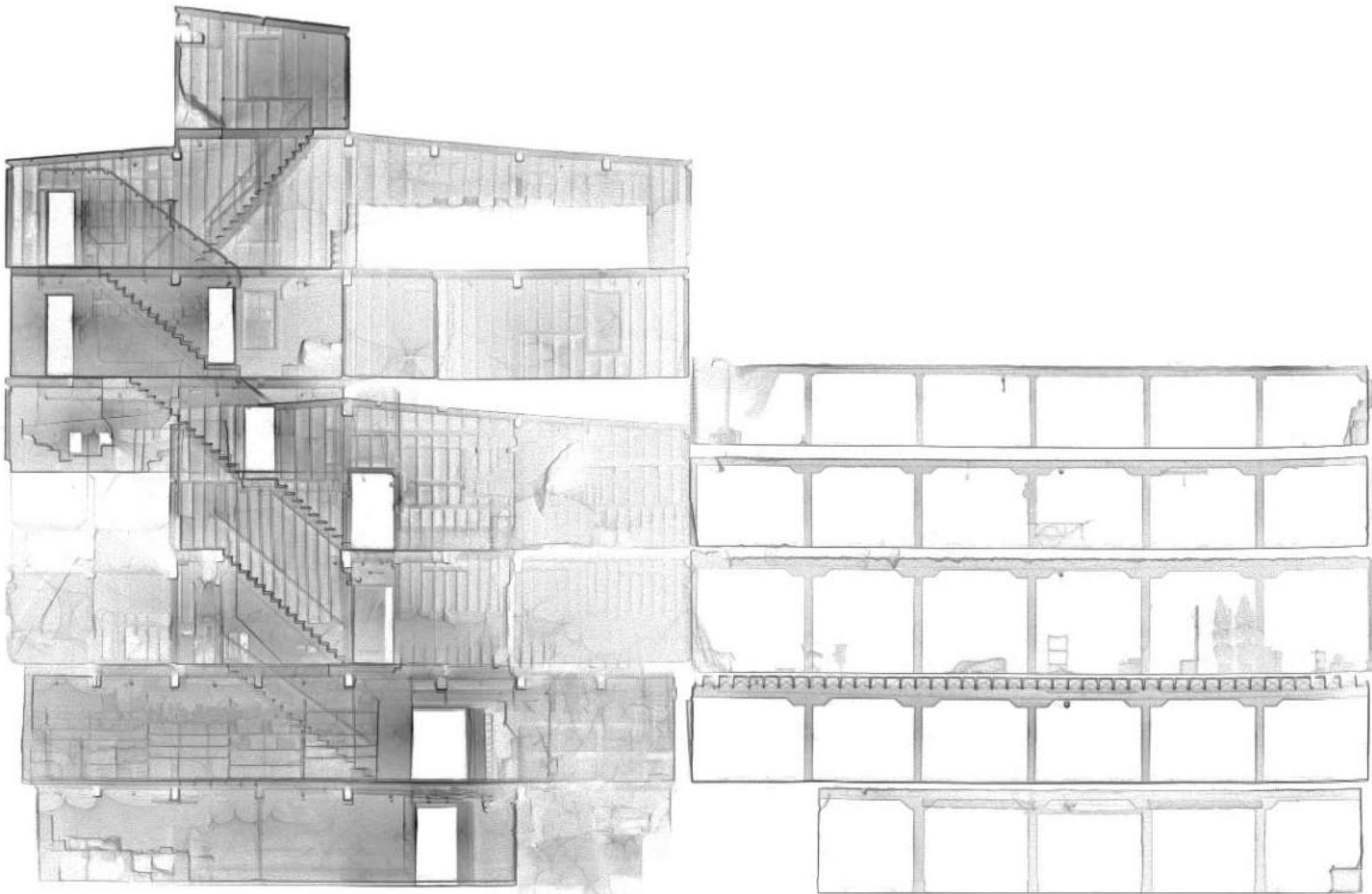
BUILDING
SECTIONS

SHEET

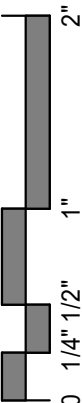
A3-12



3D SCAN IMAGE - EAST-TO-WEST SECTION THROUGH BUILDING



3D SCAN IMAGE - EAST-TO-WEST SECTION THROUGH BUILDING



APPENDIX E: PHOTOS ASSOCIATED WITH OBSERVATIONS AND RECOMMENDATIONS

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 1 - DAMAGED FLOOR BOARDS AND JOISTS RESULTING FROM LEAKS ON ROOF ABOVE 6TH FLOOR.



FIGURE 2 - DAMAGED ROOF FRAMING ABOVE 3RD FLOOR. PIPE IS SUPPORTING THE ROOF JOIST. ROOF IS LEAKING AT THIS LOCATION.

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 3 - DAMAGED FRAMING DUE TO LEAK IN ROOF ABOVE FOURTH FLOOR IN EAST WING. REPAIRS ARE NEEDED AS SOON AS PRACTICAL..



FIGURE 4 - TYPICAL WOOD FRAMING SEEN THROUGHOUT MOST OF THE BUILDING. A MAJORITY OF THE FRAMING IS IN GOOD CONDITION EXCEPT WHERE ROOF LEAKS ARE CAUSING MOISTURE INTRUSION AND DAMAGE.



FIGURE 5 - TYPICAL METAL SIDING ON EXTERIOR WALLS. NOTE THE STONE PATTERN STAMPED ON THE METAL SHEETS.

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 6 - WOODEN HOPPERS USED ON THE UPPER FLOORS OF THE ORIGINAL STRUCTURE.

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 7 - DUCTS AND SEED DISPENSING DEVICES ON THE FIRST FLOOR DIRECTLY BELOW THE MULTI-STORY GRAIN BINS; THE SEED WOULD BE COLLECTED FROM THE DISPENSERS AND THEN PLACED ON THE SCALE SET IN THE FLOOR.

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 8 - TYPICAL WOOD FRAMING AT THE BASE OF THE MULTI-STORY GRAIN BINS; THIS VIEW IS FROM THE FIRST FLOOR OF THE BUILDING. THE ROCK-FACED FARIBAULT STONE CAN BE SEEN SUPPORTING THE WOOD FRAMING OF THE GRAIN BINS.

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 9 - TYPICAL WOOD FRAMING AND BRACING ADJACENT TO A STONE WALL ON THE LOWER FLOORS OF THE MAIN WOOD BUILDING. .

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 10 - TYPICAL STEEL FRAMING SEEN WITHIN THE STEEL-FRAMED BUILDING (CIRCA 1930).

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 11 - TYPICAL STEEL FRAMING IN THE PRE-ENGINEERED METAL BUILDING (CIRCA 2000).

(CONT.) APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND
RECOMMENDATIONS



FIGURE 12 - TYPICAL PRECAST CONCRETE FRAMING OF 2-STORY CONCRETE ADDITION (CIRCA 1950s)



FARMER SEED AND NURSERY

WORKING SESSION

11/1/2021

BY: NICOLE EL-SAWAF

HISTORY



- Listed on the National Historic Register in 1982
- First Building Built in 1893
- Functioned as a seed house and nurse
- Murphy Man-lift
- Three story grain elevators
- Gravity seed cleaning process
- Storage/cold rooms in the basement
- Highly visible from 4th Street



7-STORY HEAVY TIMBER FRAME INCLUDES
3-STORY ORIGINAL STRUCTURE PLUS 4
STORIES AND MULTIPLE 2-STORY GRAIN
BINS CONSTRUCTED AS ADDITIONS ;
PARTIAL BASEMENT (CIRCA 1902-1920s)

3-STORY HEAVY TIMBER FRAME
ORIGINAL STRUCTURE WITH PARTIAL
BASEMENT AND CRAWLSPACE
(CIRCA 1893-1899)

TOP ROOF
170' - 8"

SEVENTH FLOOR
169' - 4"

SIXTH FLOOR
148' - 1"

FIFTH FLOOR
138' - 1"

FOURTH FLOOR
129' - 9"

THIRD FLOOR
129' - 8"

SECOND FLOOR
112' - 0"

FIRST FLOOR
109' - 0"

BASEMENT FLOOR
80' - 8"

1-STORY PRE-ENGINEERED
METAL BUILDING SLAB-ON-GRADE
ADDITION (CIRCA 2000)

2-STORY PRECAST AND
CONCRETE MASONRY
ADDITION WITH
BASEMENT (CIRCA 1950s)

3-STORY HEAVY TIMBER FRAME
ADDITION WITH CRAWLSPACE
BELOW (CIRCA 1914-1920s)

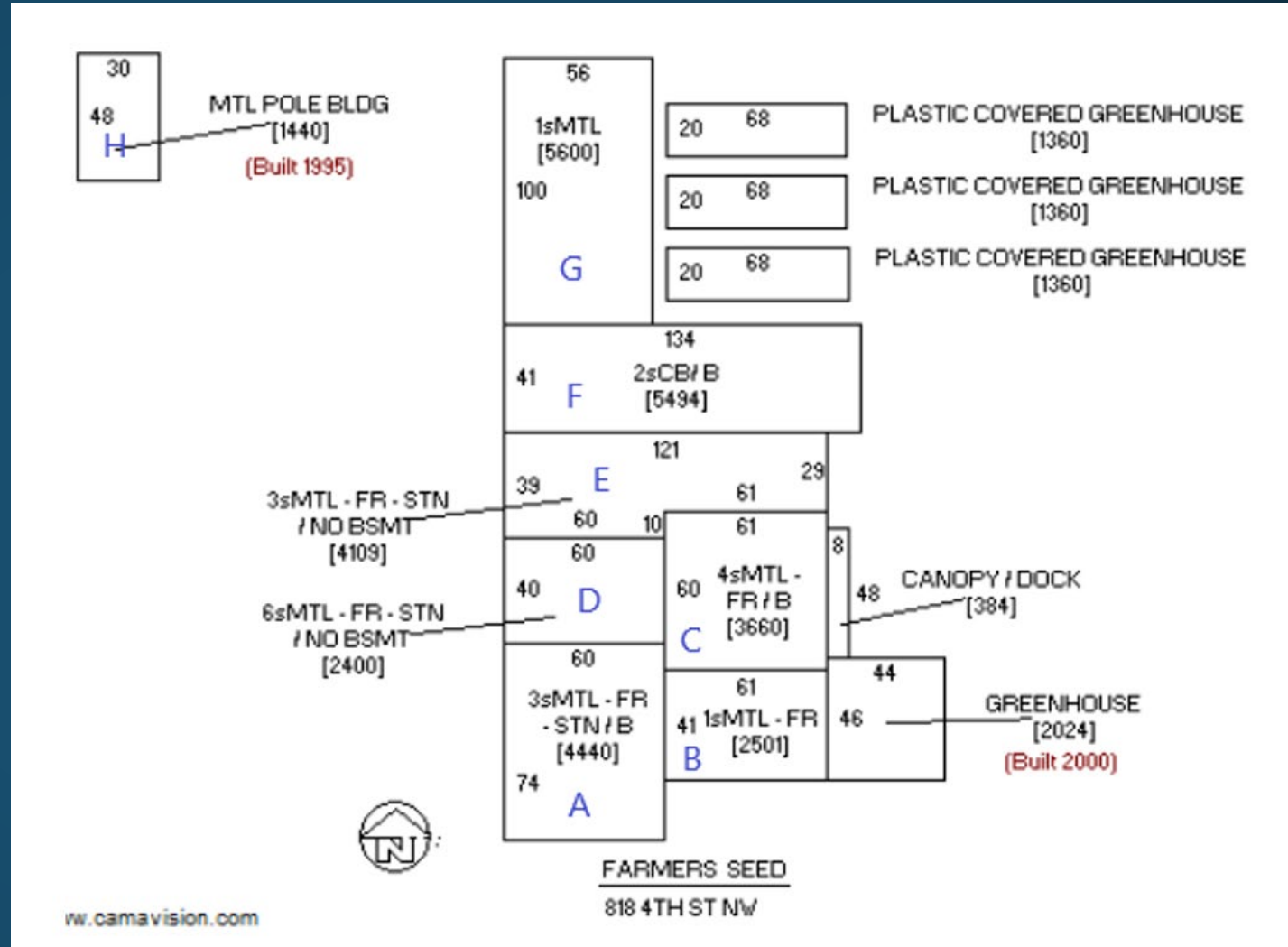
4-STORY HEAVY TIMBER
FRAME ADDITION W/
BASEMENT (CIRCA 1906)

1-STORY STEEL FRAME
SLAB-ON-GRADE
ADDITION (CIRCA 1980)

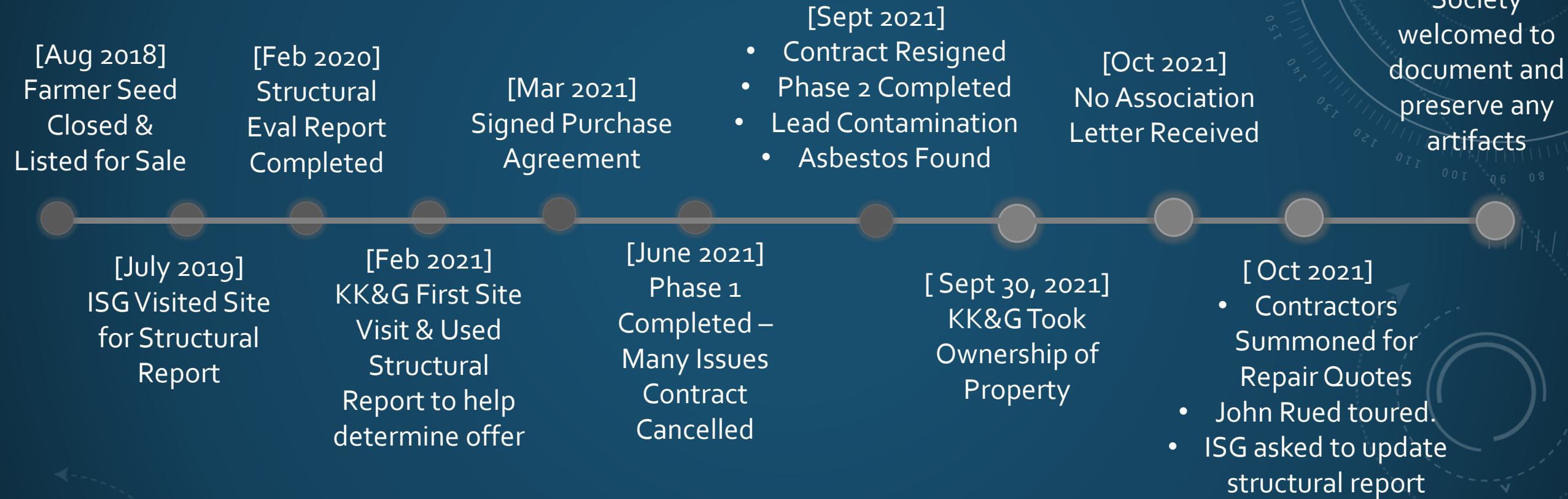
4TH STREET NW

BACKGROUND ON KK&G PROPERTIES

- Father daughter duo
- Vacant and distressed properties
 - Rehab and reuse
- Our other facilities
- Our Faribault search



HISTORY



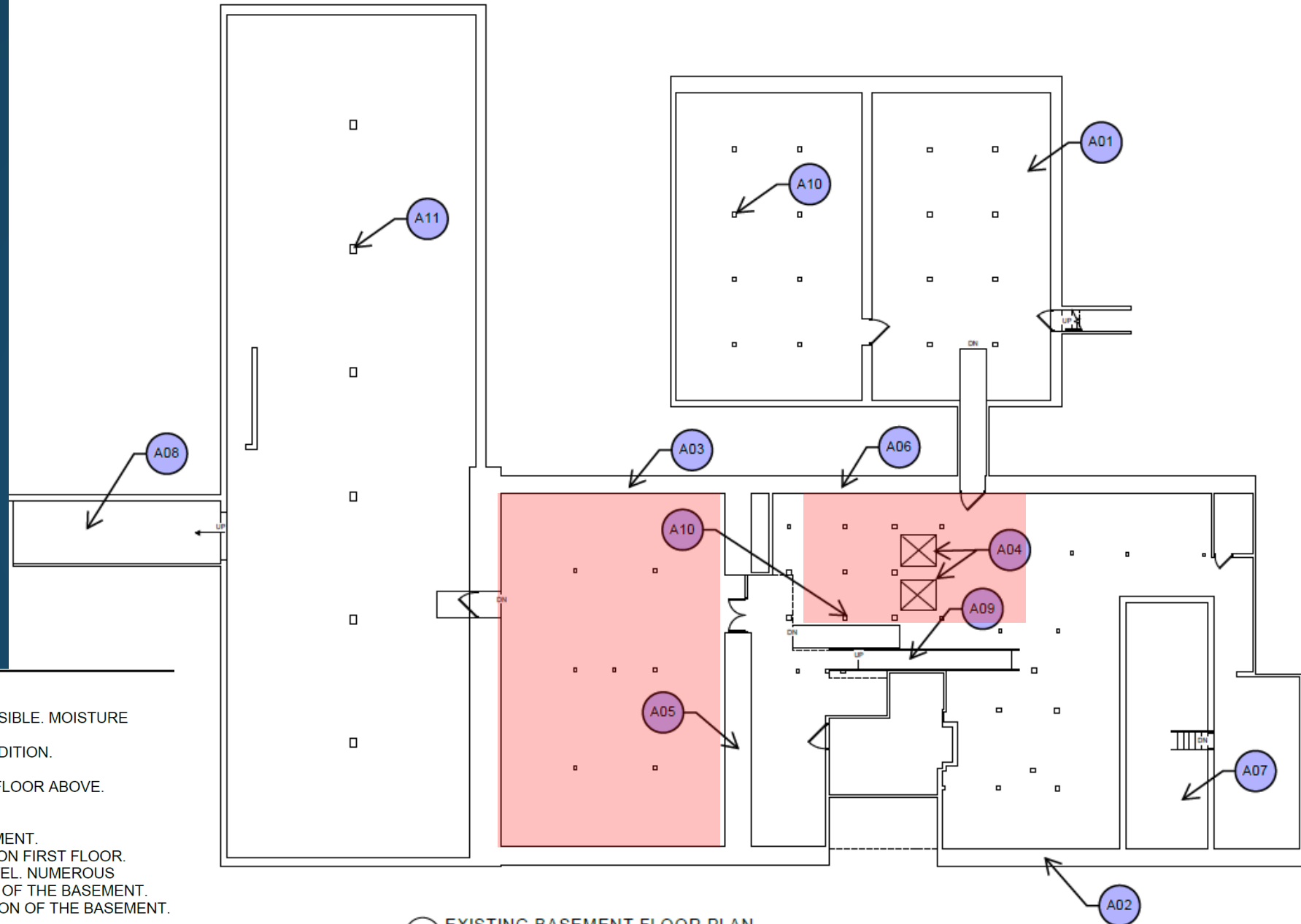
BASEMENT

KEYNOTE LEGEND:

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KEYNOTES:

- A01 - OLD COLD STORAGE FACILITIES. NO STRUCTURAL ISSUES VISIBLE. MOISTURE PRESENT ON CEILING.
- A02 - CAST-IN-PLACE CONCRETE FOUNDATION WALLS IN FINE CONDITION.
- A03 - MASONRY FOUNDATION WALLS IN FINE CONDITION.
- A04 - HOPPERS EXTENDING DOWN INTO BASEMENT SPACE FROM FLOOR ABOVE.
- A05 - STONE FOUNDATION WALL IN FINE CONDITION.
- A06 - BRICK FOUNDATION WALL IN FINE CONDITION.
- A07 - ROOM HOUSING NUMEROUS PIECES OF MECHANICAL EQUIPMENT.
- A08 - CONCRETE RAMP UP TO PRE-ENGINEERED METAL BUILDING ON FIRST FLOOR.
- A09 - WOOD RAMP FROM FIRST FLOOR DOWN INTO BASEMENT LEVEL. NUMEROUS CHANGES IN FLOOR ELEVATION EXIST THROUGH THIS MAIN LEVEL OF THE BASEMENT.
- A10 - HEAVY TIMBER COLUMNS TYPICAL THROUGHOUT THIS SECTION OF THE BASEMENT.
- A11 - CONCRETE COLUMNS IN THIS AREA OF THE BASEMENT.























1ST FLOOR

KEYNOTE LEGEND:

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KEYNOTES:

A12 - OLD WOOD LOADING DOCK APPEARS TO HAVE BEEN PRESENT HERE IN PAST; JOIST POCKETS STILL VISIBLE IN STONE WALL THAT WAS AT ONE TIME AN EXTERIOR WALL.
A13 - MOISTURE ON FLOOR; EVIDENCE THAT WATER FROM ROOF LEAKS ABOVE THIS AREA ON THIRD AND FOURTH FLOORS IS MAKING ITS WAY TO LOWER LEVELS.
A14 - MOISTURE PRESENT ON ABOUT 100 SQUARE FEET OF WALL. PLASTER COVERING WALL IS WET AND DETERIORATING, BUT NO STRUCTURAL ISSUE; BUT IT IS EVIDENCE THAT MOISTURE IS MAKING ITS WAY DOWN THIS WALL FROM LEAKS IN ROOF ABOVE.
A15 - CONCRETE BEAM AND COLUMNS SUPPORTING PRECAST HOLLOW CORE PLANK.
A16 - FINISHED SPACE WITH HARD CEILING. PREVIOUSLY RETAIL SPACE.
A17 - ROCK FACE FARIBAUT STONE WALL; GROUND LEVEL TO 2ND FLOOR FRAMING.
A18 - SCALE USED TO WEIGH SEED DISCHARGED FROM GRAIN BINS ABOVE. SCALE WOULD LIKELY REMAIN PART OF FUTURE USES AS A HISTORICAL FEATURE.
A19 - GRAIN BIN HOPPERS/DISCHARGE CHUTES VISIBLE ABOVE FIRST FLOOR SPACE.
A20 - STEEL FRAMING ADDED IN PARTS OF 2ND FLOOR FRAMING. NO ISSUES VISIBLE.
A21 - LIGHTS OFF IN THIS AREA; VERY LITTLE FRAMING WAS EASILY VISIBLE.
A22 - STEEL ROOF FRAMING ABOVE IS IN GOOD CONDITION.
A23 - HEAVY TIMBER AND WOOD FRAMING ABOVE IS IN OKAY CONDITION OVERALL.
A24 - ORIGINAL EXTERIOR WALL. MADE OF STONE.























2ND FLOOR

KEYNOTES:

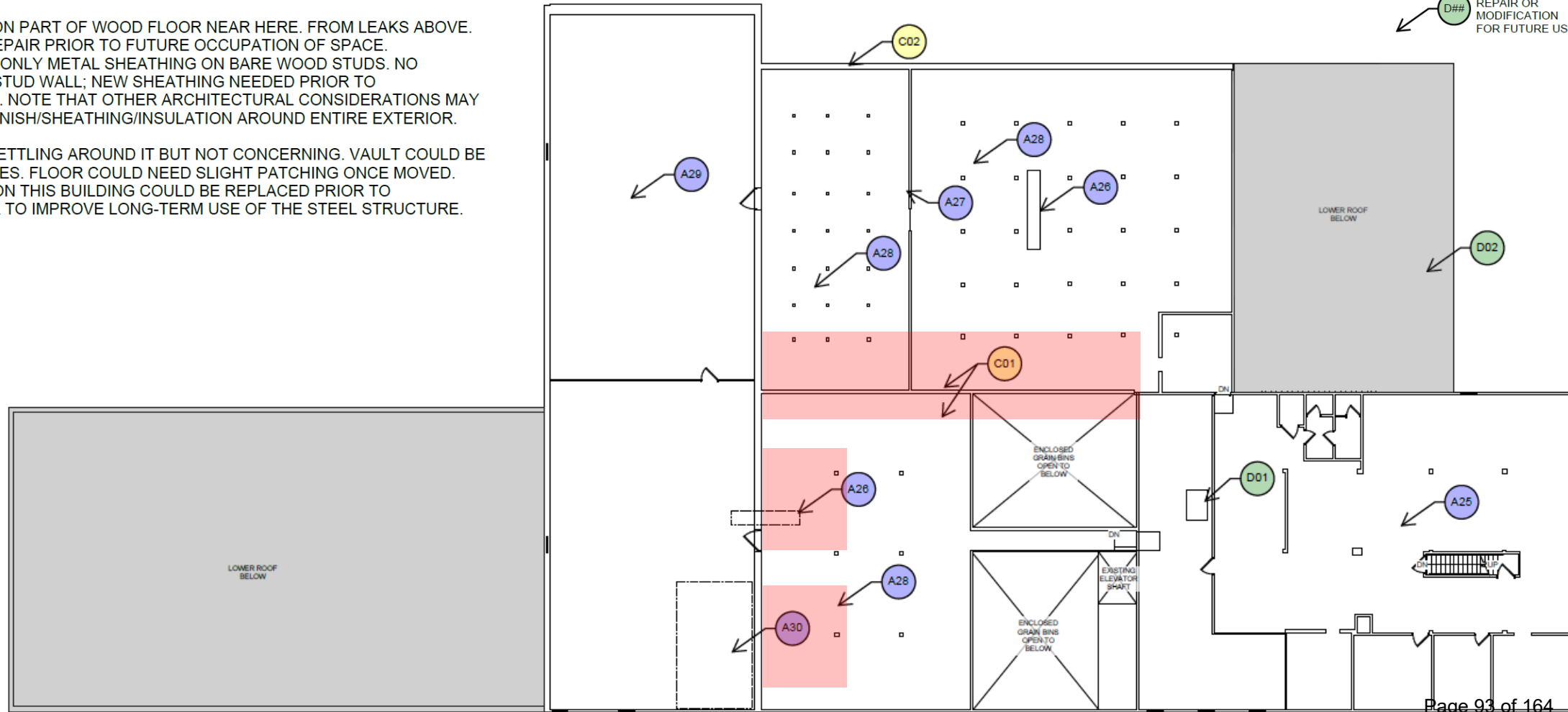
A25 - FINISHED SPACE WITH DROP CEILING. MOST RECENTLY USED AS OFFICE SPACE.
A26 - CONVEYOR BELT BETWEEN FLOORS.
A27 - OLD EXTERIOR WALL. CONSTRUCTED OF WOOD.
A28 - WOOD FRAMING ABOVE THIS AREA IS GENERALLY IN OKAY CONDITION EXCEPT WHERE MOISTURE DAMAGE IS NOTED.
A29 - CONCRETE FRAMING IS IN GOOD CONDITION.
A30 - CELL TOWER EQUIPMENT. FENCE AROUND THIS AREA.

C01 - MOISTURE DAMAGE ON PART OF WOOD FLOOR NEAR HERE. FROM LEAKS ABOVE. FRAMING LIKELY NEEDS REPAIR PRIOR TO FUTURE OCCUPATION OF SPACE.
C02 - EXTERIOR WALL HAS ONLY METAL SHEATHING ON BARE WOOD STUDS. NO SHEATHING ON INTERIOR STUD WALL; NEW SHEATHING NEEDED PRIOR TO REOCCUPATION OF SPACE. NOTE THAT OTHER ARCHITECTURAL CONSIDERATIONS MAY REQUIRE NEW INTERIOR FINISH/SHEATHING/INSULATION AROUND ENTIRE EXTERIOR.

D01 - OLD VAULT; FLOOR SETTLING AROUND IT BUT NOT CONCERNING. VAULT COULD BE RELOCATED IN FUTURE USES. FLOOR COULD NEED SLIGHT PATCHING ONCE MOVED.
D02 - ROOFING MATERIAL ON THIS BUILDING COULD BE REPLACED PRIOR TO REOCCUPATION IN ORDER TO IMPROVE LONG-TERM USE OF THE STEEL STRUCTURE.

KEYNOTE LEGEND:

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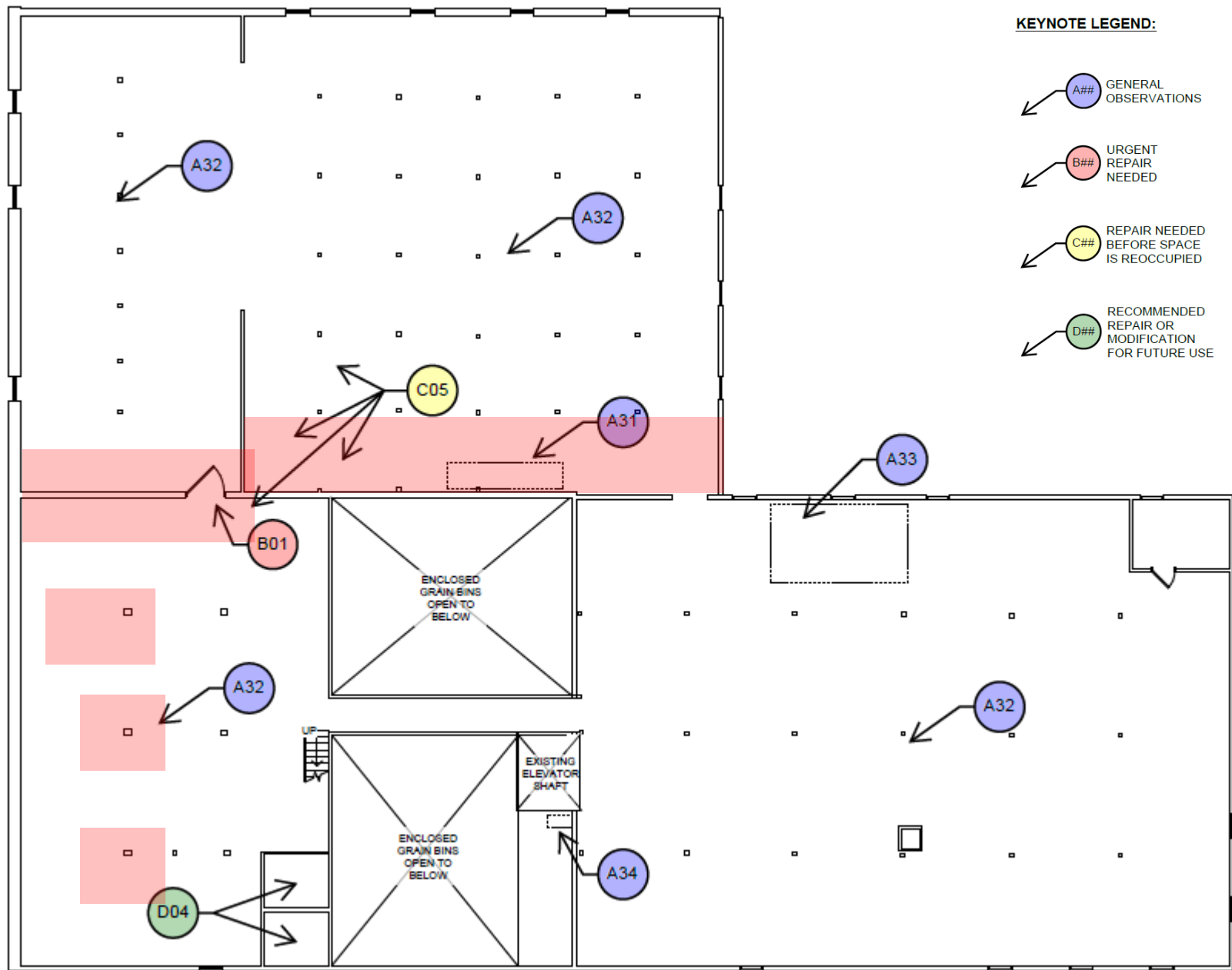








3RD FLOOR



KEYNOTE LEGEND:

-  GENERAL OBSERVATIONS
-  URGENT REPAIR NEEDED
-  REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
-  RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

KEYNOTES:

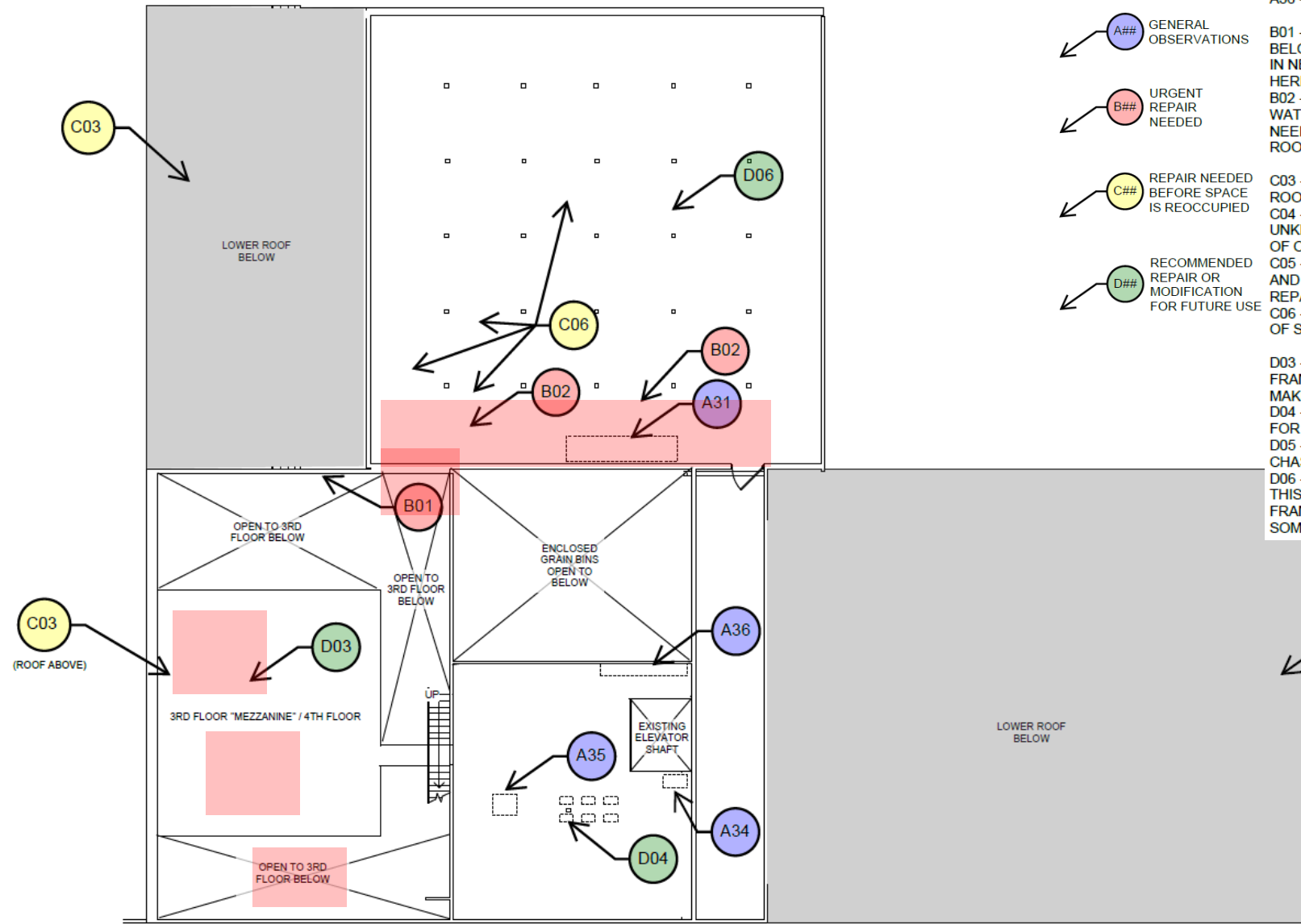
- A31 - STAIRS BETWEEN FLOORS.
- A32 - WOOD FRAMING IS GENERALLY IN OKAY CONDITION EXCEPT WHERE NOTED.
- A33 - APPROXIMATE LOCATION OF EXISTING RESTROOMS.
- A34 - MURPHY MAN LIFT IN THIS APPROXIMATE LOCATION. GOES UP TO 7TH FLOOR.
- A35 - HATCH DOORS IN FLOOR THAT OPEN UP TO GRAIN BINS BELOW. COULD BE REUTILIZED AS A HISTORICAL FEATURE IN A FUTURE USE.
- A36 - CHUTE FROM ORIGINAL USE PROCESSING SEEDS. HISTORICAL VALUE LIKELY.
- B01 - VISIBLE ACTIVE LEAK IN ROOF ABOVE. WATER IS BEING COLLECTED IN CONTAINERS BELOW THE LEAK. JOIST IS DAMAGED AND SUPPORTED BY PIPING. JOIST AND DECK ARE IN NEED OF URGENT REPAIR TO STOP THE LEAK. THE ROOFING SHOULD BE PATCHED HERE AS SOON AS POSSIBLE TO PREVENT FURTHER LEAKS AND MOISTURE DAMAGE.
- B02 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 4TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING IN CONTAINERS ON 4TH FLOOR. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.
- C03 - MEMBRANE ROOF. NO VISIBLE ACTIVE LEAKS IN NEED OF IMMEDIATE REPAIR, BUT ROOFING SHOULD BE REPLACED IN THE NEXT 1-3 YEARS.
- C04 - ROOF IS HALF MEMBRANE AND HALF CORRUGATED LIGHT GAGE METAL. AGE UNKNOWN AND NO VISIBLE LEAKS. BUT ROOFING SHOULD BE REPLACED SUCH THAT IT IS OF ONE MATERIAL IN THE NEXT 1-3 YEARS. SOME NEW SHEATHING VISIBLE BELOW ROOF.
- C05 - FLOOR BOARDS ARE BUCKLING DUE TO MOISTURE DAMAGE FROM LEAKS IN ROOF AND FLOOR ABOVE. JOISTS AND FLOORING IN THIS GENERAL AREA WOULD NEED REPAIRS PRIOR TO REOCCUPATION OF THE BUILDING.
- C06 - MOISTURE DAMAGE ALREADY VISIBLE IN FLOOR FRAMING BELOW. REPLACEMENT OF SOME FRAMING IS LIKELY NEEDED BEFORE REOCCUPATION OF SPACE.
- D03 - WOOD-FRAMED "MEZZANINE" THAT IS AT SAME LEVEL AS REST OF FOURTH FLOOR. FRAMING IS IN FINE CONDITION, BUT REMOVAL OF THE MEZZANINE IS LIKELY NEEDED TO MAKE THE 3RD FLOOR USABLE AS A FUTURE RESIDENTIAL OR OFFICE SPACE.
- D04 - ADDITIONAL GRAIN BIN SPACE THAT COULD BE MODIFIED TO ALLOW MORE SPACE FOR FUTURE RESIDENTIAL OR COMMERCIAL USES ON THIRD FLOOR.
- D05 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.
- D06 - NOT MUCH HEAD HEIGHT IN THIS AREA. FUTURE RESIDENTIAL USES COULD UTILIZE THIS SPACE AS "LOFT SPACE" THAT MAY REQUIRE SOME OF THE FOURTH FLOOR FRAMING TO BE REMOVED. THIS COULD BE STRATEGICALLY DONE TO AVOID REPLACING SOME OF THE ALREADY MOISTURE-DAMAGE FLOOR FRAMING OF FOURTH FLOOR.







4TH FLOOR



KEYNOTE LEGEND:

- A## GENERAL OBSERVATIONS
- B## URGENT REPAIR NEEDED
- C## REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- D## RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

KEYNOTES:

- A31 - STAIRS BETWEEN FLOORS.
- A32 - WOOD FRAMING IS GENERALLY IN OKAY CONDITION EXCEPT WHERE NOTED.
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- B02 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 4TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING IN CONTAINERS ON 4TH FLOOR. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.
- C03 - MEMBRANE ROOF. NO VISIBLE ACTIVE LEAKS IN NEED OF IMMEDIATE REPAIR, BUT ROOFING SHOULD BE REPLACED IN THE NEXT 1-3 YEARS.
- C04 - ROOF IS HALF MEMBRANE AND HALF CORRUGATED LIGHT GAGE METAL. AGE UNKNOWN AND NO VISIBLE LEAKS. BUT ROOFING SHOULD BE REPLACED SUCH THAT IT IS OF ONE MATERIAL IN THE NEXT 1-3 YEARS. SOME NEW SHEATHING VISIBLE BELOW ROOF.
- C05 - FLOOR BOARDS ARE BUCKLING DUE TO MOISTURE DAMAGE FROM LEAKS IN ROOF AND FLOOR ABOVE. JOISTS AND FLOORING IN THIS GENERAL AREA WOULD NEED REPAIRS PRIOR TO REOCCUPATION OF THE BUILDING.
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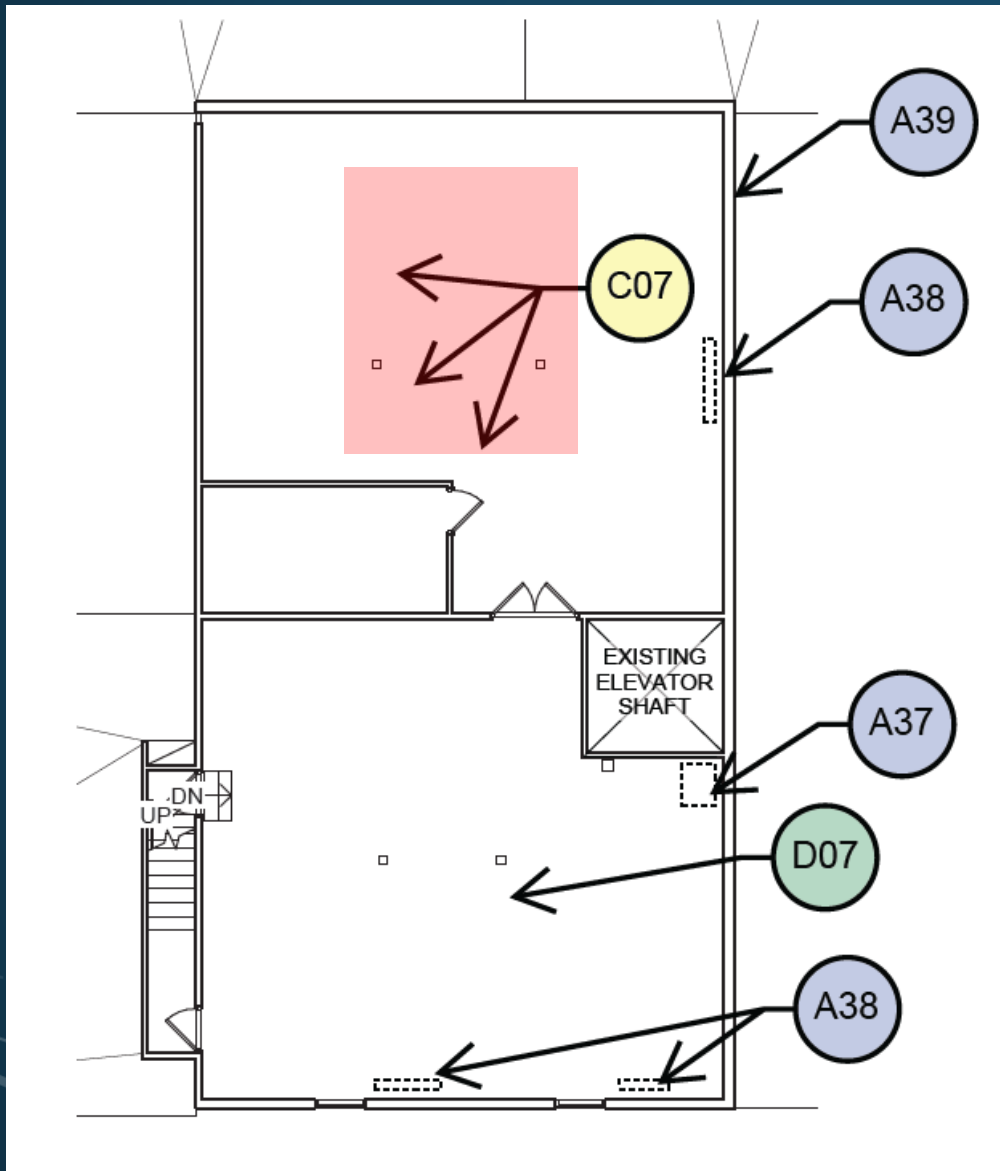








5TH FLOOR



KEYNOTES:

A37 - APPROXIMATE MURPHY LIFT LOCATION.
 A38 - OLD RADIATORS. POSSIBLE HISTORICAL FEATURES THAT COULD BE REUSED.
 A39 - SOME MOISTURE INTRUSION VISIBLE ON PARTS OF EXTERIOR WOOD STUD WALLS. NO MAJOR CONCERNS OR NEED FOR MAJOR REPLACEMENTS OR REPAIRS.
 A40 - CELL TOWER EQUIPMENT.
 A41 - HOPPERS STILL IN PLACE. HISTORICAL SIGNIFICANCE COULD FACTOR INTO FUTURE USE OF THIS SPACE.

B03 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 6TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING ON FLOOR BELOW. BLACK MEMBRANE WAS ADDED BELOW THE ROOF TO COLLECT WATER; MEMBRANE IS BROKEN NOW. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE.
 B04 - ROOFING SHOULD BE REPLACED IN 2020.

C07 - ROTTING FLOOR BOARDS. SOME JOISTS AND DECKING WOULD NEED TO BE REPLACED PRIOR TO REOCCUPATION OF SPACE.
 C08 - SOME MOISTURE DAMAGED FLOOR FRAMING AND BOARDS MAY NEED REPLACEMENT PRIOR TO REOCCUPATION.
 C09 - SOME SAG IN ROOF BEAM HERE. NEEDS REPAIR OR REINFORCEMENTS PRIOR TO REOCCUPATION OF THE SPACE.

D07 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.

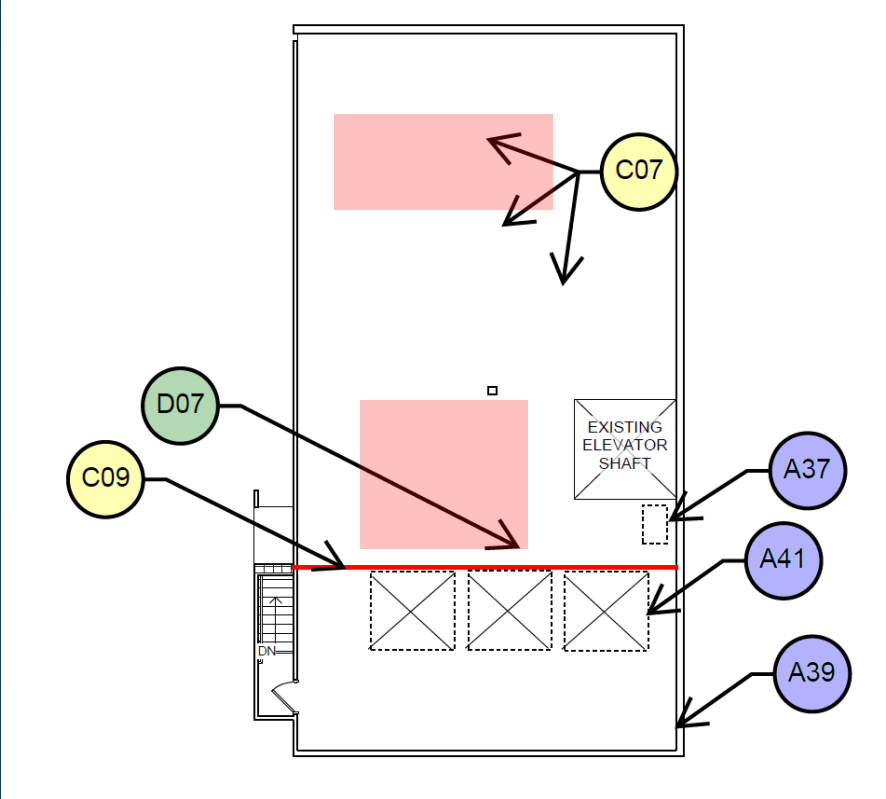
KEYNOTE LEGEND:

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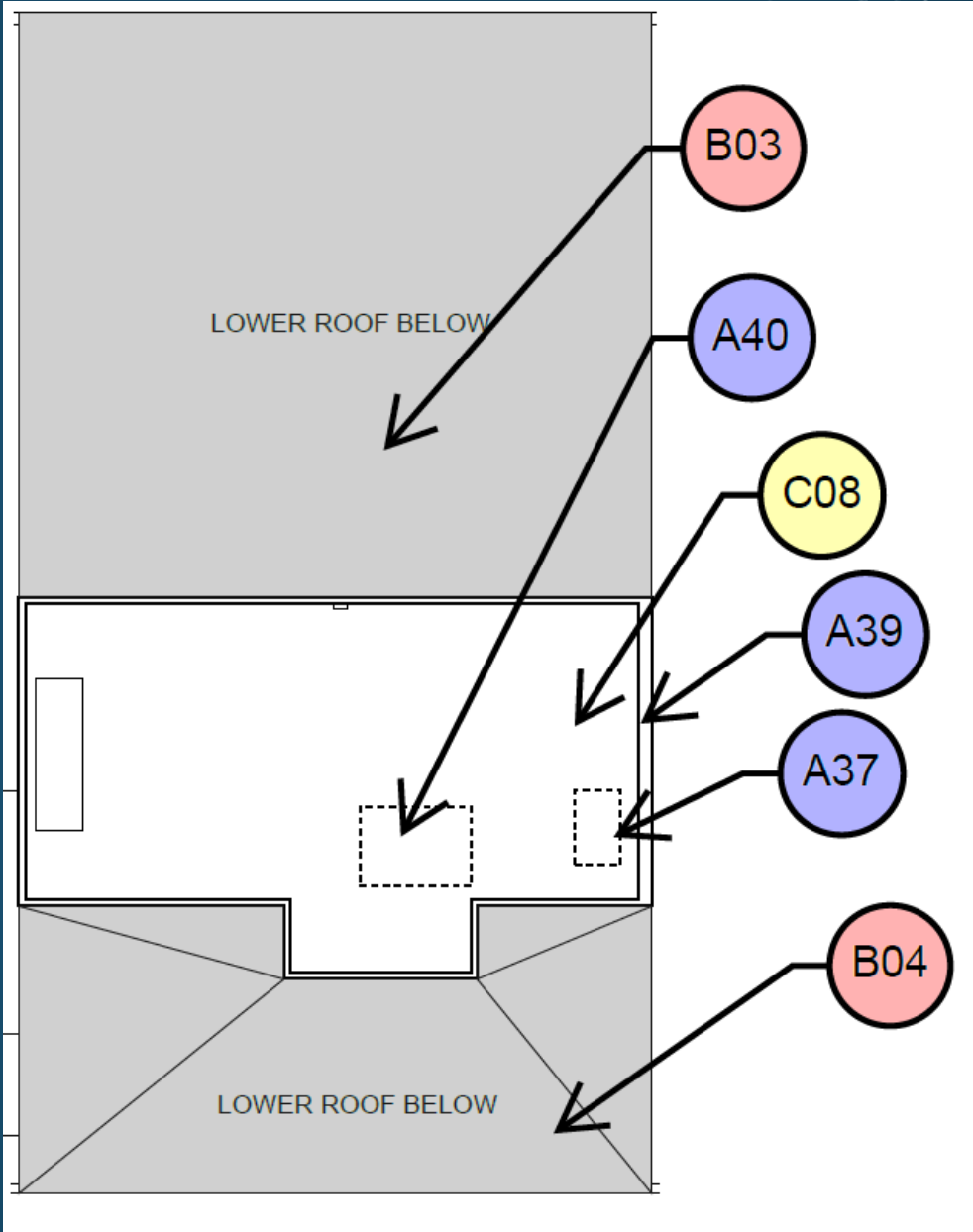


6TH AND 7TH FLOOR



KEYNOTES:

- A37 - APPROXIMATE MURPHY LIFT LOCATION.
A38 - OLD RADIATORS. POSSIBLE HISTORICAL FEATURES THAT COULD BE REUSED.
A39 - SOME MOISTURE INTRUSION VISIBLE ON PARTS OF EXTERIOR WOOD STUD WALLS. NO MAJOR CONCERNS OR NEED FOR MAJOR REPLACEMENTS OR REPAIRS.
A40 - CELL TOWER EQUIPMENT.
A41 - HOPPERS STILL IN PLACE. HISTORICAL SIGNIFICANCE COULD FACTOR INTO FUTURE USE OF THIS SPACE.
- B03 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 6TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING ON FLOOR BELOW. BLACK MEMBRANE WAS ADDED BELOW THE ROOF TO COLLECT WATER; MEMBRANE IS BROKEN NOW. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.
B04 - ROOFING SHOULD BE REPLACED IN 2020.
- C07 - ROTTING FLOOR BOARDS. SOME JOISTS AND DECKING WOULD NEED TO BE REPLACED PRIOR TO REOCCUPATION OF SPACE.
C08 - SOME MOISTURE DAMAGED FLOOR FRAMING AND BOARDS MAY NEED REPLACEMENT PRIOR TO REOCCUPATION.
C09 - SOME SAG IN ROOF BEAM HERE. NEEDS REPAIR OR REINFORCEMENTS PRIOR TO REOCCUPATION OF THE SPACE.
- D07 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.



KEYNOTE LEGEND:

- A## GENERAL OBSERVATIONS
B## URGENT REPAIR NEEDED
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D## RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE







WHAT HAVE WE INVESTIGATED?

Proposed Uses

- Climate Controlled Storage
- Workforce housing
- Luxury lofts
- Reception Hall
- Office/Retail
- Historic Preservation

Obstacles

- Structural retrofits
- Shoring
- Wood rot
- Cracking walls
- Sloping floors
- Mold/Must/Allergens
- Ongoing cost of repair

7-STORY HEAVY TIMBER FRAME INCLUDES
3-STORY ORIGINAL STRUCTURE PLUS 4
STORIES AND MULTIPLE 2-STORY GRAIN
BINS CONSTRUCTED AS ADDITIONS ;
PARTIAL BASEMENT (CIRCA 1902-1920s)

3-STORY HEAVY TIMBER FRAME
ORIGINAL STRUCTURE WITH PARTIAL
BASEMENT AND CRAWLSPACE
(CIRCA 1893-1899)

TOP ROOF
170' - 8"

SEVENTH FLOOR
169' - 4"

SIXTH FLOOR
148' - 1"

FIFTH FLOOR
138' - 1"

FOURTH FLOOR
129' - 9"

THIRD FLOOR
129' - 8"

SECOND FLOOR
112' - 0"

FIRST FLOOR
109' - 0"

BASEMENT FLOOR
80' - 8"

1-STORY PRE-ENGINEERED
METAL BUILDING SLAB-ON-GRADE
ADDITION (CIRCA 2000)

2-STORY PRECAST AND
CONCRETE MASONRY
ADDITION WITH
BASEMENT (CIRCA 1950s)

3-STORY HEAVY TIMBER FRAME
ADDITION WITH CRAWLSPACE
BELOW (CIRCA 1914-1920s)

4-STORY HEAVY TIMBER
FRAME ADDITION W/
BASEMENT (CIRCA 1906)

1-STORY STEEL FRAME
SLAB-ON-GRADE
ADDITION (CIRCA 1980)

4TH STREET NW

IN CLOSING

We knew this big building was going to be a challenge from the beginning, but now it has become even more difficult.

With all this damage and nothing being easy to repair, we are here to ask:

Would council support partial demolition to save the oldest part of the building?

- If yes, then what process will council request we go through?
- If no, then relist the property?











July 2019



October 2021









Video



















Council Work Session Memorandum

TO: Mayor and City Council
THROUGH:
FROM: Tim Murray, City Administrator
MEETING DATE: November 2, 2021
SUBJECT: Board and Commission Appointments

Discussion:

Due to the resignation of Trisha Duncan, the Economic Development Authority (EDA) currently has a vacancy. The following individuals have submitted applications to serve on the EDA:

- Dave Campbell
- Grant Forsythe
- Travis McColley
- Steve Underdahl

The EDA reviewed the four applications at their meeting on October 21, 2021, and recommend that the Council appoint Grant Forsythe to the vacant seat. EDA appointments are for a term of six (6) years. This appointment will fill out the remainder of the 6-year term, which will expire on January 10, 2023.

Also, due to the resignation of Zulema Delgado in August, there is a vacant seat on the Housing and Redevelopment Authority (HRA). One of the applicants (Travis McColley) for the EDA has also requested that his application be considered for appointment to the HRA. The Council is requested to consider making this appointment to fill the vacant seat.

HRA appointments are for a term of five (5) years. This appointment would fill out the remainder of the 5-year term, which will expire on January 31, 2022.

Attachments:

1. EDA Applications



APPLICATION FOR SERVICE ON
AN ADVISORY BOARD OR COMMISSION



TODAY'S DATE: Sept 14, 2021

ADVISORY BOARD OR COMMISSION INTERESTED IN: Economic Development Authority

NAME: David Campbell

ADDRESS: [Redacted] Faribault, MN

PHONE: (HOME) [Redacted] (WORK) Same

EMAIL ADDRESS: [Redacted]

EMPLOYER: Weichert Realtors Heartland

LIST THE DAYS AND HOURS WHICH YOU ARE AVAILABLE FOR MEETINGS:

Thurs. at 7AM

LIST YOUR REASONS FOR YOUR INTEREST TO SERVE ON THE BOARD/COMMISSION YOU IDENTIFIED ABOVE:

Member of Planning Commission, I would like to represent them on EDA

LIST WHAT EXPERIENCE OR EXPERTISE YOU CAN PROVIDE IF APPOINTED TO THIS BOARD/COMMISSION:

5+ yrs on Planning
Realtor for 23 yrs
Worked for Met Council for 32 yrs

PERSONAL REFERENCES:

NAME & PHONE NUMBER [Redacted]

NAME & PHONE NUMBER [Redacted]

APPLICANT'S SIGNATURE: [Signature]

PLEASE RETURN THIS FORM TO:

CITY OF FARIBAULT ADMINISTRATION OFFICE
208 FIRST AVENUE NW
FARIBAULT, MN 55021
FAX: 507/333-0399

Data Privacy - Board/Commission Applicants

Data on this application are private, except that **the following are public**:

- (1) name;
- (2) city of residence, except when there is a residency requirement then entire address to be public;
- (3) education and training;
- (4) employment history;
- (5) volunteer work;
- (6) awards and honors;
- (7) prior government service; and
- (8) any data required to be provided or that is voluntarily provided in an application for appointment to a multimember agency.

(b) Once an individual is appointed to a public body, the following additional items of data are public:

- (1) residential address; and
- (2) either a telephone number or electronic mail address where appointee can be reached.

Heather Slechta

From: Heather Slechta
Sent: Thursday, August 26, 2021 1:05 PM
To: Tim Murray; Deanna Kuennen
Subject: FW: Online Form Submittal: Boards and Commissions Application



HEATHER SLECHTA
Assistant to the City Administrator

OFFICE | 507-333-0353
EMAIL | hslechta@ci.faribault.mn.us
WEB | www.faribault.org
ADDRESS | 208 NW 1st Avenue, Faribault, MN 55021

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, August 26, 2021 12:54 PM
To: Heather Slechta <hslechta@ci.faribault.mn.us>
Subject: Online Form Submittal: Boards and Commissions Application

Boards and Commissions Application

Select the Board,
Commission or Committee
you wish to apply for

Economic Development Authority

First Name Grant

Last Name Forsythe

Address1

Address2

Field not completed.

City Faribault

State MN

Zip 55021

Phone Number

Email

Occupation Manager of Plant Engineering

List the day and hours you are available for meetings *Field not completed.*

Are you currently serving on other Boards, Commissions, or Committees? No

If yes, which one(s)? *Field not completed.*

Have you served on a Board, Commission or Committee before? No

If yes, which one(s)? *Field not completed.*

Please list your reasons for your interest to serve on this board or commission To better understand the direction of the city of Faribault as it pertains to economic growth and opportunity and to assist in the community in which my family calls home.

Please list your experience or expertise you can provide if appointed I have 8 years of engineering leadership, leading large capital projects within the Hormel/Jennie-O organization and have a strong understanding of the construction industry, additionally I can provide industrial experience to the board from a large employer in the broader Faribault area and the state of Minnesota.

Personal Reference 1

Personal Reference 2

Email not displaying correctly? [View it in your browser.](#)

Heather Slechta

From: noreply@civicplus.com
Sent: Wednesday, December 16, 2020 8:36 PM
To: Heather Slechta
Subject: Online Form Submittal: Boards and Commissions Application

Boards and Commissions Application

Select the Board,
Commission or Committee
you wish to apply for

Economic Development Authority

First Name Travis

Last Name McColley

Address1

Address2 *Field not completed.*

City Faribault

State MN

Zip 55021

Phone Number

Email

Occupation Service Manger, Sales Manager

List the day and hours you
are available for meetings Open

Are you currently serving on
other Boards, Commissions,
or Committees? No

If yes, which one(s)? *Field not completed.*

Have you served on a
Board, Commission or
Committee before> No

If yes, which one(s)? *Field not completed.*

Please list your reasons for your interest to serve on this board or commission

I am interesting in help the city expand it's economic base

Please list your experience or expertise you can provide if appointed

1. I have run various business units within my job, including business to business, service and retail. I have developed and reviewed business plans.

Personal Reference 1

Personal Reference 2

Email not displaying correctly? [View it in your browser.](#)

Heather Slechta

From: noreply@civicplus.com
Sent: Monday, January 4, 2021 3:28 PM
To: Heather Slechta
Subject: Online Form Submittal: Boards and Commissions Application

Boards and Commissions Application

Select the Board,
Commission or Committee
you wish to apply for

Economic Development Authority

First Name Steve

Last Name Underdahl

Address1

Address2 *Field not completed.*

City FARIBAULT

State MN

Zip 55021

Phone Number

Email

Occupation Contractor

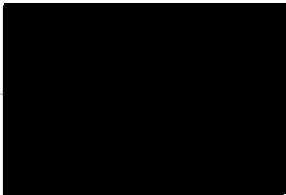
List the day and hours you
are available for meetings Flexible except for Tuesday mornings

Are you currently serving on
other Boards, Commissions,
or Committees? No

If yes, which one(s)? *Field not completed.*

Have you served on a
Board, Commission or
Committee before> No

If yes, which one(s)? EDA, HPC, Planning Commission, Vision 2040

Please list your reasons for your interest to serve on this board or commission	Genuine interest in helping our community grow & provide diversity in employment opportunities
Please list your experience or expertise you can provide if appointed	Active in the construction & development industry Long history of working with various organizations in our community to promote economic vitality & employment opportunities Worked with business entities in our community & other communities on a variety of projects. This has provided me with a unique understanding of business & city priorities needed to bring visions to reality. Worked on two city comprehensive plans & two county comprehensive plans Experience in promoting our community locally, at state level, nationally & internationally
Personal Reference 1	
Personal Reference 2	

Email not displaying correctly? [View it in your browser.](#)