



**ECONOMIC DEVELOPMENT AUTHORITY**

**Friday, June 21, 2024**

**8:00-9:30 a.m.**

**WASECA COUNTY EAST ANNEX  
300 N STATE ST, WASECA  
COUNTY BOARD ROOM**

**DISCUSSION ITEMS:**

- 1. The Waldorf Veterans Memorial Park (WVMP)  
– Development and funding**
- 2. The Barnecat Office Building Proposal in Waldorf  
– Community improvement and Waseca County loan request**
- 3. Revolving Loan Fund**
- 4. Future of EDA**

# Waldorf Veterans Memorial Park – WVMP

Information for the Waseca Economic Development Authority

06/10/2024

## Building the Waldorf Veterans Memorial Park

### Our Purpose

The purpose of our Waldorf Veterans Memorial Park (WVMP) is to provide a commemorative place to celebrate the historical community of Waldorf Minnesota, and the memory of all American Veterans who served our country to protect and provide us our freedom and peaceful way of life. The WVMP is also dedicated to representing our Veterans, Policemen, Firefighters, and First Responders who still serve every day to provide health and safety to us all in Waseca County and beyond.

### Building the Park

Working with ‘American Legion Post 587’, and the ‘City of Waldorf’, building the Waldorf Veterans Memorial Park (WVMP) will be completed over time in a series of projects. Each project to be developed requires planning, funding, timing, and review with the City of Waldorf Council. Note that each step of development cannot begin until appropriate funding is acquired. An overall estimate (in excess) of \$100,000 will be needed for the entire park to be completed.

The WVMP Development Director (Charles Barnes) will manage the building of the park. The Waldorf City Council will review a plan for each of the WVMP development projects. The Development Director will be responsible for the following:

1. Develop a project plan for each of ten projects that will be part of building the park:
  - A. Veterans Memorial Garden
  - B. Electrical Power Station
  - C. Park Gazebo
  - D. Park Benches
  - E. Walkway
  - F. Honoring Our Heroes
  - G. Park Signage
  - H. Park Landscaping
  - I. Park Lighting
  - J. Little Projects
2. Acquire estimated costs for each WVMP project.
3. Verify that appropriate funding is available before building a project.
4. Estimate a time table for completing each WVMP project.
5. Address the Waldorf City Council for each WVMP project plan review.
6. Implement reviewed plans for each WVMP project.
7. Acquire required permits for development and construction as needed.
8. Purchase components/materials for each WVMP project, including shipping and delivery.
9. Gather contractors and/or volunteers for building each WVMP project.
10. Oversee the construction of each WVMP project.
11. Report to the Waldorf City Council of progress, concerns, issues, or road-blocks.
12. Overcome any concerns, issues, or road-blocks for the WVMP project.
13. Manage Safety for all persons involved.

# WVMP Information for the Waseca County EDA

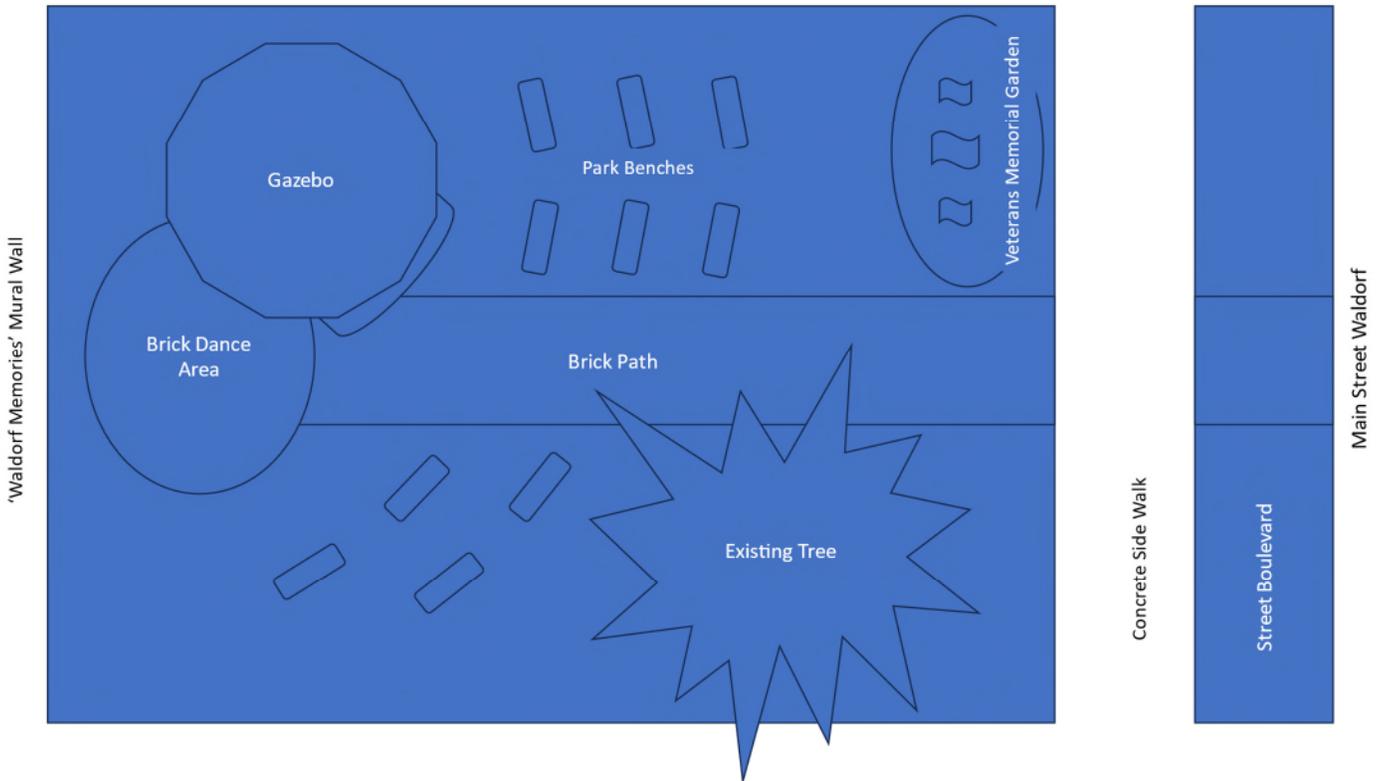
## The Land

The property located in Waldorf on Main Street, is a donation from Barnecat LLC. Its location is near the center of the city across the street from the Waldorf Community Center. The land abuts a lot owned by MinnWest Bank to the north, and property S and SW known as the 'Eisen' building owned by Barnecat LLC. The park-site lot is roughly a 50-foot-wide by 70-foot-long rectangle. The park will be built in front of a new 'Waldorf Memories' mural.

The park location is surveyed and legally documented as Parcel D: Lots 12 and 13, Block 7, ORIGINAL PLAT OF WALDORF, EXCEPT the west 70.00 feet thereof (the old 'Eisen' building). According to the plat thereof on file and of record at the County Recorder's Office, Waseca County, Minnesota.

A layout of the park shown below is a rough diagram, and is subject to change with ideas from our community and suggestions offered through the Waldorf City Council. In addition to what is displayed on this diagram, there will also be signage, lighting, a bike rack, and other items that are not shown.

WVMP Basic Layout:



# WVMP Information for the Waseca County EDA

## The Mural

The 'Waldorf Memories' Mural:



The old 'Eisen' building to the west of the WVMP has an external block wall that is 50-feet long and 12-feet high. The 'Waldorf Memories' mural has already been painted in the summer of 2023. It is a beautiful backdrop, and will complement the Waldorf Veterans Memorial Park.

Funding for the cost of the mural painting was acquired:

“This activity is made possible by the voters of Minnesota through a grant from the **Prairie Lakes Regional Arts Council**, thanks to a legislative appropriation from the Arts and Cultural Heritage Fund.”

### Fundraising

Funding for the Waldorf Veterans Memorial Park will be raised through grants and voluntary donations from patrons, organizations, businesses, foundations, or government entities who wish to be involved in our endeavor.



Fundraising for the park will continue throughout this year and beyond for other upcoming WVMP projects to be built at later dates as funding becomes available. Funding will also be needed for ongoing maintenance and upkeep in the future.

An initial project for WVMP scheduled for summer of 2024 is the 'Veterans Memorial Garden'. We hope to complete this project this year with current funds raised and donated.

## WVMP Information for the Waseca County EDA

### Project Expenses for the Waldorf Veterans Memorial Park (WVMP)

An estimation of expenses for each WVMP project is listed below:

Projects	Estimated Cost
A. Veterans Memorial Garden	\$12,000
B. Electrical Power Station	\$4000
C. Park Gazebo	\$64000
D. Park Benches	\$5590
E. Walk Path & Dance Area	\$6000
F. Honoring Our Hero's	\$2000
G. Park Signage	\$1000
H. Park Landscaping	\$1000
I. Park Lighting	\$3955
J. Other Projects	\$1000
Total:	\$100,545

# WVMP Information for the Waseca County EDA

## Veterans Memorial Garden

The first project scheduled to be built in 2024 is the 'Veterans Memorial Garden'. Development for this project has already begun with fundraising and planning. Building this portion for the WVMP will begin in early June 2024 and it is hoped to be completed by end of November 2024.

The estimated cost for the Veterans Memorial Garden is approximately \$12,000. \$7000 is currently available in the WVMP bank account for use toward this project. An additional grant for this project has been awarded to us this spring from the **Waseca Area Foundation** in the amount of \$5000.

The 'Veterans Memorial Garden' will reside at the front-right side of the park by the entry area on Main Street in Waldorf. The garden will be an oval area of approximately 20-feet X 12-feet. The memorial garden will consist of the following:

- Three flag poles with the center pole being taller than the other two.
- Each flag pole will have LED lighting to display our flags appropriately at night.
- The garden will be predominantly large rocks from surrounding farm fields.
- Garden containers will be placed for flowers to be planted within the rocks.
- A dedication boulder or pedestal in the garden will display a 'Plaque of Honor' for our Veterans.

### Three Flag Poles

Recommended for our project should be a commercial one-piece satin aluminum, ground-set, external halyard, cone tapered flagpole. Each flagpole should be professionally mounted to guarantee providing a correct foundation for each pole.

The center pole should be at least 30-feet tall with the other two poles being somewhat shorter at 25-feet tall. Each pole will be spaced within the memorial garden for proper display.

With on-line research, considering quality and cost, the following suitable flagpoles are located at 'The Flagpole Store':

- Atlas Mfg. – 30'/33' x 6 in. base x 3 in. crown x .188 in. thick Aluminum pole.
- Atlas Mfg. – 25'/27' x 5 in. base x 3 in. crown x .156 in. thick Aluminum pole.

Each pole may feature a gold anodized aluminum ball ornament, and a cast aluminum revolving truck with pulley. Also, cast aluminum 8-10 in. cleats, and beaded retainer rings.

Etiquette: When three flag poles are the same height, the priority is left to right. When the center pole is taller, then the position of prominence is on the center pole, then left, then the right.

## WVMP Information for the Waseca County EDA

Our center pole will feature (at a minimum), a 4 x 6-foot (heavy duty) American Flag, although a 5 x 8-foot flag will also fit the pole. The other two flag poles should feature:

- ❖ A (two-sided) Minnesota State flag (traditional) to the left.
- ❖ A (two-sided) POW flag to honor our Veterans on the right.
- ❖ Each flag one size smaller than the American flag.

### Flag Lighting

“It is a universal custom to display the flag only from sunrise to sunset on buildings and on stationary flagstaffs in the open. However, when a patriotic effect is desired, the flag may be displayed 24-hours a day if properly illuminated during hours of darkness.” ~The U.S. Flag Code

If our American flag is to be displayed during the night, then each flag is required by proper etiquette to be illuminated.

In order to illuminate our flags, the following is needed: Electrical Power, and Light Fixtures.

120V electrical power will be provided from a dedicated power-box provided on the WVMP site. A GFCI power breaker should be used for each of two cable runs to the memorial garden site terminating at a waterproof gang-box located in the garden. One cable, (15 Amp, AWG size 12) will provide power for lighting use, and the other cable, (20 Amp, AWG size 12) may be used as a back-up, or reserve power for something else in the future.

Lighting fixtures will provide LED bulbs powerful enough to illuminate our flags clearly at night. Each will be 120V, UL Listed, with a 3000K lumen, and a 20° focused narrow beam of light. Fixtures must be weatherproof, with light sensors that operate automatically dusk-till-dawn.

With on-line research, considering quality and cost, the following suitable fixture is available on Amazon:

- EDISHINE 22W Flag Pole Light with Light Sensor, 20° Focused Outdoor Narrow Beam LED Weatherproof Spotlight, 2832LM 3000K Flood Light, 120V, UL Listed

### Flower Gardens

The Veteran Memorial Garden will be mounded gently toward the middle overall; and may have circular gardens placed within. Gardens can be protected from rocks by galvanized steel edging. Each garden filled with good soil on top of a drainage base for proper soil management.

It is hoped that our ‘Waldorf Peddle Pushers’ Garden Club will help manage planting, watering, and weeding, of these gardens with colorful flowers. Funding for annual planting of these gardens may be provided with donations from the WVMP fund.

# WVMP Information for the Waseca County EDA

## Rocks and Boulders

Medium/Large rocks and boulders can be provided from local farmer rock piles. These rocks should cost nothing, and provide a beautiful collection of natural color and design. Hopefully, donated time and effort will help transport these items for use in our memorial garden.

River-Rock may also be brought-in and used as a base/filler between boulders and garden rocks.

Other considerations: The Veterans Memorial Garden will need to be lined with landscaping plastic or screening to prevent spread of weeds in the rocks.

Installation consideration for maintenance and lawn mowing must also be addressed as well. Concrete edging is recommended around the memorial garden perimeter. Materials needed can be found locally, and should not cost too much.

## Dedication

Although a 'pedestal' may be created to display our WVMP dedication plaque, a 'Dedication Boulder' is more desirable. Search for a 'Dedication Boulder' is still in progress.

The dedication boulder should be a very large 'distinguishing' boulder with a flattened surface that will accommodate the display of a 14" x 16" bronze plaque featuring a dedication to our veterans. This dedication should be placed in the front-center of our Veterans Memorial Garden visible from the existing side-walk where patrons may stop and read our dedication, and appreciate the purpose for the Waldorf Veterans Memorial Park.

The American Legion Post #587 will make a final decision for a Veterans Dedication. The dedication to our Veterans has not yet been decided.

One 'dedication idea' is from an article in the Pioneer Press dated Friday, November 17, 2023. This is a quote from the Senior High School principal while introducing a guest speaker to students for its annual 'Veterans Day' celebration – he said:

***"Do not take their bravery for granted. Bravery is not the absence of fear. Bravery is feeling the fear, the doubt, the insecurity, and deciding that something else is more important. We are the home of the free because of the brave – thanks to the men and women of our armed forces."***

All suggestions or recommendations will be accepted and considered by members of the American Legion and American Legion Auxiliary.

# WVMP Information for the Waseca County EDA

## Project Expenses for the Veterans Memorial Garden

An estimation of expenses for the WVMP – Veterans Memorial Garden is listed below:

	Estimated Cost
1 – Flagpole #1 (30')	\$3000
2 – Flagpole #2 (25')	\$4000
1 – Dedication Plaque	\$2000
1 – Pedestal (Boulder or Concrete)	\$500
8 – Galvanized Steel Containers for Flowers	\$600
3 – LED Lighting Fixtures	\$400
Electrical Components for lighting	\$400
Footing Material – Concrete/Sand/Rock	\$300
Garden Border (Edging)	\$200
1 Lighting Timer or Dusk-till-Dawn Device	\$150
2 – 4'x 6' American Flag	\$150
2 – 3'x 5' Minnesota State Flag (traditional)	\$150
2 – 3'x 5' POW (2-sided) Flag	\$150
Total:	\$12,000

Other materials may be required as the Veterans Memorial Garden project takes shape, but it is hoped that some of the materials we need will be offered as donation to our cause. Labor and equipment to complete our task is also assumed to be donated by the good people of Waldorf.

# WVMP Information for the Waseca County EDA

## The Gazebo

The Waldorf Veterans Memorial Park Gazebo can be a center-piece for the Waldorf Community to enjoy. Neighborhood gatherings, festivals, music concerts, dances, holiday parties, family picnics, weddings, and many other outdoor occasions may be held around the WVMP Gazebo.

The WVMP Gazebo should be large enough and provide appropriate power and lighting resources for any community event, such as a music band or a community cook-out.



Gazebo Design (shown above)

### Gazebo Specifications

- Style – Dodecagon (12 Sided)
- Approx. Area – 389 Sq. Ft.
- Diameter – 22'
- Color – White
- Vinyl w/wood inserts
- Double Roof
- Cupola
- 20" Eagle Weathervane
- 30 yr. Asphalt Shingles
- Top Rail Sections
- Standard Corbel
- Composite Decking
- Screened Floor
- 4x4 Floor Runners
- Straight 6x6 Posts
- No Railings
- Vinyl Finished Ceiling
- Stainless Steel Hardware
- LED Lighting
- Weatherized Electric Sockets
- Engineered Drawings

### Appearance

The WVMP Gazebo is a step back in time, presenting a pleasant Victorian look. The dodecagon (12-sided) structure provides a large circular appearance. A double-roof with decorative rail sections, topped by a cupola and weathervane provides a tall appearance.

## **WVMP Information for the Waseca County EDA**

The 22-foot Gazebo will be structurally white with open sides to invite anyone to walk up and onto a welcoming stage. Fancy, yet simple corbels will complement each pillar around the perimeter of a decorative sturdy deck, strong enough to hold all who enter.

### **Building the Gazebo**

Information for the gazebo is gathered from a company named 'The FifthRoom' located in Pennsylvania, and online at [www.FifthRoom.com](http://www.FifthRoom.com). This company provides the capability to build and design the gazebo you desire. The picture above is a design that I created using their online application. The company provides professional assistance in the final design and planning process. Once a design is complete, 'The FifthRoom' will build all of the components (to specification), and ship the items to our location to be assembled.

Complete engineering CAD design drawings and specification information for the gazebo project are also available, and will be ordered for the project as well.

We want to build a WVMP Gazebo that is pleasant to the eye. But the design of the gazebo must focus on structural strength and durability, with attention to public safety. Components used in this structure must be able to withstand weathering for our location and provide resiliency to minimize unnecessary maintenance costs over time.

### **The Gazebo Foundation**

The foundation for the WVMP Gazebo will be prepared in a way to provide a floor that is low enough to the ground so people can step up onto the deck with minimal effort. A low ramp will also be provided on one side of the gazebo to allow wheelchair access. Because the deck is relatively low to the ground, safety railing around the sides should not be necessary.

A tree stump has already generously been removed, where the center of the gazebo will be. The ground area will need to be leveled and prepared for the gazebo foundation. The gazebo area (a 24' circle), will then be covered with contractor landscape plastic prior to putting down a layer of gravel/rock underneath what will be the gazebo decking. Note that screening will also be provided just under the gazebo decking to prevent bees, wasps, or other creatures from coming through deck boards. Last, a concrete border edge will be laid around the parameter of the foundation area to prevent creeping weeds and provide ease of mowing around the gazebo.

Concrete footings will be built according to specifications provided in the engineering design plan for our gazebo structure.

# WVMP Information for the Waseca County EDA

## Structure Materials

Components of the gazebo structure are quality treated materials provided by the manufacturer according to specifications in the engineering plans. Requested WVMP Gazebo materials will be predominantly white vinyl with wood inserts to help prevent weathering.

## Roofing

Roofing will be heavyweight 30-year architectural asphalt shingles featuring a triple-layer fiberglass mat construction with a random cut middle and top saw tooth design. Self-sealing strips of asphalt will help provide added wind resistance.

Color for the gazebo roof shingles is not finalized.

## Decking

The WVMP Gazebo will use composite decking (1" thick by 5½" wide). Composite decking will require no sealing, staining, or waterproofing of any kind and will not splinter or warp. It will look and feel like real wood due to a surface texturing process during fabrication.

We will use 4x4 treated wood runners underneath the decking to provide structure stability and support for the gazebo.

Color for the gazebo decking is not finalized.

## Project Expenses for the Gazebo

An estimation of expenses for the WVMP – Gazebo project is listed below:

Item	Estimated Cost
<b>Building</b>	
Gazebo (The Fifth Room)	\$60,000
Shipping/Delivery/Handling	\$2000
<b>Foundation</b>	
Stump Grinding and Ground Leveling	\$600
Footing Material – Concrete/Sand/Rock	\$1000
Foundation Border (Landscape Edging)	\$400

## WVMP Information for the Waseca County EDA

<b>Electrical</b>	
Cabling, Power Sockets, Lighting	\$5000
<b>Professional Labor</b>	
Estimate	\$5000
Total:	\$74,000

# WVMP Information for the Waseca County EDA

## Park Benches

Park Benches will be available in the Waldorf Veterans Memorial Park around the gazebo, and other areas in the park to provide people a place to sit, relax, view, and enjoy the park on a nice day.

### Requirements

The WVMP Park Bench should be a 'classic' style to reflect the feeling and decor of our park. Park benches must be sturdy, comfortable to sit on, and easy to clean.

It is desirable that our park benches be low maintenance and constructed of materials that will not deteriorate or rust over time due to weather or sunlight. Bench boards should not require sanding or painting... at all.

### Park Bench Foundations

A solid foundation under each park bench should be provided to prevent ground-wear or 'mudding' under or around a bench. Each park bench should be secured to its base to prevent bench movement, theft, or mischief.



A solid foundation will also prevent weeds or grass from growing under the park benches.

Proper bench spacing will also provide easier lawn care and mowing.

### Online Research

There are several companies that can provide park benches, however, one company named 'The Bench Factory', a subsidiary of 'TreeTop Products', found at

[www.thebenchfactory.com](http://www.thebenchfactory.com) provides the best quality and style of park benches for the WVMP. Also, at the lowest price.

Benches are made using cast aluminum, powder-coated frames with top-grade recycled plastic slats that will not rot, splinter, or require painting. Stainless-Steel hardware is also provided. There is also a 50-year guarantee against breakage.

## WVMP Information for the Waseca County EDA

There are 3 different lengths of this particular park bench available. Shown is a 4-foot bench. 6-foot, or 8-foot benches are also available. There are also different colors to choose from.

It is not yet clear how many park benches are needed for the WVMP, or what sizes our benches should be. They may all be the same size, or a mix based on where a bench is located.

The WVMP diagram (on page 2) suggests using 10 – 4-foot benches. If more benches are needed in the park, they can always be added at a later date.

### Project Expenses for Park Benches

An estimation of expenses for the WVMP – Park Bench project is listed below:

Item	Estimated Cost
<b>The Bench Factory (prices)</b>	
4-foot Classic Bench	\$480 ea.
6-foot Classic Bench	\$780 ea.
8-foot Classic Bench	\$860 ea.
Surface Mount Hardware Kit	\$9 ea.
Foundation Block (concrete)	\$15.00 ea.
<b>Park Benches Suggested for WVMP</b>	
10 – 4-foot Classic Benches	\$4800
10 – Surface Mount Hardware Kits	\$90
Shipping (ABFS-Standard)	\$400
20 – Foundation Blocks (concrete)	\$300
Total:	\$5590

# WVMP Information for the Waseca County EDA

## Lighting

Park Lighting should be available in the Waldorf Veterans Memorial Park for evening use of the park and to provide an element of safety from the dark in the park at night.



Solar Bright II Lamplight (shown above)

### Light Fixture Requirements

The WVMP Park Light should be a ‘classic’ style of fixture to be consistent with the feeling and decor of our park. Park light fixtures must be sturdy, provide an adequate amount of lighting for the area, and easy to clean and maintain.

It is desirable that our park lighting be low maintenance and constructed of materials that will not deteriorate or rust over time due to weather, or sunlight. Park light fixtures may use solar energy to provide power (rather than running power cables to each fixture). Park lighting should use dusk-to-dawn technology relieving manual operational procedures.

### Park Light Foundations

A solid foundation under each park light fixture will provide stability for stand-alone mounting. Each park light fixture will be secured to its base for safety. A concrete footing should be provided that is 10” wide and 36” deep to prevent heaving. Mounting brackets should be affixed onto or into the footing. A concrete footing may be higher than ground level to protect a fixture’s base, and provide easier mowing around the fixture.

### Online Research

With online research, a company named ‘TreeTop Products’, at [www.treetopproducts.com](http://www.treetopproducts.com), also provides the best quality and style of light fixtures for Waldorf Veterans Memorial Park.

## WVMP Information for the Waseca County EDA

Solar Brite II Lamplight fixtures provide:

- Single, double, or triple lamp heads.
- The 3" width lamp head mount can be placed on 78" or 96" posts.
- Lamps feature SMD LED bulbs with 600 lumens continuous output, 80-watt equivalent.
- Will illuminate 72 hours on low, or 36 hours on high brightness with a full charge.
- A smart-switch allows a choice between bright white (6000K) or warm white (2700K).
- Light fixtures provide automatic dusk-to-dawn operation.
- Fixtures use integrated 8-watt tempered glass solar panels in each lamp head.
- Fixtures requires 6-8 hours of direct sunlight to achieve a full charge.
- Fixtures are black, weather-resistant cast aluminum, powder-coated lamp heads.
- Posts are black powder-coated cast aluminum.
- Includes 8, Li-Ion 3.2V 3000ma battery packs.
- Lithium-ion battery packs last about 3 years or 1,000 charges.
- Mounting hardware is included.

For the Waldorf Veterans Memorial Park, it is suggested that:

- ❖ 4 – Single Solar Brite II Lamplight fixtures be used; spaced equally on each side of the brick pathway leading to the park gazebo.
- ❖ 1 – Triple Solar Brite II Lamplight fixture to be placed on the far end of the dance area away from the gazebo.

This placement of fixtures should supply the park with adequate lighting for patrons. Note that the Triple Solar Brite II Lamplight fixture will also light up a portion of the 'Waldorf Memories' mural.

### Project Expenses for Park Lighting

An estimation of expenses for the WVMP – Park Lighting project is listed below:

Item	Estimated Cost
<b>TreeTop Products (prices)</b>	
Single Solar Brite II Lamplight Fixture	\$310 ea.
Double Solar Brite II Lamplight Fixture	\$610 ea.
Triple Solar Brite II Lamplight Fixture	\$910 ea.
98" (8') Cast-Aluminum Post	\$340 ea.

## WVMP Information for the Waseca County EDA

78" (6.5') Cast-Aluminum Post	\$280 ea.
Surface Mount Hardware Kit	\$9 ea.
<b>Suggested Lamp Fixtures for WVMP</b>	
4 – Single Solar Brite II Lamplight Fixture w/ 78" Post	\$2320
1 – Triple Solar Brite II Lamplight Fixture w/ 96" Post	\$1240
5 – Surface Mount Hardware Kits	\$45
Shipping (ABFS-Standard)	\$250
10 – Foundation (bags of concrete +)	\$100
Total:	\$3955

# WVMP Information for the Waseca County EDA

## A Summary

With funding provided by wonderful donors and grantors, we can complete our Waldorf Veterans Memorial Park. A first step toward building and completing the 'Veterans Memorial Garden' this year, is becoming a reality. Much additional funding will certainly be needed to complete the other components for our park. With faith, patient diligence, and your help, we will accomplish these things too.

## Acknowledgement

Once the Waldorf Veterans Memorial Park is complete, a large 'Recognition Placard' is to be mounted on the north end of the 'Waldorf Memories' mural.

'Those Who Helped' are to be recognized and honored for their participation, and valuable donations.

Appreciation for all who help in this venture will also be noted and recognized publicly.

We are grateful for ALL who are helping us...

## Simply put, we cannot do this without You...

Thank you.

Charles A. Barnes  
WVMP Development Director  
PO Box 55  
Waldorf, Minnesota 56091  
Barneca0@gmail.com

## P.S.

I want to let you know how much we appreciate YOU! If you'd like to 'stay in touch', please let me know, and I'll send you a periodic 'WVMP Update Letter' to your email address or by mail.

## Addendums

- Current 'Letter of Appeal' sent to 267 American Legions and VFWs located in Minnesota.
- The 'Waldorf Veteran Memorial Park Fund' Poster.
- Documentation of 501(c)3 tax status for American Legion Post #587

# WVMP Information for the Waseca County EDA

## Updated Letter of Appeal (as of 5/28/2024)

Dear Friends,

I am Charles Barnes, and I am proud to have served my country in the United States Navy for six years. During that time, military conflict was in Granada. Although my work was important where I was stationed, I did not need to participate in direct combat. For that, I am truly grateful.

But I have never lost sight of the fact that the reason we live our lives in peace as free people is because our armed forces and service members stepped up to do they're part. I am also mindful that many who served our country bear wounds of war and conflict. Many died in honor to keep our people and our nation free. God bless America!

Waldorf Minnesota is a small farming town. I love this town and am a proud member of our American Legion Post #587. We are not a large post, and we don't have bar/restaurant or gambling support. But we are proud to stand-tall and represent our nation for veterans, and families of veterans, when called upon in present times of need.

As a member of the American Legion and a citizen of Waldorf Minnesota, I am working to create a place of memory where people in our town will gather together for times of peace, music, fun, and to remember our veterans. But not just our veterans. We must also recognize our Policemen, Firemen, EMT's, and other first responders who help keep our homes safe and sound.

With help, I want to build the **'Waldorf Veteran's Memorial Park'**.

In 2023, using a grant given by the Minnesota Prairie Lakes Regional Arts Council, friends and I have already created a beautiful 50-foot Mural representing our small town (God and Country) with the American Flag, front and center.

I am donating land directly in front of this mural with a vision to build a large park gazebo with benches around it. Also, a paved brick path that will welcome people to view our mural and reflect upon a beautiful memorial!

This year, we are building a Veterans Memorial Garden showing the love and respect our veterans and first responders both living and fallen deserve. We must never forget!

However, we cannot do this without your help. On behalf of myself, American Legion Post #587, and the good people of Waldorf Minnesota, this is a 'letter of appeal' asking for your financial donation to the Waldorf Veteran's Memorial Park (WVMP) fund.

Your donation (in an amount you feel is appropriate) will help us reach a \$100,000 expense goal to complete our Veterans Park. Together, we can make this vision a reality!

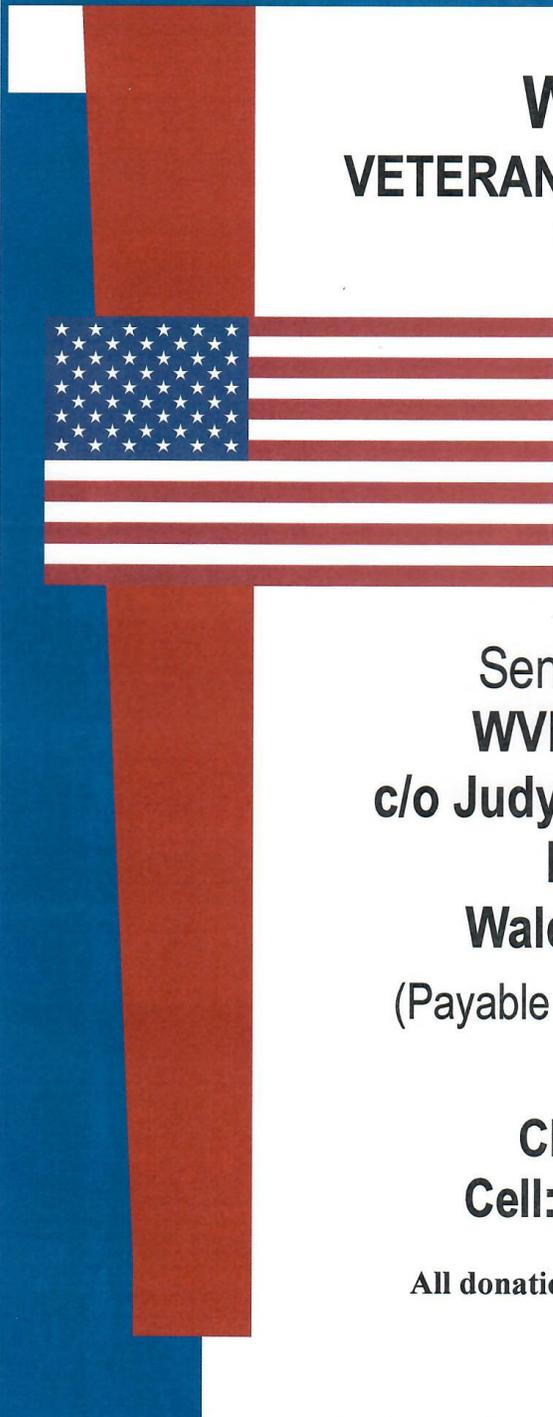
Thank you kindly!

Respectfully,  
Charles A. Barnes  
Waldorf, Minnesota 56091



# WVMP Information for the Waseca County EDA

## WVMP Fund Advertisement Poster



**WALDORF  
VETERANS MEMORIAL PARK  
Fund Drive**

**PLEASE MAKE A  
DONATION  
(Tax Deductible)**

Send donations to:  
**WVMP Fund Drive**  
**c/o Judy Joecks, Treasurer**  
**P.O. Box 55**  
**Waldorf, MN 56091**  
(Payable to WVMP Fund Drive)

Questions:  
**Charlie Barnes**  
**Cell: (763) 286-2246**

All donations are greatly appreciated.  
**THANK YOU!**

# WVMP Information for the Waseca County EDA

## 501(c)3 Documentation for American Legion Post #587 (copies may be provided)

DocuSign Envelope ID: B5E6CB1D-ERD0-42F0-A6A0-219E1D378787

**INDEMNITY AGREEMENT**

This agreement made between The American Legion, a United States Corporation having its headquarters at 700 N. Pennsylvania Street, Indianapolis, Indiana 46204 and The American Legion Charities, a Trust administered by The American Legion having an address at 700 N. Pennsylvania Street, Indianapolis, Indiana 46204, hereinafter collectively called Indemnities and American Legion Thomas L. Madden Post 0587, having its address at P.O. Box 55, Waldorf, MN 56091, hereinafter called Indemnitor.

**WITNESSETH**

WHEREAS, The American Legion has an Internal Revenue Service 501(c) (3) Trust known as The American Legion Charities for the purpose of soliciting grants for the charitable purpose of The American Legion and,

WHEREAS, the Trust provides that American Legion Departments and Posts may use the Trust if they so wish and if authorized and,

WHEREAS, The American Legion and The American Legion Charities Trust have authorized Indemnitor to use The American Legion Trust to solicit grants for the Post upon the execution of an appropriate indemnity agreement,

NOW THEREFORE, be it agreed in consideration of ten dollars (\$10.00) each to the other in hand paid and other good and sufficient consideration including these presents, the receipt and sufficiency of which are hereby conclusively acknowledged by all parties, and the parties agree as follows:

1. The Indemnitor may solicit grants or donations for its charities through the vehicle of The American Legion Charities, a 501(c) (3) Trust, provided that Indemnitor exactly follows any directions from a grantor or donor, so long as said directions are not illegal. If said directions cannot be followed exactly, the Indemnitor agrees to immediately return the funds involved.
2. To protect The American Legion and The American Legion Charities from any liability, Indemnitor, in further consideration for the foregoing permission, does hereby grant to The American Legion and The American Legion Charities a full and complete indemnity and hold harmless agreement for any actions or inaction of Indemnitor which intentionally or negligently cause The American Legion or The American Legion Charities to have any expense whatsoever in accordance with the grants solicited on behalf of Indemnitor, excluding the incidental expense of receiving funds and forwarding same from The American Legion Charities to Indemnitor. This indemnity includes any and all expenses, other than those excluded in the foregoing sentence, and includes legal fees, costs, attorney's fees and any registration fees which may be required because of the actions of Indemnitor. It also includes any and all costs to defend any case, claim or cause

venue in Marion County, Indiana, all as additional consideration for the privilege of using American Legion Charities.

7. Signators for the American Legion Thomas L. Madden Post 0587 hereby Guarantee and Certify:

- a) That American Legion Thomas L. Madden Post 0587 is tax exempt under the tax exempt group of The American Legion.
- b) That should American Legion Thomas L. Madden Post 0587 lose its tax exempt status American Legion Thomas L. Madden Post 0587 will immediately notify The American Legion Headquarters, and
- c) Will immediately cease using American Legion Charities as a vehicle for donations, and
- d) Will immediately return any donation that arrives on or after the date of the loss of tax exempt status by American Legion Thomas L. Madden Post 0587.

8. The term of this agreement is for one year and shall renew annually unless Indemnities or Indemnitor gives a 90-day notice of cancellation to the other party by registered mail at the other party's address.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates set forth beside their respective signature blocks.

<b>The American Legion</b> By: <u>Shawn T. Long, CPA</u> Name: Shawn T. Long, CPA Title: National Treasurer Date: 5/8/2024	<b>The American Legion Charities</b> By: <u>Gaither M. Keener, Jr.</u> Name: Gaither M. Keener, Jr., Esq. Title: Chairman of Trustees Date: 5/8/2024
<b>American Legion Thomas L. Madden Post 0587</b> By: <u>Philip Marquardt</u> Name: Philip Marquardt Title: Post Commander Date: 5-8-24	<b>American Legion Thomas L. Madden Post 0587</b> By: <u>David Lienke</u> Name: David Lienke Title: Post Adjutant Date: 5-7-24

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of action because of the actions or inactions, intentional or negligent of Indemnitor. This indemnity includes full and complete protection for The American Legion, its NEMs, officers, directors, employees and members and the Trust known as The American Legion Charities and all trustees and depositories used by The American Legion Charities.

3. The Indemnities and Indemnitors shall each notify the other(s) in the event of any incident, claim, charge or cause of action which might lead to a claim of any type being brought. Notice shall be by registered mail and/or fax. The addresses for the notice set forth in the preceding paragraph are:

To: American Legion Charities  
Gaither M. Keener, Jr., Esq.  
Chairman, Trust Committee  
PO Box 1055  
Indianapolis, IN 46206

To: Daniel S. Wheeler  
National Adjutant  
The American Legion  
PO Box 1055  
Indianapolis, IN 46206

CC: Mark C. Seavey, J.D.  
National Judge Advocate  
The American Legion  
PO Box 1055  
Indianapolis, IN 46206  
E-mail: [legadj@legion.org](mailto:legadj@legion.org)  
Fax: (317) 630-1223

To: Philip Marquardt, Commander  
American Legion Thomas L. Madden Post 0587  
P.O. Box 55  
Waldorf, MN 56091

4. It is the obligation of the indemnitor to defend all claims and demands and to pay any and all judgments or agreements.
5. This agreement shall be interpreted according to the laws of the State of Indiana, excluding the conflict of laws provisions.
6. Any lawsuit case pursuant to this agreement shall be brought in the courts of Marion County, Indiana and Indemnitor irrevocably consents to the jurisdiction of the courts of Marion County, Indiana and further irrevocably agrees that the

# Barnecat Office Building Development Proposal

## Information for the Waseca Economic Development Authority

Monday, June 17, 2024

### Proposed Project

In 2024, Crystal Valley is building a new office building in Waldorf, MN. ----in the same location as its current office located at: 109 Railroad St, Waldorf, MN 56091.

To do this, contractors have physically moved the existing Crystal Valley office building to another location on they're property. The building is being set up for employees to continue business operations while a new building is being constructed on the old site. Once the new building is complete, Crystal Valley office personnel will move into their new office.

The old office building will be vacated leaving its structure completely intact. Crystal Valley has offered Barnecat LLC an opportunity to purchase the vacant office building. Completion for Crystal Valley's project scheduled for Aug/Sept of this year.

Barnecat LLC is interested in purchasing the vacant office building from Crystal Valley, and then moving it about three blocks to a new location on Main Street in Waldorf, MN. The proposed site for this office building is located on the west side of Main Street on a property currently owned by Barnecat LLC at: 120 Main St., Waldorf MN 56091.

### Project Purpose

The purpose of the Barnecat Office Building Development project is to create a new venue for business and commerce in Waldorf, MN.

This opportunity is available to re-use an existing office building that is already established, and in relatively excellent condition. Barnecat LLC (owner – Charles A. Barnes) is willing to appropriate necessary funding to develop a new building location, and make this office complex available for lease (or purchase) in Waldorf, MN.

The proposed land is legally surveyed and documented as:

Lots 5, 6, and 7, Block 7, ORIGINAL PLAT OF WALDORF, according to the plat thereof on file and of record at the County Recorder's Office, Waseca County, Minnesota. EXCEPT That part of said Lot 7 lying westerly of the following described line: Commencing at the northeast corner of said Lot 7; thence North 89 degrees 26 minutes 57 seconds West on the Waseca County (NAD 83-2011) Coordinate System along the north line of said Lot 7 a distance of 124.35 feet to the beginning of said line; thence South 01 degree 54 minutes 32 seconds West 19.31 feet to the southwesterly line of said lot 7 and there terminating.

# Barnecat Office Building Development Proposal

The new office building is approximately 28-feet x 50-feet (outside dimensions) The building will be located across the street from what is currently known as “Square Deal Auto”. Distancing and spacing for this new building location on the proposed property will be in accordance with Waseca County and/or City of Waldorf permits.

The building has three entrance/exits. There are three separate office spaces within, sharing a large common area. There is a furnace-maintenance room with a water heater, a kitchen and eating area, as well as ‘His’ and ‘Her’ handicap access rest rooms. The building is well lit, and air-conditioned.

The office building will have a front entrance facing Main Street in Waldorf (also known as County Road 3), and can use 7 existing parking spaces located on the road in front of this site. Additional parking (8 to 10 spaces) will be available behind the building with access from Railroad Street. There will also be a handicap access ramp provided from the rear parking area.

## Building Foundation

A foundation will be built to specification for the size of the building. The foundation will support the overall weight of the building and provide stability for load-bearing walls. Also, the foundation must insulate the building (and piping) from cold/heat/water and other weather-related issues beneath the building.

The foundation for the office building will be dug into the ground and insulated using ‘Insulated Concrete Form (ICF)’ blocks (or comparable). ICF foam block forms are then filled with poured concrete and will provide a permanent foundation strong enough to support the building.

Sewer, water, and electrical connections will be established along with building the foundation. Note that Sewer and Water access is already available (‘stubbed-in’) at that property location.

## Waldorf City Council

The Waldorf City Council has been addressed with this building proposal. Currently, I am waiting for an answer from the city council for permission to move forward with this project in the City of Waldorf, MN. I have no reason to believe the city council will vote to the contrary. I hope to have an answer at this month’s meeting on Monday, June 10<sup>th</sup>.

Update: The City Council Approved of this project proposal.

# Barnecat Office Building Development Proposal

## Moving Forward

- Allocate funding for this project.
- Identify contractors, and sub-contractors to be used in development.
- Obtain appropriate permits.
- Build an insulated foundation for the office building to reside on.
- Move the building to its new location, and place on its new foundation.
- Electricity, Sewer, Water, and Air Conditioning will be established.
- Door accesses and handicap ramping will be built.
- Internal design modifications will be performed.
- Permit or licensing inspections will be performed.
- Additional access and parking from Railroad Street will be made available behind the building.

\* The projected date of completion for this project is: **June of 2025.**

## People I Am Working With

- Waldorf City Offices – Robert Wilkening (Mayor) 507-239-2248
- Crystal Valley – Matt Shopper (Director) 507-726-6455
- Goldschmidt Movers – Sam Koch (Manager) 507-995-0945
- Ward Bros. Contracting – Roger/Nathan Ward 507- 420-8110
- Schleicher Contracting – Phillip Schleicher 507-461-1462

# Barnecat Office Building Development Proposal

## Project Expenses

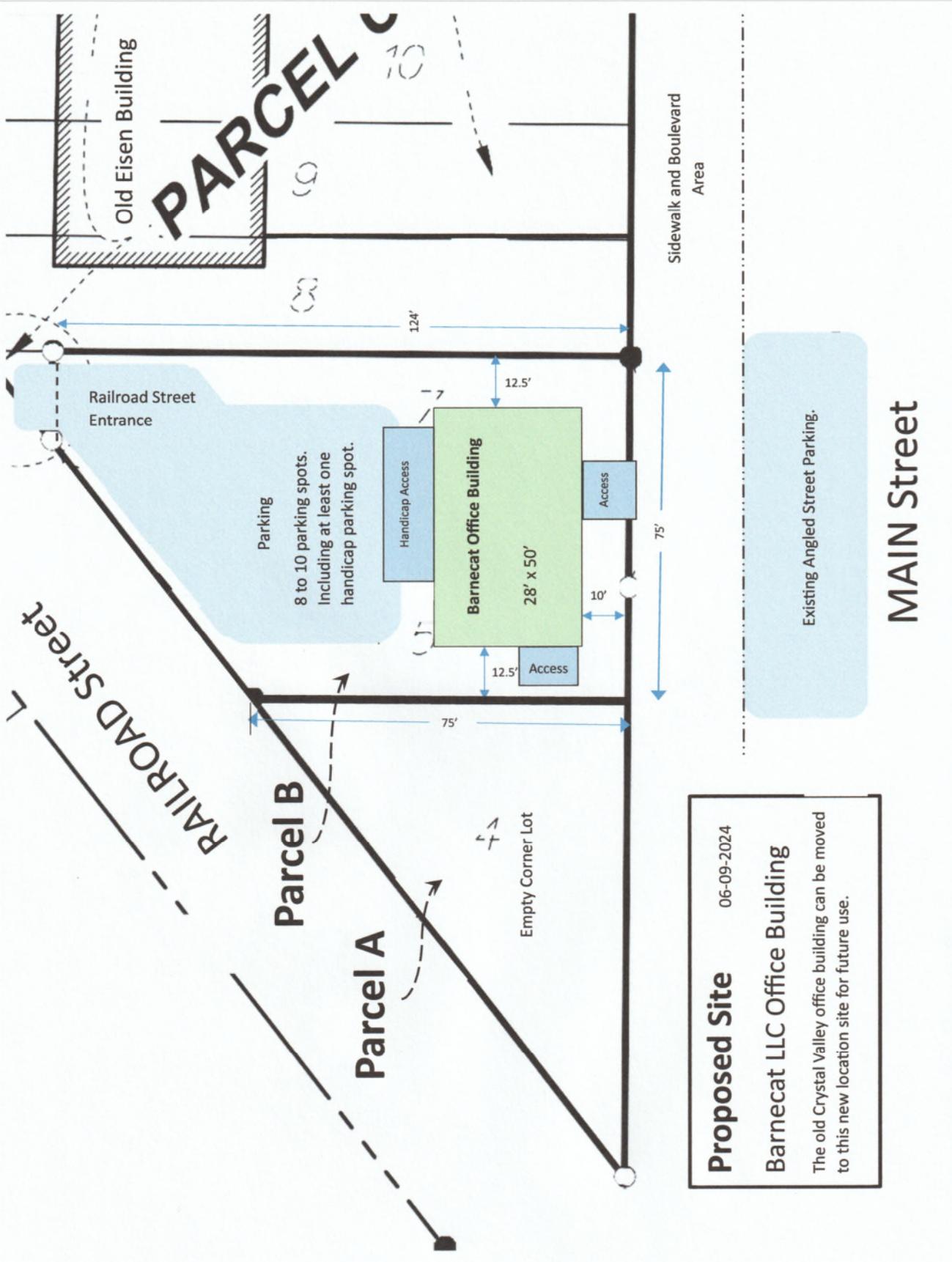
An estimation of expenses for this project is listed below:

Projects	Estimated Cost
A. Building Purchase	\$21,000
B. Building Foundation	\$40,000
C. Moving the Building	\$15,000
D. Utility Attachments	\$6000
E. Entrances and Ramps	\$6000
F. Permits/Licensing/Legal	\$5000
G. Signage	\$1000
H. Lighting	\$1000
I. Landscaping	\$4000
J. Internal Modifications/Repair	\$8000
K. Parking Lot	\$8000
L. Other	\$5000
Total:	\$120,000

## Other Documents Available

- Barnecat LLC Profile
- Resume for Charles A Barnes

# Barnecat Office Building Development Proposal



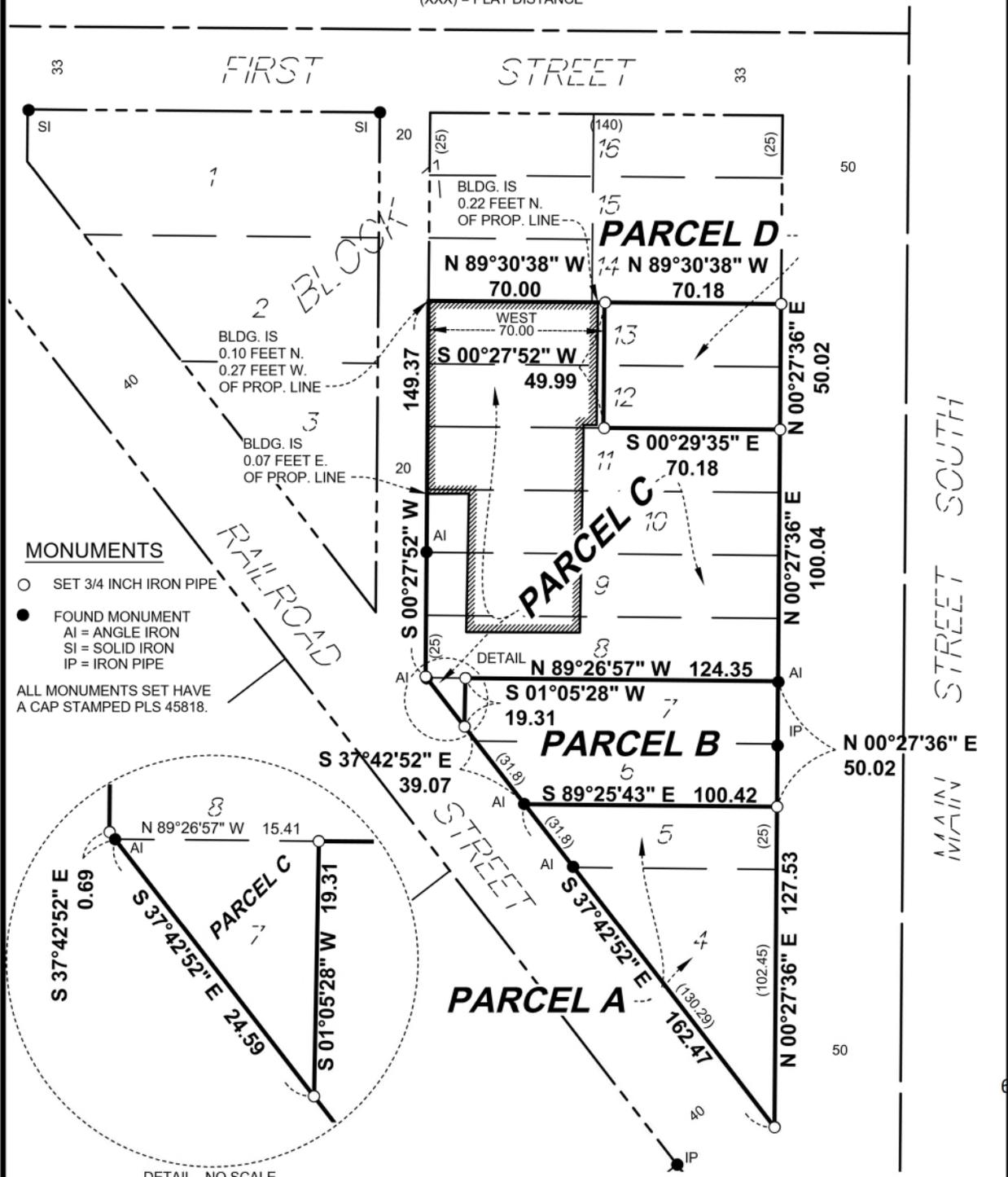
# Barnecat Office Building Development Proposal

## CERTIFICATE OF SURVEY PART OF LOTS 4 THROUGH 13 BLOCK 7, ORIGINAL PLAT OF WALDORF, WASECA COUNTY, MN



BEARINGS ARE BASED ON THE WASECA COUNTY  
COORDINATE SYSTEM (NAD 83-2011 ADJ.)  
WHEREIN THE E. LINE OF BLOCK 7, ORIGINAL  
PLAT OF WALDORF BEARS N 00°27'36" E

(XXX) = PLAT DISTANCE



DETAIL - NO SCALE

# Barnecat Office Building Development Proposal

## About Barnecat LLC

Barnecat LLC is interested in the community development of Waldorf, Minnesota. As a member of this community, my interest is to bring business into Waldorf that will provide products and services that people living here want and need. My goal is to help Waldorf grow into a thriving bedroom community that will support all surrounding cities and communities in southern Minnesota.

### **Mission Statement:**

“To help Waldorf, Minnesota grow into a thriving community that will support all surrounding cities and communities of southern Minnesota.”

### **Business Goals and Objectives:**

- Purchase properties at or close to fair market value that provide potential for future residential and/or business opportunity in Waldorf, Minnesota.
- Purchase property at or close to fair market value that requires development for future use toward community growth.
- Sell or lease property in Waldorf, Minnesota to clients for community residential or business growth.
- growth within the city of Waldorf, Minnesota. I.e. Market our community!
- Tear down old structures within our community to clear grounds and prepare for future building potential.
- Help remove stumbling blocks for other community investors.
- Provide possible financial guidance or assistance to assist a client move forward in they're plan.
- Foster opportunity for business that provides products or services that our community wants and needs.
- Create and/or participate in Waldorf, Minnesota community development initiatives.

### **Target Market:**

- Any family or individual who has interest in living in Waldorf, Minnesota.
- Any group or individual interested in providing business products or services that will benefit the Waldorf community in a positive manner.
- Any groups and individuals interested in the future growth and prosperity of our community.

# Barnecat Office Building Development Proposal

## Management/Organizational Structure:

I am the sole owner and operator of Barnecat LLC. EIN: 84-4686768

Industry Description: Definition of NAICS Code 237210: This industry comprises establishments primarily engaged in servicing land and subdividing real property into lots, for subsequent sale to builders.

## Barnecat LLC –Developed Projects:

1. Purchase of property located in town at 321 North Avenue, Waldorf, Minnesota 56091 (the old Krienke house). This property included a condemned farm house that has since been removed. Working with the local Fire Department the house was burned down in March of 2020. This property has been cleared and is now available for future residential housing or other development that will benefit our community.
2. Purchase of property located in town at 100 1<sup>st</sup> Street, Waldorf, Minnesota 56091. This property was the sight of an old torn-down mobile home. This property has now been cleared of all debris and is now available for future development.
3. Purchase of property located in town at 106 Main Street, Waldorf Minnesota 56091. This property was the sight of the old Hitching Post restaurant and a 2-bay Mechanic's garage behind it. The old restaurant is now demolished and that plot of land divided. The restaurant portion of the land was traded to MinnWest bank in return for a property adjacent to the mechanic's garage. The mechanic's garage has since been completely upgraded with a rest room, heating, insulation, lighting, venting, designated electrical circuits, and designated 3-phase power. The garage is available for lease or sale. A new address of 111 First Street, Waldorf, Minnesota 56091 has been assigned to this location.
4. Purchase of property located in town at 109 Main Street, Waldorf, Minnesota 56091. This property was the sight of an old building that in history was a Bank, a Jail, a Post Office, and a Hearing Aid factory. Having become a community eye-sore over time, the building has since been demolished and the land is prepared for future development.

## Barnecat LLC –Current Project:

Barnecat LLC purchased the property located at 120 Main Street (sight of the old Eisen Meat Company). This project is actively in progress:

- A south portion of land is cleared and surveyed for future community development.
- The south portions of surveyed land are for sale for future business.
- A small portion of the building currently houses a tenant: South-Central College.
- Other portions of the building are to be renovated for future use.
- In 2022, the outer walls of this building were completely repaired and painted (white) as part of the building upgrade.
- A 72 x 31-foot section of steel roof is replaced.
- In 2023, a 50-foot portion of the outer wall (facing Main Street) is freshly painted with a "Welcome to Waldorf" Mural -created as a community effort.

# Barnecat Office Building Development Proposal

## **The Waldorf Veterans Memorial Park Project:**

Having legally surveyed the 120 Main Street property, another piece of land located directly across from the Waldorf Community Center is portioned. An outer block wall of building measuring 50-feet long by 12-feet high is now freshly painted with a “Waldorf Memories” mural. This mural is a backdrop to welcome visitors to Waldorf and provide colorful and tasteful artwork for our community to enjoy... and perhaps a Veterans Memorial Park.

This is to be a future home of the ‘Waldorf Veterans Memorial Park’ (WVMP).

Working with the American Legion and the City of Waldorf, this piece of property is currently being developed for the Waldorf Veterans Memorial Park. This park will house a wonderful memorial to our southern Minnesota veterans. Also, we want to recognize our firemen, policemen, and other first responding service men and women who are an active and vital part of our community. A large Gazebo (22’ diam.) will be built with park benches and amenities for our community use.

The section of land, 50-feet by 75-feet, that will be the Waldorf Veterans Memorial Park (WVMP) will be donated to the City of Waldorf, by Barnecat LLC. The City of Waldorf has agreed become the caretaker of the WVMP into the future once it is developed.

# Barnecat Office Building Development Proposal

## Personal Information and Current Resume:

PO Box 37  
Waldorf, MN 56091  
763-286-2246  
Barneca0@gmail.com

### CHARLES A. BARNES

**OBJECTIVE** As a member of this community, my interest is to bring business into Waldorf that will provide products and services people living here want and need. My goal is to help Waldorf, Minnesota grow into a thriving community that will support all surrounding cities in southern Minnesota.

**MILITARY** USN 6 YEARS; INTERIOR COMMUNICATIONS, NUCLEAR PROGRAM; HONORABLY DISCHARGED

**VOLUNTEER WORK** **OWNER/OPERATOR of BARNECAT LLC, EIN:84-4686768**  
**WALDORF COMMUNITY DEVELOPMENT COUNCIL** – Current Member  
**EAST WEST EDUCATIONAL ACADEMY** – Chairman of the School Board  
**WASECA VETERANS MEMORIAL COMMITTEE** – Member  
**AMERICAN LEGION** – 15 Year Member – Post #587  
**MINNEAPOLIS VA HOSPITAL** – Escort Service  
**HENNEPIN COUNTY MASTER RECYCLE AND COMPOSTER** – Educator

**EDUCATION** **ACADEMY COLLEGE** 06/2004  
BSBA Degree – Business Administration, Summa cum Laude (4.0)

**EXPERIENCE** **HUMAN RESOURCES ASSISTANT (INFORMATION SYSTEMS)** 01/2016 – 04/2016  
Employer: Veterans Administration Health Care System, Minneapolis, MN  
**QUALITY ASSURANCE SOFTWARE ENGINEER** 11/2012 – 08/2013  
Employer: NTT Data, Minneapolis, MN  
**QUALITY ASSURANCE SOFTWARE ANALYST** 05/2005 – 11/2010  
Employer: Calabrio, Inc. / Spanlink Communications, Plymouth, MN

**OTHER BUSINESS EXPERIENCE** **Business Owner/Operator/Manager (Subway Sandwiches Franchisee)**  
**Sales Office Manager/Trainer (Fire Safety)**  
**Store Manager (A to Z Equipment Rental)**