

## Granary up for grabs

### Developer drops plans to buy Feed and Grain

By Rachel Carter

*Reporter-Herald Staff Writer*

The Loveland Feed and Grain building is up for grabs.

Gary Hassenflu, the developer who wanted to tear down the 115-year-old granary, has walked away from the deal.

On Friday Hassenflu withdrew his offer to purchase the property at 130 W. Third St. He had an option to buy the one-acre site from owners Dean and Betty Anderson; his option would have expired June 1.

“It’s free for anybody to purchase,” he said Saturday during a phone interview.

Hassenflu, president of Garrison Cos., originally wanted to transform the granary into apartments. After months of trying to make the project work, he decided his plans weren’t financially possible.

Hassenflu asked the Andersons in January to apply to bulldoze the granary, which is a designated landmark on Loveland’s historic register.

But Tuesday night the Loveland City Council denied the request to tear down the Feed and Grain, so Hassenflu’s plans to raze the building became null and void.

Although Hassenflu could not tear down the building, he could have waited out his option until June 1 or decided to buy the property anyway.

Now that Hassenflu has walked away from the deal, the site is open to other buyers, most notably a grass-roots group — or people associated with the group — that rallied to save the 1891 building.

Earlier this month, Loveland residents Bonnie and Daniel Skaggs and Barry Floyd, a downtown property owner, submitted a backup offer to buy the Feed and Grain. The contract offered \$400,000 and a closing date 45 days after June 1.

The Andersons turned down the offer because of Hassenflu’s option.

Floyd said Saturday that he, the Skaggses and Loveland attorney Richard Ball will meet Monday to discuss making another offer on the property.

“I don’t care if I end up with the property, or the (group) does, I just want to keep the building up,” Floyd said.

Ball said the Andersons invited Floyd and the Skaggs to submit another offer.

“The Andersons’ attorney faxed me yesterday and said they were now in the position to consider our offer on the building,” Ball said Saturday.

The Andersons could not be reached for comment Saturday.

Since the possibility of bulldozing the building came up in February, residents have rallied to save the Feed and Grain.

Residents formed a nonprofit organization, applied for a state historical grant, and raised nearly \$30,000 in pledges from the community. They hope to renovate the building into an arts center, offices, stores or a combination of uses.

Erin McLaughlin, a downtown resident who led those efforts, was surprised when she heard Friday that Hassenflu withdrew his offer — surprised and pleased.

“I’m glad he came through and acted quickly,” McLaughlin said. “I think it’s a reflection on him, and I’m glad to see that he cares.

“I would hope that he saw interest and because of that interest, maybe he understood that the best thing would be to step out of the way instead of continue to fight it.”