

Feed and Grain finds a buyer

Owners are relieved to finally sell to local businessman

By Rachel Carter

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Not only will the Loveland Feed and Grain building stand, it will sell.

Or so owners Dean and Betty Anderson hope.

The Andersons on Friday accepted Barry Floyd's offer to buy the 115-year-old granary at 130 W. Third St.

Floyd's contract offers a \$400,000 purchase price and a July 28 closing date.

"I certainly hope it goes through," Dean Anderson said Friday. "My whole purpose was to sell it, get back the money I invested and get on with life, so I hope that happens."

Floyd, a downtown property owner and real estate broker, said buying the 1891 granary will buy some time — time to give it a new lease on life.

"The main intent is to get control of the building," he said. "Then we need to figure out what we're doing with it."

Floyd is one of many Loveland residents who spent the past two months rallying to save the building from the bulldozer.

If Floyd buys the granary, he and a community group plan to work together to restore and renovate it, possibly as an art center or fresh market, retail shops or offices.

Erin McLaughlin, who led efforts to save the Feed and Grain, hopes the Andersons are pleased with the offer.

"I hope they're happy; I know they just wanted to sell, so I think everybody should be pleased with the outcome," she said.

In the past two months, a grass-roots effort rallied to save the building from demolition.

The group applied for a \$200,000 state historical grant and raised nearly \$30,000 in pledges, all to try to buy the property to save it from the wrecking ball.

McLaughlin and her husband also formed Novo Restoration Inc., a nonprofit dedicated to restoring old buildings. The organization could end up owning the Feed and Grain.

"The plan is to have the nonprofit acquire it in the future, assuming we can get the

funding in place,” she said.

The Feed and Grain situation is long and involved.

The Andersons applied for historic designation with the city in February 2005 because Gary Hassenflu, a Kansas developer, asked them to.

Hassenflu had an option to buy the Feed and Grain and planned to transform it into apartments. He needed historic designation to apply for tax credits and grants to help fund his project.

But when tax credits and grants fell through, Hassenflu wanted to raze the granary to build apartments from the ground up.

So the Andersons, at Hassenflu’s request, applied to the city in late January to tear down the 1891 granary.

Both the Historic Preservation Commission and the Loveland City Council denied the request.

Hassenflu walked away from his Feed and Grain deal two weeks ago, freeing up the property to other buyers.

But Floyd’s offer is the only offer, so the Andersons hope it works.

“Everybody knows there aren’t people knocking down the door to try to get in and get a contract,” Anderson said.

“I certainly hope they fulfill the contract — then nobody has any more problems.”

Feed and Grain

The 1891 Loveland Feed and Grain building won’t face the wrecking ball now, and residents continue to try to restore the granary.

A grassroots group is raising money to help preserve the 1891 building. For more information, visit www.lovelandfeedandgrain.org.

Barry Floyd, a local business man, agreed to buy the Feed and Grain building from its owners.