

FLOYD COUNTY MUSEUM

CHARLES CITY, IA



Proposed Minneapolis-Moline Addition

To MM Enthusiasts, Collectors, and Agricultural Companies and Historians

We, a Minneapolis-Moline Collectors Committee and the Floyd County Historical Society Committee are very pleased and excited to introduce an exciting new venture that will impact the Minneapolis-Moline Community in a positive manner for generations to come.

The Board of Directors of the MMCI, Inc., a 501c3 nonprofit organization, appointed the MM committee to work closely with the Floyd County Historical Society (FCHS), also a 501c3 nonprofit organization located in Charles City, Iowa. Our goal is to build an addition onto the existing Floyd County Museum dedicated strictly to the preservation of Minneapolis-Moline and its related companies. If there is interest and enough money pledged, the committee will work with the FCHS to build the addition. We also want to establish an endowment fund to guarantee monies to operate and maintain the new wing.

The Architecture firm of Bergland and Cram, Mason City, Iowa, has designed this new addition that would be a year-round, climate-controlled room to showcase the history of Minneapolis-Moline and its related companies and how they contributed to the advancement of agriculture, industry, and the military. The displays would also educate the public and demonstrate the extensive role the MM companies played in the growth of our country. MM enthusiasts would have a *permanent* home to display the history of the MM companies and educate the public.

The addition would:

- Be 5,025 square feet.
- Contain revolving displays of the Minneapolis-Moline innovations and advancements.
- Include tractors and implements, and also blueprints, test equipment, toys, signs, posters, memorabilia, photos, and artifacts associated with the MM lines.
- Contain both items on loan, as well as gifts from private collectors, families, and individuals who want to contribute to the permanent MM historical museum wing.

As our generation of enthusiasts and collecting population ages, it is important to do something now that will allow us to carry on our MM heritage for generations to come. This, however, does not come without a cost.

The Floyd County Historical Society along with the Minneapolis-Moline Community will be responsible for raising \$906,262 to construct the physical building through individual contributions, corporate gifts, and grant money. An initial pledge phase will start now with pledges payable in the fourth quarter of 2016 or the first quarter of 2017, depending on your situation.

The Minneapolis-Moline community along with the Floyd County Historical Society will raise money to create an *endowment fund in the amount of \$450,000* that would provide enough cash flow to maintain this additional building and provide administrative costs associated with the daily operations of such a facility. The estimated yearly costs are \$18,000. Since Iowa is the home of the MMCI, Iowa residents will be eligible to work with the Endow Iowa Tax Credit Program that offers generous tax incentives for giving, along with the Federal tax deductions.

To MM Enthusiasts, Collectors, and Agricultural Companies and Historians

Although these amounts may seem high, we believe this is an attainable goal. In the next few months we will be asking for pledges until significant funds are pledged, at which time we will put the job out for bids.

As we launch Phase One of this project, we hope that you will help us achieve this goal by showing your interest and making an initial monetary pledge so we can determine if the MM Community is on board with our vision for this project.

We understand that there will be many questions and we encourage you to contact one of the committee members listed below.

MMCI Committee		
1. David Ritenbaugh, Committee Chair	david.ritenburgh@gm.com	248-770-0871
2. Mike Verhaust	verhulstmike@aol.com	641-226-0463
3. Loren Book	lgbook46@gmail.com	515-231-6334
4. Mike Ahlers	ahlers_55@yahoo.com	507-360-6748
5. Lloyd Rave	lindarave@gmail.com	605-940-2120
6. Ken Hicks	olstuff2@msn.com	815-262-0131
7. Dennis Solvie	sfi@runestone.net	320-795-2449
8. Alan Thompson	pamal101@hotmail.com	712-830-6848
FCHS Committee		
1. Dean Tjaden	deantjaden@gmail.com	641-330-1097
2. Dick Nelson	dick@nelsonengineeringpc.com	641-330-1344

Please begin thinking of how much you could contribute to help achieve such a worthwhile goal. Then please complete the *Interest and Pledge Response* and return as soon as possible.

We cannot do this alone, but with your help and generosity, this could be the greatest thing to happen to the MM community in decades.

Thank you for your interest and your generosity!

Enclosures

1. Architects Proposal: Building Addition Study and Blueprint
2. Example of Tax Savings, Federal and Iowa
3. Minneapolis Moline Material at the FCHS
4. Interest and Pledge Response Forms

FLOYD COUNTY MUSEUM BUILDING ADDITION STUDY

CODE ASSESSMENT, AND COST STUDY TO ADD TO FACILITIES

References:

International Building Code, 2012 Edition Americans with Disabilities Act (ADA) Iowa Department of Public Safety

PART 1: ADDITION OVERVIEW

The Floyd County Museum currently is a two story masonry building with 37,173 square feet of space. 11,375 square feet in the Basement. 15,204 square feet on the First Flooring including the 1999 Tractor Addition. The Second Floor has 10594 square feet of space. The building is an "Assembly Type 3" (Museum) occupancy with "Type IIB" construction under the 2012 International Building Code (IBC). The code allows 9,500 square feet per floor for this type of occupancy and allows two floors, so the building does not meet current code area requirements for its type of use.

The proposed addition is a combination of masonry wall and metal panel wall. The roof structure is to be metal trusses with an insulated roof and rubber roofing membrane. There are to be several large windows, a transparent overhead door and a two-hour overhead coiling door. The proposed addition shall have concrete floors with three exit doors that exit to grade. There are to be stairs and a ADA lift to circulate people from the elevated Main Floor of the existing museum. The proposed addition shall have its own mechanical space and a single ADA accessible restroom.

The proposed addition is 5,052 square feet. As the 15,204 square foot First Floor is in excess of the allowable square footage for this type of building a two-hour firewall must be constructed to separate the addition from the original building. Once the addition is complete the overall first floor will be 20,256 square feet.

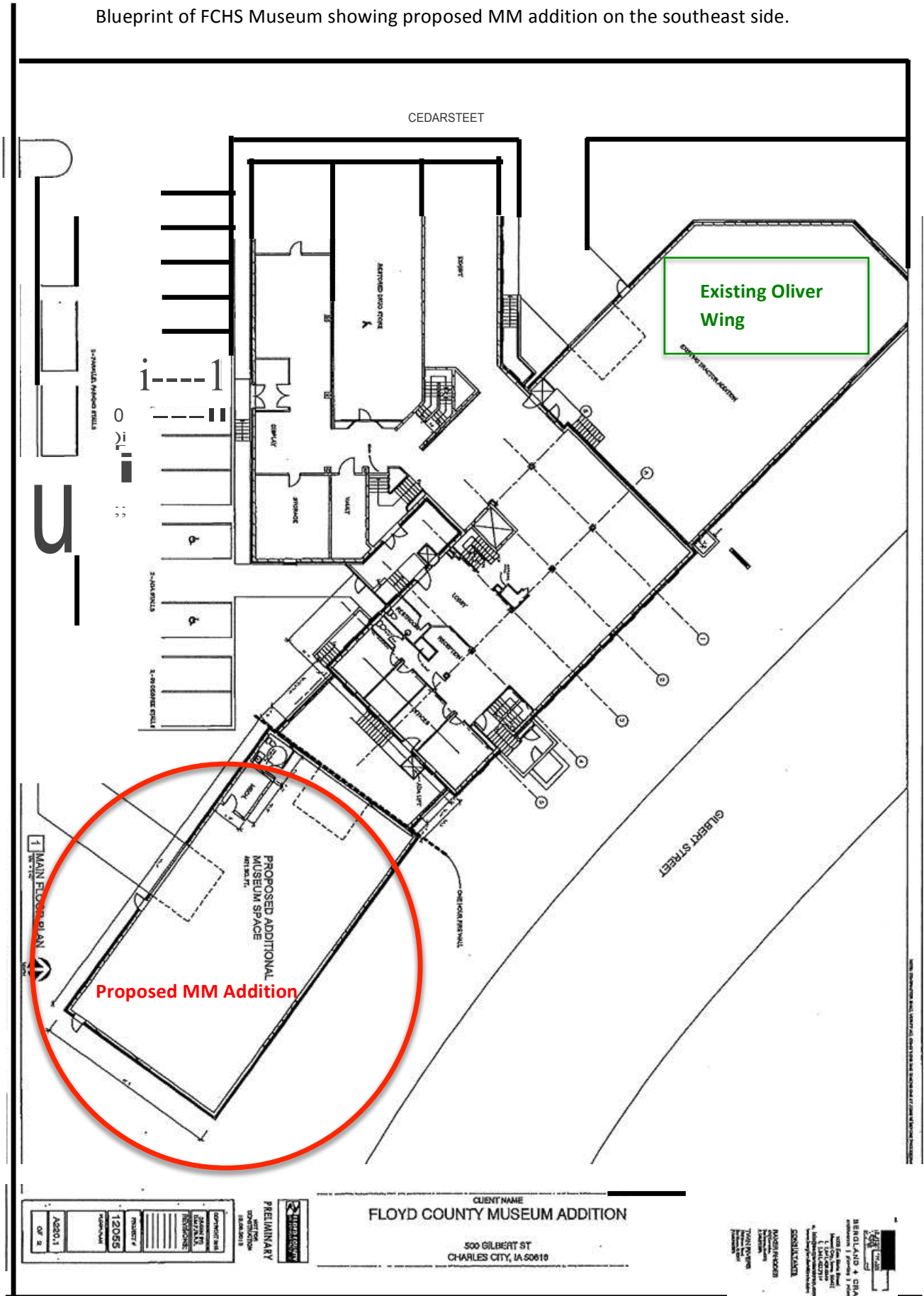
The occupiable space per person of a museum is typically noted at five square feet. Upon discussion with Paul Hughes the Charles City building official he has agreed to classify the new addition as having a permanent tractor display and will allow an un-concentrated load of 15 square feet per occupant. Having this reduced classification the addition will have an occupant load of 336 occupants. This occupant load will dictate 101" of existing space. This is defined as the actual total door width of the exit doors. Currently the proposal lists three existing doors totaling 108".

Having a reduced occupant count would still require the addition of two male toilets and three female toilets. The building currently has three toilet stalls throughout the facility. Noting the typical reduced occupancy of the building Mr. Hughes has again agreed to relax the count from five toilet stalls to one new unisex toilet room in the new addition. The room will be required to be fully ADA accessible and ANSI 117.1 compliant.

With the proposed addition the Parking Lot will need to be reduced. John Fallis City Engineer for the City of Charles City would typically classify this building similar to a Library. Currently Libraries are required to have three parking stalls for every 1,000 square feet of building. This would be 126 parking stalls. Mr. Fallis would recommend that the Floyd County Museum be allowed 1 stall for every 1,000 square feet. This would dictate 42 parking stalls. Currently the parking lot with the proposed addition will allow 18 stalls with two being ADA stalls. Mr. Fallis is inquiring to see if a variance is appropriate to allow a reduced parking stall count considering there is on street parking all the way around the park.

The City of Charles City instructed that building numbers be added to the Floyd County Museum. These numbers could be added to the building itself on the Gilbert Street side of the building or onto the front sign.

Blueprint of FCHS Museum showing proposed MM addition on the southeast side.



Examples of Current Minneapolis Moline Material at FCHS

1. Serial number by model information for tractors going back to 1929. From 1940 on there is a listing of tractor serial number and type of fuel. It also lists serial numbers of tractors that were changed from one fuel to another at the factory. From 1956 the information lists the engine serial number used in the tractor and all options the tractor was built with. This information covers 1956-1972 when the Lake Street Plant was closed. Many of you have accessed information on your tractor using these files. There is serial number information for engines listing the tractor serial number they were put in. The power unit serial information is also there. There is a listing of package serial numbers starting in the 50's also.
2. Part drawings for approximately 50,000 MM parts. This information is being scanned into a computer for easier availability. The scanning is approximately 50 % done.
3. Copies of many large assembly drawings and information drawings. These provided information about the assembly line on how things were put together, bolt torque and paint instructions. There are some ink drawings that go back to the KT time, both complete tractors and cross sectional views. We hope to get these scanned into a computer database. Some of these are like art and need to be seen full size to really appreciate. The drawings contain a lot of information useful to tractor restoration.
4. The complete set of Jenson photos are in the FCHS. 1800 pictures with a tremendous amount of information.
5. A collection of MM literature. There is a sizeable collection of Moline Plow. There is a good collection of later literature also.
6. FCHS has a nearly complete set of MM operator's manuals, parts manuals, and service manuals. They include tractor, engine and implement information. To see all of them in one room is breathtaking.
7. FCHS also has a complete set of service letters. These provide valuable information when working on tractors and implements.
8. FCHS has a number of former employee's files that contain pictures, letters, MM memorabilia and other miscellaneous items. Many of the pictures are unique and have not been seen before. There are pictures of experimental tractors that did not go in production. The letters contain lots of interesting information about the timing and way certain things were done. There are letters with customer complaints, proposed changes and other details.
9. Various B/M for engines tractors and implements. There is a complete B/M for the M674, which was not produced. This information has not been studied at this time.
10. A complete set of information on "standard parts" like bearings, oil seals, bushings, belts, etc. giving size MM part number and in some cases vendor number.
11. Movies from the company, several DVDs supplied by Collectors, oral histories recorded from former MM employees.



25% STATE TAX CREDIT-ENDOW IOWA

With Endow Iowa, you can give and receive.

Through Endow Iowa, Iowans can give for less. Those who give to endowed funds at qualified community foundations, like the Floyd County Community Foundation, an affiliate of the Community Foundation of Northeast Iowa, are eligible to receive **25% state tax credits** for their contributions, in addition to the normal federal deduction for a charitable gift. Annually, up to a maximum amount of \$300,000 in tax credits per individual for a gift of \$1.2 million may be awarded, or \$600,000 in tax credits per couple for a gift of \$2.4 million if both are Iowa taxpayers. All qualified donors can carry forward the tax credit for up to five years after the year the donation was made.

When you donate to a permanently endowed fund at a qualified community foundation, you're not only helping your neighbors today-you're building a stronger community tomorrow. Your gift creates lasting good in the community, and the Endow Iowa Tax Credit Program offers you generous tax incentives for giving.

Since 2003, more than \$115 million has been invested in community foundations because of Endow Iowa, improving lives and strengthening communities. By supporting endowed funds, Iowans are ensuring that their gifts will be at work well into the future.

Every year, approximately \$6 million in Endow Iowa tax credits are set aside to distribute to those who make gifts to permanently endowed funds at a qualified community foundation, like the Floyd County Community Foundation. The credits are available on a statewide first-come, first-served basis, so talk to your professional advisor today about how you can take advantage of this unique opportunity. Or contact our administrative office at (319) 287-9106 for more information on Endow Iowa and how the Community Foundation is helping citizens help their community, forever.

What does it really cost to give?

With Endow Iowa, a \$10,000 gift could cost just \$3,540.*

Federal Marginal Tax Rate	15.00%	25.00%	39.60%
Endowment Gift to Qualified Community Foundation	\$10,000	\$10,000	\$10,000
<i>Less:</i>			
Endow Iowa 25% Tax Credit	\$2,500	\$2,500	\$2,500
Federal Tax Deduction	\$1,500	\$2,500	\$3,960
Net Cost of Gift	\$6,000	\$5,000	\$3,540

*Based on current tax regulations.



**COMMUNITY
FOUNDATION**
Floyd County

Affiliate of the Community Foundations of NEIA

INTEREST AND PLEDGE RESPONSE

RETURN THIS FORM

We have 20 percent pledged to date. As you can see, we have a ways to go! With your pledge of \$100, \$500, \$1,000, \$5,000 or more, we can achieve the needed support to proceed. Please respond as soon as possible!

Minneapolis-Moline Project: **Maintenance Endowment*** \$450,000 Goal

You may choose to help create a lasting endowment ear-marked for the Floyd County Museum MM Addition.

Option 1: I wish to pledge \$_____dollars to the Minneapolis-Moline Addition **Maintenance Endowment Fund**. I would like to make my commitment in a lump sum payable in the fourth quarter 2016 or first quarter 2017. _____ Please initial.

Option 2: I wish to pledge _____ yearly payments over the following number of years beginning in fourth quarter 2016 or first quarter 2017: **Circle one:** 2 years 3 years 4 years 5 years. You will be billed yearly. _____ Please initial.

NOTE: Options 1 and 2 are subject to the Iowa Endowment Fund Rules if you are an Iowa Resident; and Federal and State tax deductibility on your income tax for all states.

*A quick definition of an Endowment Fund governed by the State of Iowa: It is a fund established for a specific purpose where 5% of the value of the fund by law can be withdrawn yearly to fund a project. The remainder of the yearly interest over 5% remains for growth of the fund and years when the fund makes less than 5%, the draw would be on principle. The fund manager (**to be determined**) in consultation with the MMCI representative would be responsible for selecting how to invest the fund money and will be accountable to the MMCI Board of Directors.

Floyd County Historical Society: **Building Fund** \$900,000 Goal

You may choose to contribute directly to the *Building Fund*. These options help create a permanent home for Minneapolis-Moline products and research materials to be displayed on a year-round basis on the east side of the existing Historical Society building in Charles City, Iowa.

Option 3: I wish to pledge \$_____dollars the Floyd County Historical Society Building Fund. I would like to make my commitment in a lump sum payable in the fourth quarter of 2016 or first quarter 2017. _____ Please Initial.

Option 4: I wish to pledge _____ yearly payments over the following number of years beginning in fourth quarter 2016 or first quarter 2017: **Circle one:** 2 years 3 years 4 years 5 years. You will be billed yearly. _____ Please initial.

NOTE: Options 3 and 4 are subject to Federal and State tax deductibility on your income tax.

INTEREST AND PLEDGE RESPONSE

RETURN THIS FORM

*****Please make a copy of both pages of this form for your records.*****

Send this completed pledge form to the official address of MMCI:

Minneapolis-Moline Collectors, Inc. 18581 600th Ave, Nevada, Iowa 50201

Name (please print) _____

Signature _____ Date _____

Address _____ City _____ State _____ Zip _____

E-mail _____ Phone _____

Disclaimer: The information presented here regarding donations is general information. You should contact your tax advisor to determine *your* tax credit when donating to a 501c3 organization and, for Iowa residents, when participating with the Endow Iowa Tax Credit Program.

Thank you for completing this Pledge Form to show your interest
In the proposed MM Addition to the Floyd County Museum!

For your information and consideration:

How to remember The Minneapolis-Moline Collectors, Inc. or the FCHS in your Will or Trust

Please share the following language with your estate-planning attorney to add to your will or living trust.

I give, devise and bequeath to the Minneapolis-Moline Collectors, Inc., a not-for-profit organization existing under the laws of the State of Iowa and located at Nevada, Iowa _____ (percent of my estate, dollars, property, securities, etc.) to be used for _____ (indicated however you wish the gift to be used.)

I give, devise and bequeath to the Floyd County Historical Society, a not-for-profit organization existing under the laws of the State of Iowa and located at Charles City, Iowa _____ (percent of my estate, dollars, property, securities, etc.) to be used for _____ (indicated however you wish the gift to be used.)