

THE FRANCES NEWSLETTER

February 2006

Frances, L.L.C.

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Presidents Message

I will continue to work on getting the city to repair the curb on Pierce Street. After several letters to the city they did finally contact me and send a representative from the City Engineering Department. He inspected the damaged curb on Pierce Street and the basement area below to see how the damaged curb has affected the Building. Additionally, I believe that he realized the city's liability exposure that I expressed to him regarding a possible trip and fall.

Some of you may not realize that the basement of the building extends underneath the sidewalk on Pierce Street and also on Fifth Street. Many of the pipes providing water and heat are located in that area and are vital to our daily operation and your comfort. Bob has spent a great deal of time this fall and winter repairing pipes that suffered damage from corrosion due to the leaks caused by the condition of the curb. Hopefully the city will follow through and do their part to make the necessary repairs to the curb to reduce their liability exposure, prevent more problems with our plumbing and keep our basement dry.

Building Management

Would you know what to do with this? →

Siouxland Red Cross will have their annual "**LARGEST CPR DAY**" on Saturday, March 4th beginning at 8:30AM for the super low cost of \$10. This course teaches adult CPR and use of an AED featuring hands-on practice and real-life scenarios. The afternoon session will include the AED presentation with lunch provided at an additional cost of \$5 Useful take-home course materials are included in the cost and you will also learn basic precautions to prevent disease transmission during and after providing care.

If you are interested in attending as a group on March 4th you may contact the Frances Building Office for a registration form.

Evening classes (5:30-10PM) are available throughout the year at a cost of \$35.

More information is available at www.Siouxlandredcross.org



About our Tenants

The **Cut Above**, 505½ Pierce Street offers hair cuts, coloring, perms and waxing for women and men.

Pat Mahr purchased **Cut Above** in 1989 will soon celebrate 17 years at the Frances Building. Pat, mother of 7 children and her husband Lyle live in South Sioux City, NE. Four of her children reside in California while 3 remained close to home in Nebraska. In her spare time Pat loves working in her flower garden and keeping up with their Grandchildren's many activities.



In 1993, daughter Tracie joined her mother in the business. Tracie Morgan and her husband live in Emerson, Nebraska and enjoy watching their 3 very active boys; Brice, Chase and Dillon participate in sports. We've been told she is an extremely accomplished decorator too.

Kim, a native of Worthington, Minnesota joined Pat and Tracie at Cut Above in 1994. Kim is the mother of 3 and was recently married to David Shellhammer and became the mother of six. She is proud of her 5 boys and one girl and recently enjoyed a Colorado skiing vacation with the family.

Bob's Corner

This year along with replacing more of the old windows we are planning to replace some of the older air conditioning units. We have already installed an additional A/C rack in the alley just outside the back door. Bob has been busy putting together budget assumptions for the A/C work and developing plans for several possible tenant expansion projects.

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 435-511, Suite 441-272, Suite 601-425 and Suite 620-640 Sq ft.