

# THE FRANCES NEWSLETTER



May 2006

Frances, L.L.C.

Vol. 2, No. 5

## Presidents Message

To update you on the repairs for the street curbing it seems the city is not unlike other city's that I have dealt with. So it may be some time before repairs are made but we will never stop working on it.

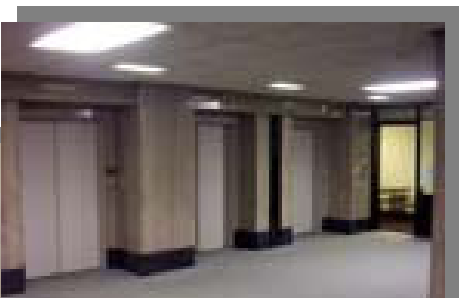
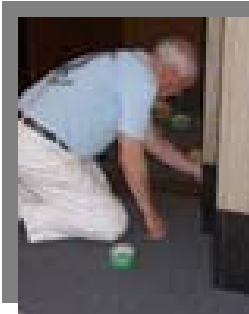
It appears to me to be a simple matter. The curb was at one time in good condition. The city during snow removal damaged the curb. Once the initial damage was done the snow plow continues to catch on it creating additional damage. This damage allows water to leak into the basement causing structural damage to the buildings foundations and damage to piping systems.

So it's simple, the city recognizes the curb was in good condition until by their own hand it was damaged. Therefore they take responsibility and make repairs accordingly. They recognize that they are liable for the ongoing property damage and limit that liability by acting responsibly repairing and sealing the curb.

After three letters (No response from the first two) to the city they finally responded to tell me that the repairs cannot be made unless; I relocate all of the buildings piping systems, build a wall in the basement to retain hundreds of tons of imported fill dirt to be placed under the sidewalk, replace all of the sidewalk with the exception of the first three feet near the street. Hundreds of thousands of dollars later the city would spend \$5,000 to repair the curb. I am preparing a response to the city manager and city engineer. I will keep you informed.

## Bob's Corner

The new lights are in on the second floor and



so why not clean up the brass on the elevator switches and paint the thresholds to the elevators too! The carpets will be cleaned in the hallways this month. Looking Good!

## About our Tenants

Dr. Sydney D. Bergen (father of Dr. Randall P. Bergen), began his practice of Podiatric Medicine on the 7<sup>th</sup> floor of the Frances Building in 1938. Podiatric Medicine is the medical, surgical, and orthopedic treatment of diseases of the foot. Dr. Randall Bergen joined his father in practice in 1973 and they practiced together until his fathers' death in 1983. The office moved from its original location in the middle of the 7<sup>th</sup> floor to its present location at the end of the hall (Suite 714) in 1976. That move more than doubled the size of their original office.

The Bergen family also owned and operated Frances Shoes for 30 years, which was located on the 1<sup>st</sup> floor that is presently occupied by Sedgwick Brennan Abstract Co.

Dr. Bergen and his wife have two daughters; Saranne, is a 4<sup>th</sup> year student at the University of Kansas, who will be entering nursing school in the fall at Alvia College in Kansas City. Daughter Sydney (Sissy) is a 3<sup>rd</sup> year student at the University of Colorado at Boulder.



Lori Uhl, Office manager, Peggy Fagan, Receptionist and Chairside Assistant Glenda Gormally are pictured with Dr. Bergen.

Dr. Bergen says "I have truly been born and raised in the Frances Building and probably could be considered one of the historians of the building, remembering the old days of elevator operators etc. I don't think there is any part of building I haven't been in. It is truly a pleasure to see the building updated and maintained so well, as it is one of Siouxland's treasures and has been my home away from home—as well as the golf course."

## 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.