

# THE FRANCES NEWSLETTER



April 2006

Frances, L.L.C.

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## Presidents Message

I spent some time walking through the building this last month and took special note of the areas concerning the suggestions made in the recent survey. We are working on all of the suggestions received and I believe we can make all of these improvements very soon, hopefully this month. While I am very happy with the building overall I realize that improvements can always be made. Please feel free to make suggestions at any time, no need to wait for a survey; I appreciate your willingness to share your thoughts.

**Special Note:** I would like to thank all of you for offering your concerns, thoughts and prayers for my family during the last month while we were dealing with the passing of my mother-in-law, Margaret Donner. As we crossed paths I mentioned to a few of you, that as difficult as this time is, regarding Margaret we have so much to be thankful for, that it eased the times and we focused on the positive things in her life and in ours. We love her and will miss her but are happy for the time we shared and the special gifts of love and caring that were mutual with us.

## Building Management

It's never too late to join our group of life-savers. Please let me know if you are interested in going to a CPR and AED (Automatic External Defibrillator) training session this summer. I will keep a list of volunteers in the office and organize a mutually acceptable date for us to attend training as a group. Remember we have an AED located in the Warner Group on the first floor.

## Bob's Corner

The second floor lobby and skywalk get a lot of traffic and were in need of some improvements. The walls in the hallway leading towards the Orpheum Building were looking a little tired, so we hung new wall paper to clean and brighten up the area. The overall hall and lobby needed a little help on lighting and the old light fixtures were not energy efficient. 17 new lights are being installed to brighten up the area and hopefully save a little energy too.

Note on the window cleaning project; we have scheduled the window cleaning to take place as soon as we get a good stretch of nice weather.

Other projects are still being planned including the replacement of 25 to 35 of the old windows, new air conditioners, and several office remodeling projects.

## About our Tenants

Hatfield Farm Management is an old Sioux City business that was established in the 1870's by D. T. Gilman, who helped eastern investors purchase local farm land and managed the property. The office was in the Insurance Exchange Building for many years and has been in the Frances Building since the 1960s. In the year 2000 Dick L. Coffman, the owner of Coffman Farm Agency, purchased Hatfield Farm Management and consolidated the two offices into one.

Dick grew up in Nebraska and received degrees in agricultural economics from the University of Nebraska-Lincoln and Iowa State University. He was employed by First National Bank in Sioux City as a farm manager in 1975 and started Coffman Farm Agency, specializing in professional farm management, farm appraisal, and farm real estate sales, in 1983. The other professional farm managers and appraisers are Bob Hegdahl and Jason Woods. Bob, a graduate of South Dakota State University, was a county extension agent before coming to work for Hatfield Farm Management in 1974. Jason Woods, another University of Nebraska-Lincoln graduate, started working Hatfield Farm Management in 2001 after graduating from college.

Some of you may remember that in 2002 Dick and Esther Coffman's son, Bart, was scheduled to be honored by the President in Washington D.C. as one of 141 outstanding High school seniors in America when he was involved in an accident at their farm in Hinton. Bart has since recovered and will graduate from the University of Nebraska in 2007.



Pat Grubb, Bob Hegdahl and Jason Woods are shown with Dick Coffman, Owner - Hatfield Farm Management

## Free Parking Space with Rent Referral

We have several spaces for storage available and the following OFFICE SPACE for lease: Suite 206-700 sq ft, Suite 238-1096, Suite 333-625, Suite 341-272, Suite 400-1900, Suite 433-1977, Suite 441-272, Suite 601-425 and Suite 620-640 Sq ft.