

# THE FRANCES NEWSLETTER

February 2007

Frances, L.L.C.

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## Presidents Message

The building improvements have been progressing better than expected. I am thrilled about that and I am looking forward to the day I can start work on remodeling the bathrooms. Currently we are looking at putting in new state of the art thermostats to help with climate control. Also we have just completed creating two new one or two person office spaces. They have new carpet, walls, paint and all, so tell your friends.

## Building Management

The Frances Building Welcomes New Tenant.  
**Master Manufacturing – Suite 620**

The company was started in November of 1958 with products such as tool boxes and cabinets for Sioux Tools, to the manufacture of garden sprayers for Sears. Master Manufacturing was the original home of Sabre Communications and also manufactured microwave towers and antennas.

More recently, they were involved in the manufacture of Phoenix and Dobbins sprayers and irrigation equipment.

On July 5, 2005 the main plant was destroyed by fire. The equipment is now being manufactured at a plant located in Tennessee while their home office is here.



*Mildred Abraham, Executive Secretary and Milton Glazer, President love the view from the corner office*

Mr. Glazer says moving into the Frances Building is like coming home for him as his family had been partners in the ownership of the building in the 1950s.

## Rent Referral = Free Parking Space for a year

We have several spaces for storage available and the following **OFFICE SPACE for lease:** Suite 238–1096, Suite 240-890, Suite 400–1900, Suite 433–1977. See office for details.  
**One person offices 341 and 441 now ready to lease.**

## About our Tenants

**Warner Group, Inc.**  
**Suite 100 at the Frances Building**



*L to R; Angie Klaus, Cathy Mueller and Jennifer Sullivan Back; Jeff Brower, Dennis Hartz, John Spies, Dody Jonas, Mike Flanagan, Keith Gengler and Jason Anderson*

Warner Group, Inc. was founded in 1986. We have offices in Sioux City, Waverly, Waterloo, IA and Omaha NE. Corporate headquarters is in Sioux City. We offer expertise in stocks, bonds, commodities, insurance, selected direct investments and mutual funds. We're a fully disclosed brokerage firm and a member of the NASD and SIPC.

Our office has always been in the Frances Building, starting out on the 2nd floor with a small three-man office. In 1998 we moved our office to the main floor of the Frances Building. We've grown to our current size of six registered representatives, three support people, and one branch manager. We pride ourselves on being a local, employee owned company. Most, if not all, of the wire houses in Sioux City are based outside of Iowa which means their dollars don't stay "in Siouxland".

Our motto INTEGRITY - SERVICE - RESULTS pretty much sums up what we're all about. We very much enjoy our residence in the Frances Building and the relationships we've built here.

## Bob's Corner

Bob has been busy with planning projects for the new year. More windows are in the works and this should complete all of the windows except for the ones that have been covered over by interior walls. Next year we will be checking into how we can replace some of these covered windows from the outside of the building. While this will not save on heating or cooling it will improve the looks of the building.

**Remember– If you need assistance at the MLK Parking ramp call 234-0253 7AM to 7 PM**