



## Another developer eyeing Wayne Hotel?

**By Mike Christopherson, Managing Editor  
Crookston Daily Times**

Posted Feb 17, 2010 @ 12:26 PM

Crookston — Is there yet another last gasp regarding a potential development of the historic Wayne/Palace Hotel building in downtown Crookston?

Forgive Dan Johanneck if he's not holding his breath.

The executive director of the Crookston Housing and Economic Development Authority (CHEDA), in his report to his board of directors at their meeting this morning, said a contractor/developer from the Little Falls, Minn. area contacted him and wants to come to Crookston as soon as this week to check out the building. The developer, Johanneck said, indicated that his firm could redevelop the building for half the cost of the rental housing renovation project Twin Cities developer MetroPlains Development was pursuing until last month, when necessary housing credit funds were denied.

At this point, considering the Little Falls company has yet to see the building or tour it, Johanneck is skeptical. "It will be interesting to see his reaction to the building," he said.

That's assuming the developer makes the trip. Johanneck is supposed to get a phone call any day now, but before anyone goes inside, there is paperwork to fill out with the tax-forfeited property's owner, Polk County. "There's a process involved, because it's a pretty hazardous place to go into," Johanneck said.

The firm primarily deals in new construction, he said, but has done one multi-family rehabilitation project.

"I think maybe they're just reaching outside their box a little bit, just checking on potential opportunities," Johanneck said. In the narrative of his report to the CHEDA board, he indicates that he's "certain" that the firm cannot do a project at the building for half of what MetroPlains budgeted.

With the rejection of the Minnesota Housing Finance Agency housing credits in late January, Polk County officials are getting estimates on the cost to demolish the structure. It could cost around \$500,000.

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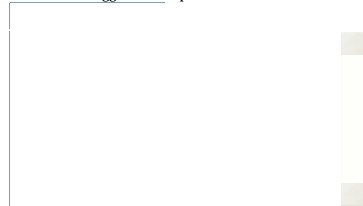
Oh, oh, a possibility of shock paddles coming in to revive Wayne Palace. CLEAR!

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The shock paddles might be needed for these Little Falls people after they see the interior.  
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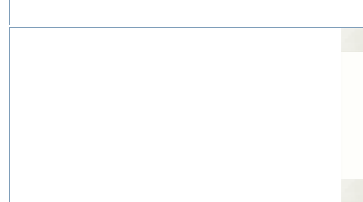
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If there is Kay H. sure has a lot of stock in it!!  
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The estimates are in! \$300,000 for a new roof and demo the inside. I've offered to write the grants no charge, but think: the County doesn't even need a grantwriter, they already save \$300,000 of the \$600,000 estimate of taxpayer money and the mold, is gone! A little exterior wood painting done by the County's Sentence to Serve work crew and voila! Fresh new looking building for sale.

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