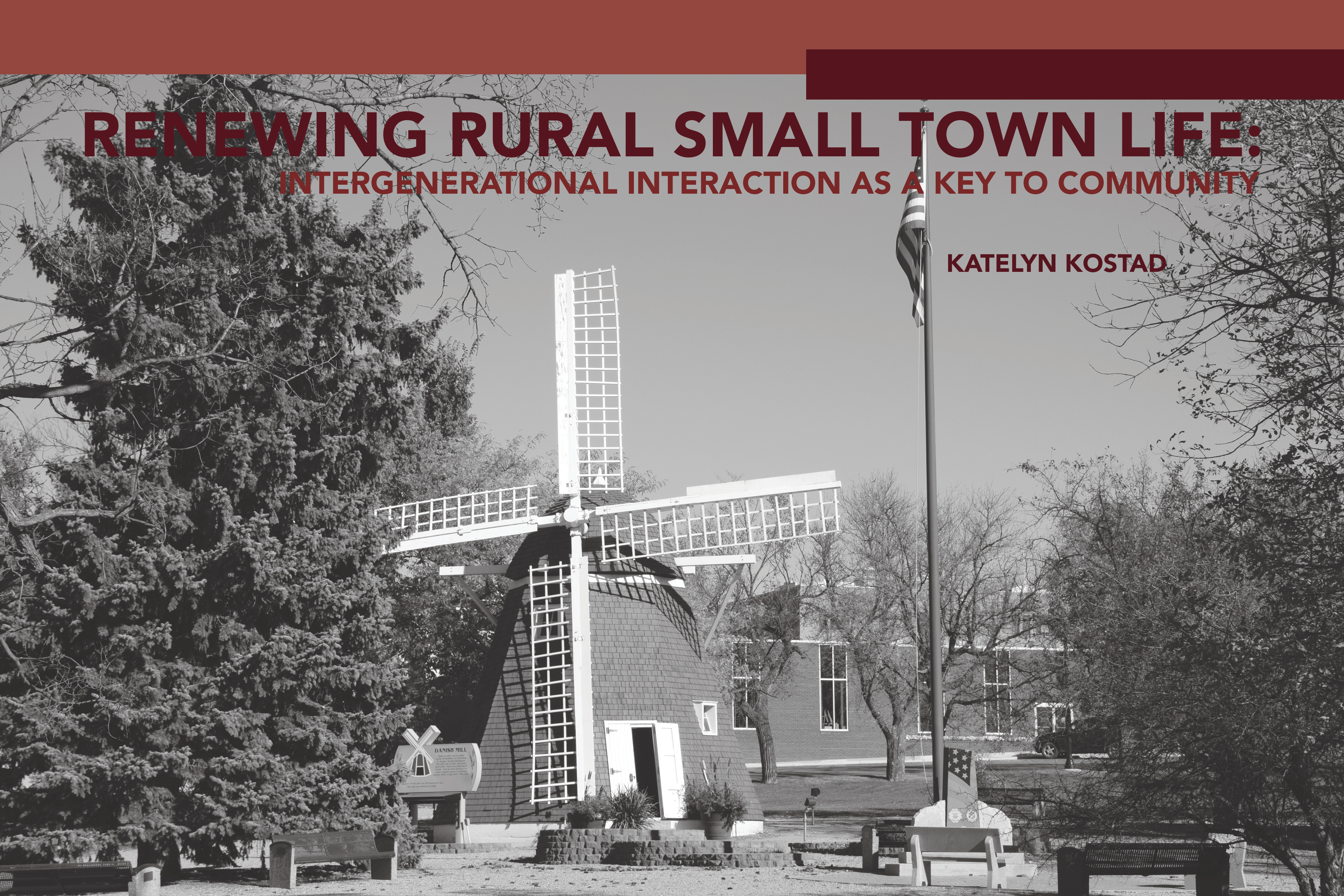


RENEWING RURAL SMALL TOWN LIFE: INTERGENERATIONAL INTERACTION AS A KEY TO COMMUNITY

KATELYN KOSTAD

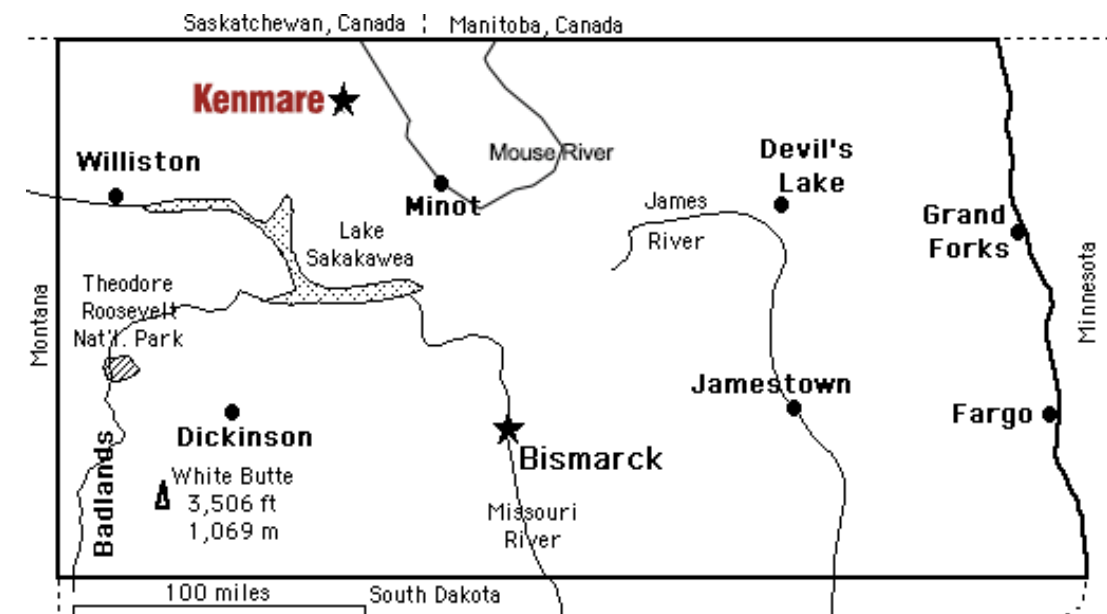


How would a rural community be renewed
through reawakened development?

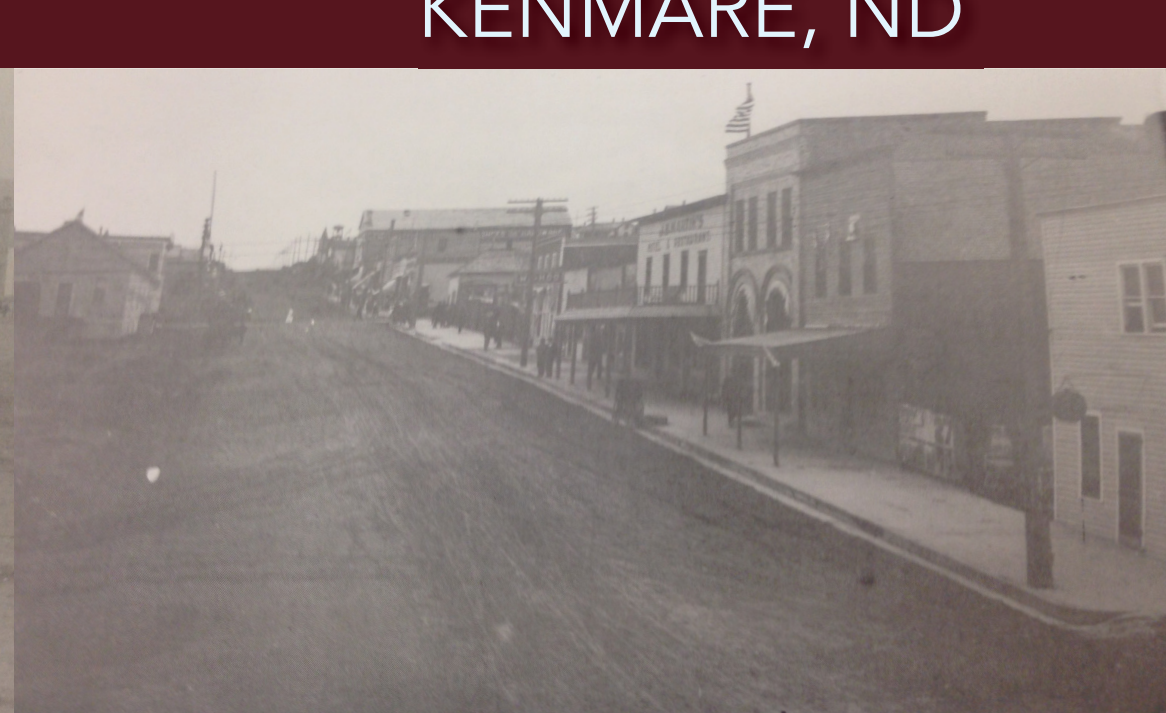
GATEWAY



“forever more”



KENMARE, ND



“Wherever there are beginners and experts, old and young, there is some kind of learning going on, some kind of teaching. We are all pupils and we are all teachers.”

- Gilbert Highet

“Intergenerational programs promote the transmission of cultural traditions and values from older and younger generations, helping to build a sense of personal and societal identity while encouraging tolerance.”

- Generations United

“With active participation of the elderly, rural communities may be in a stronger position, not only to survive but to thrive.”

- Neil C. Bull

“Older persons are not just ‘another problem’ to be addressed by society. They are a resource, provided that they are given the opportunity to be such.”

- Neil C. Bull

IRVIN HOTEL



IRVIN HOTEL



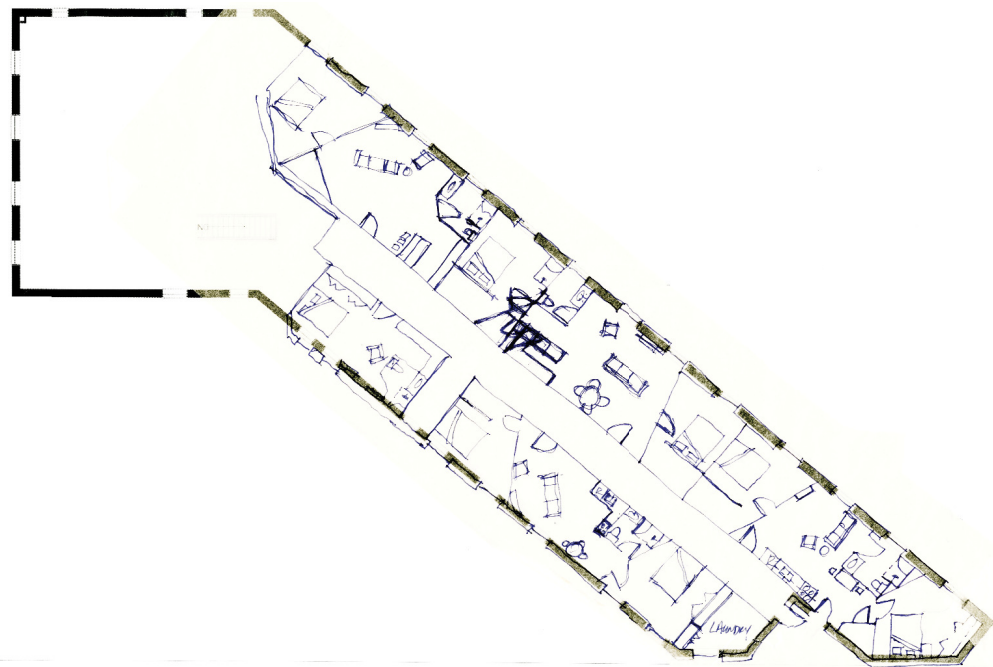
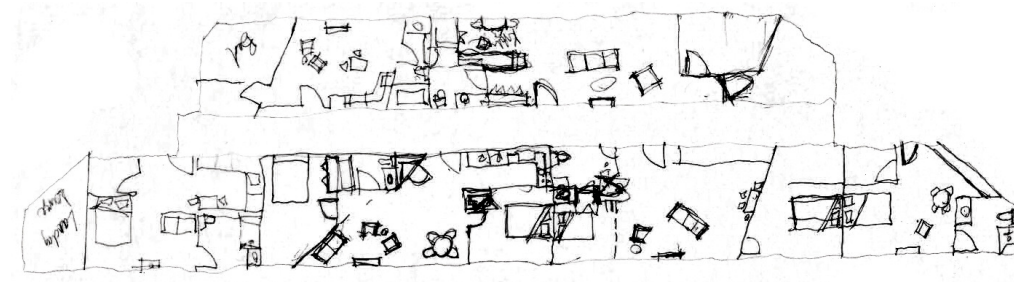
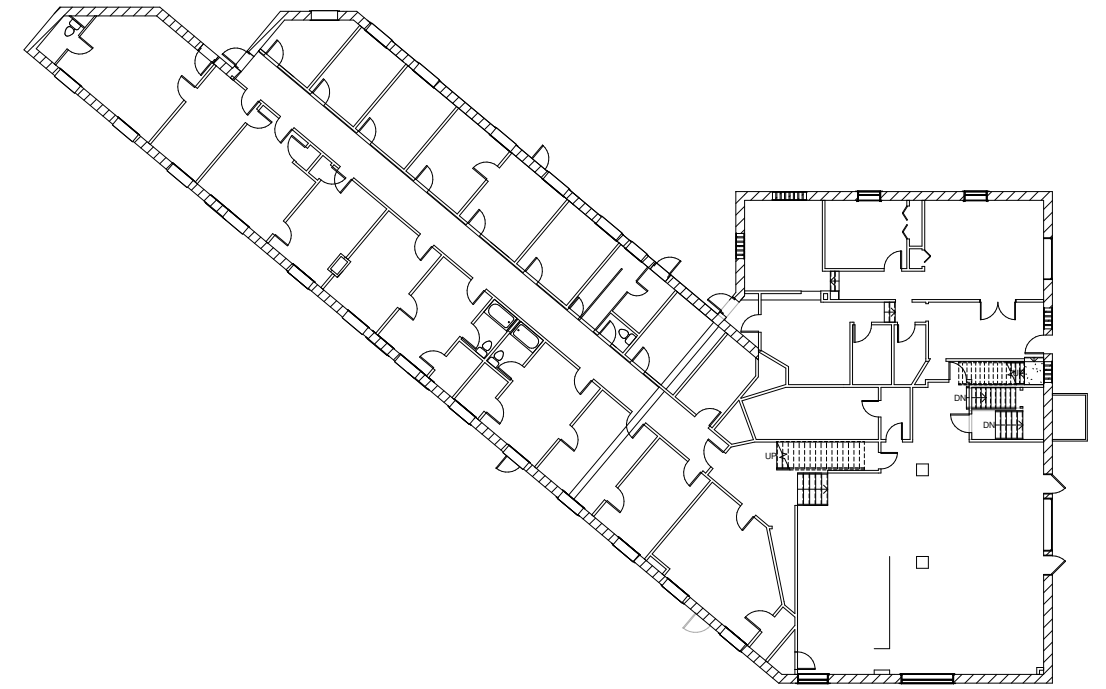
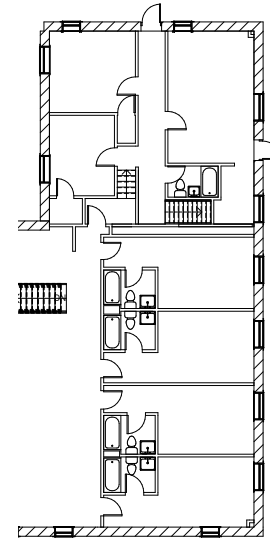
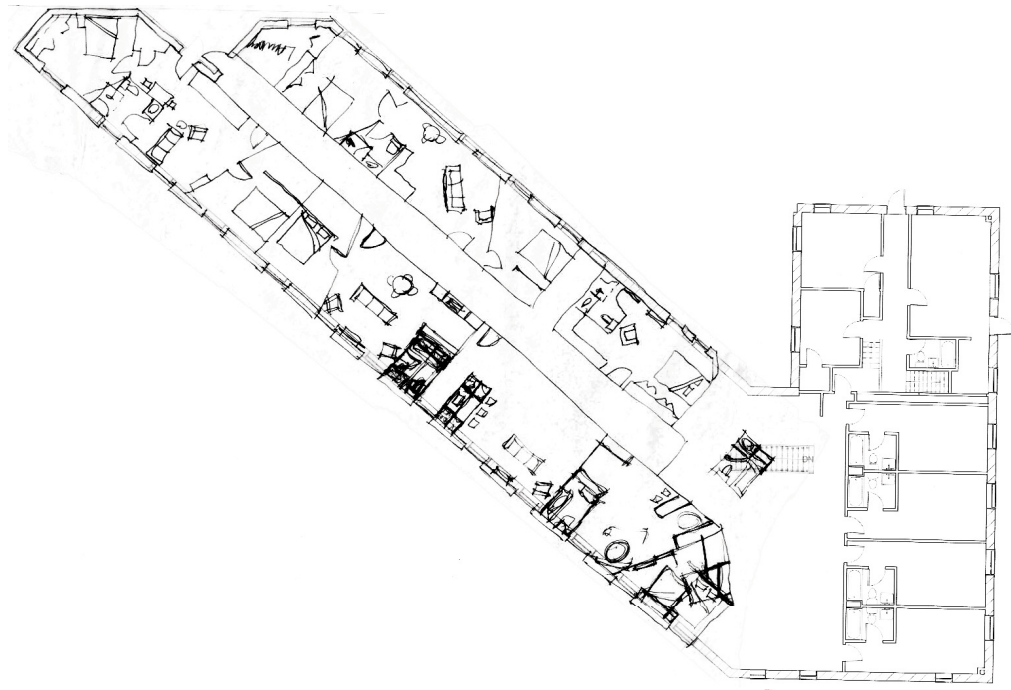
IRVIN HOTEL



NEIGHBORHOOD



IRVIN HOTEL

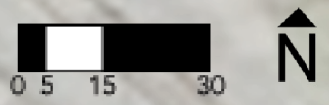


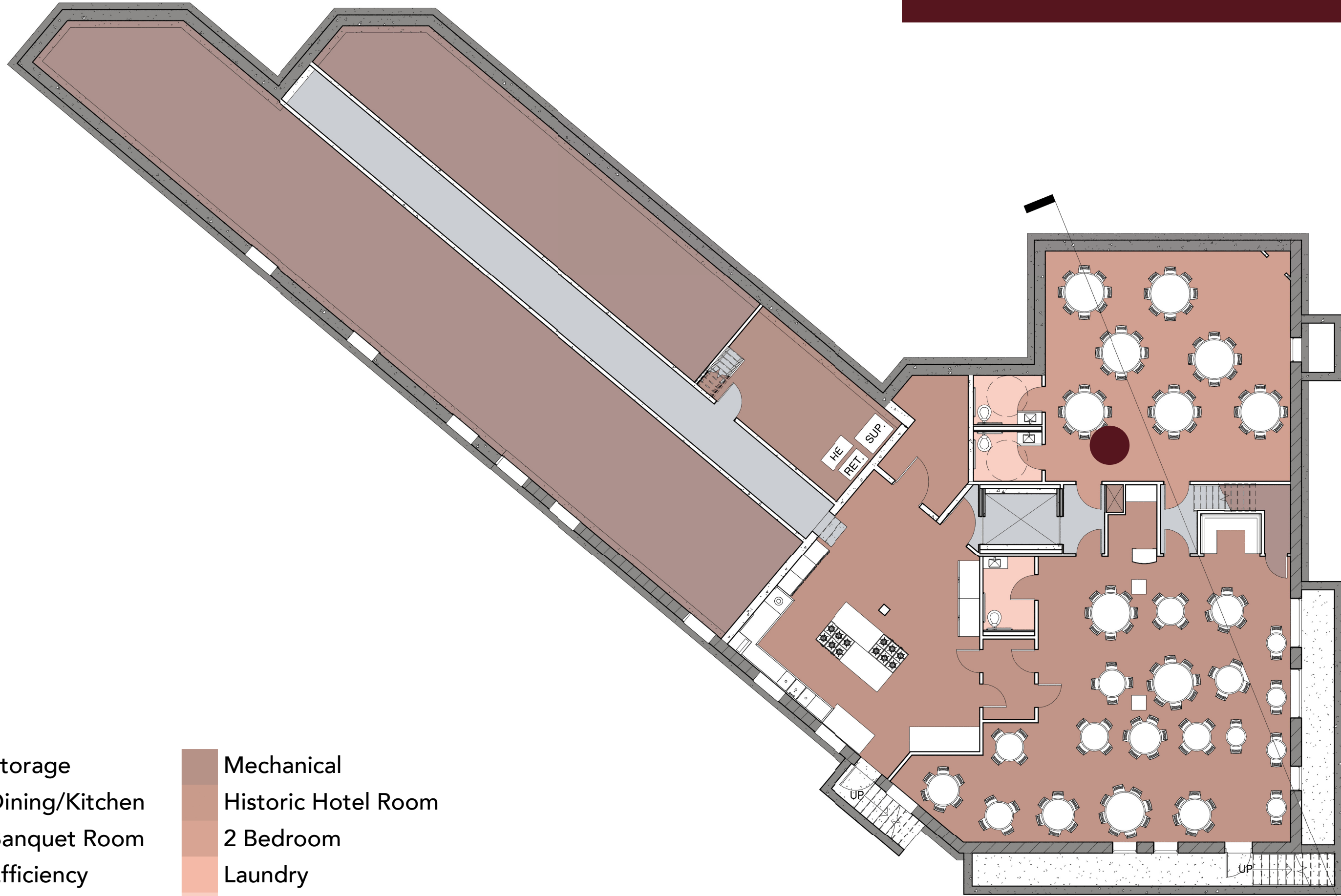













Storage
Dining/Kitchen
Banquet Room
Efficiency
1 Bedroom
Staff



Mechanical
Historic Hotel Room
2 Bedroom
Laundry
Restroom
Circulation





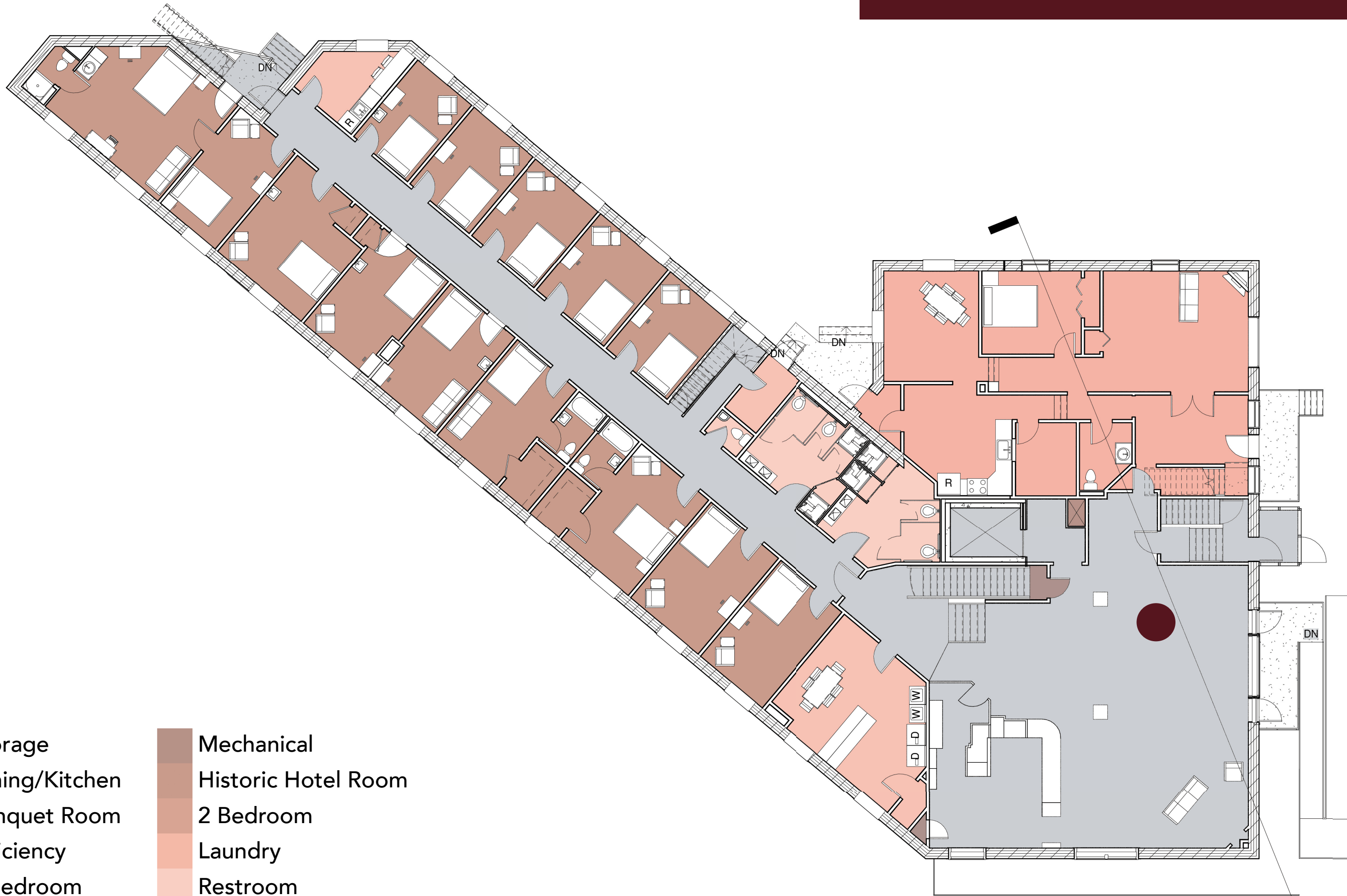
- | | |
|---|---|
|  Storage |  Mechanical |
|  Dining/Kitchen |  Historic Hotel Room |
|  Banquet Room |  2 Bedroom |
|  Efficiency |  Laundry |
|  1 Bedroom |  Restroom |
|  Staff |  Circulation |

basement level

COMMUNITY



- Storage
- Dining/Kitchen
- Banquet Room
- Efficiency
- 1 Bedroom
- Staff
- Mechanical
- Historic Hotel Room
- 2 Bedroom
- Laundry
- Restroom
- Circulation

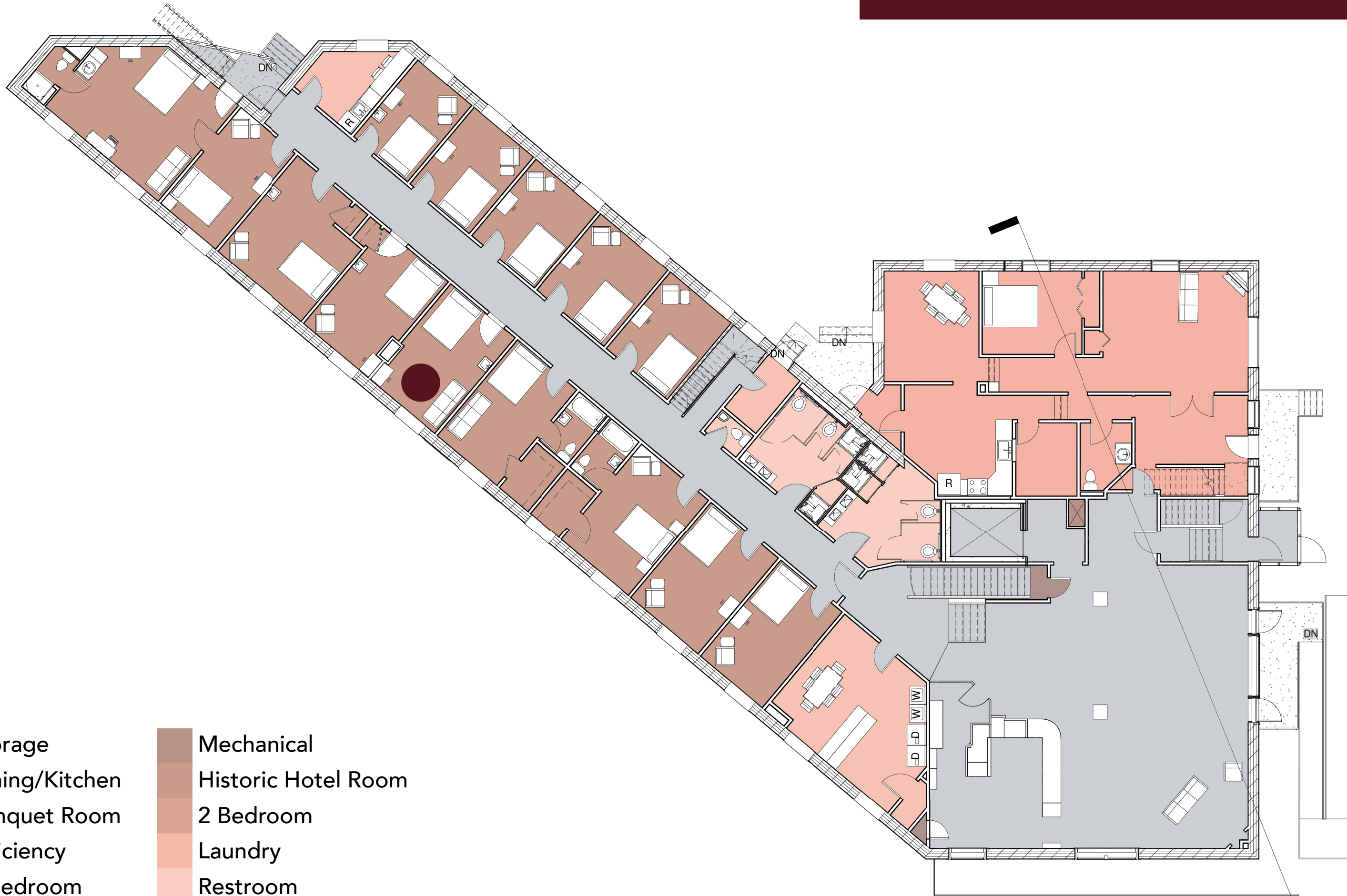


main level

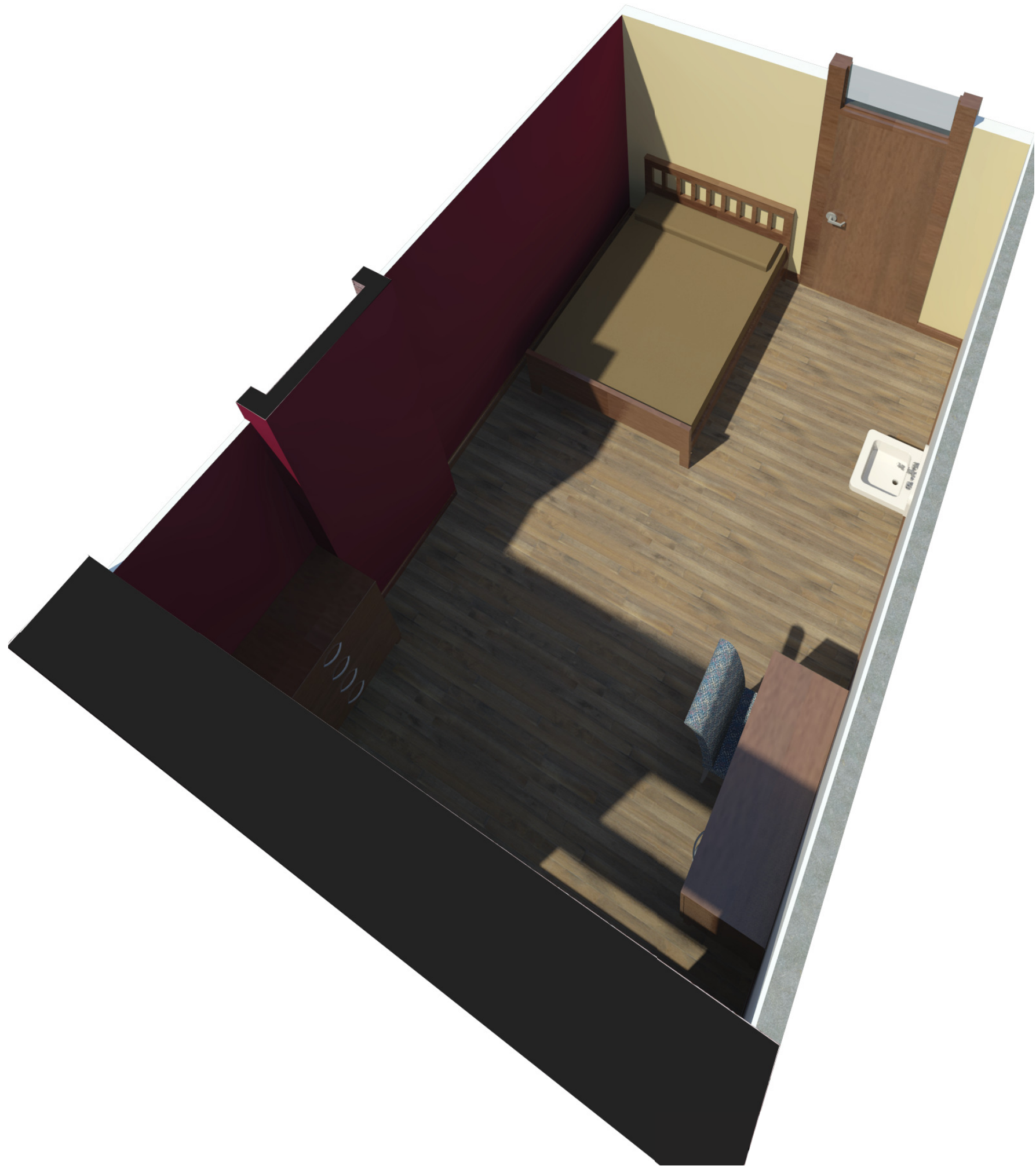
COMMUNITY



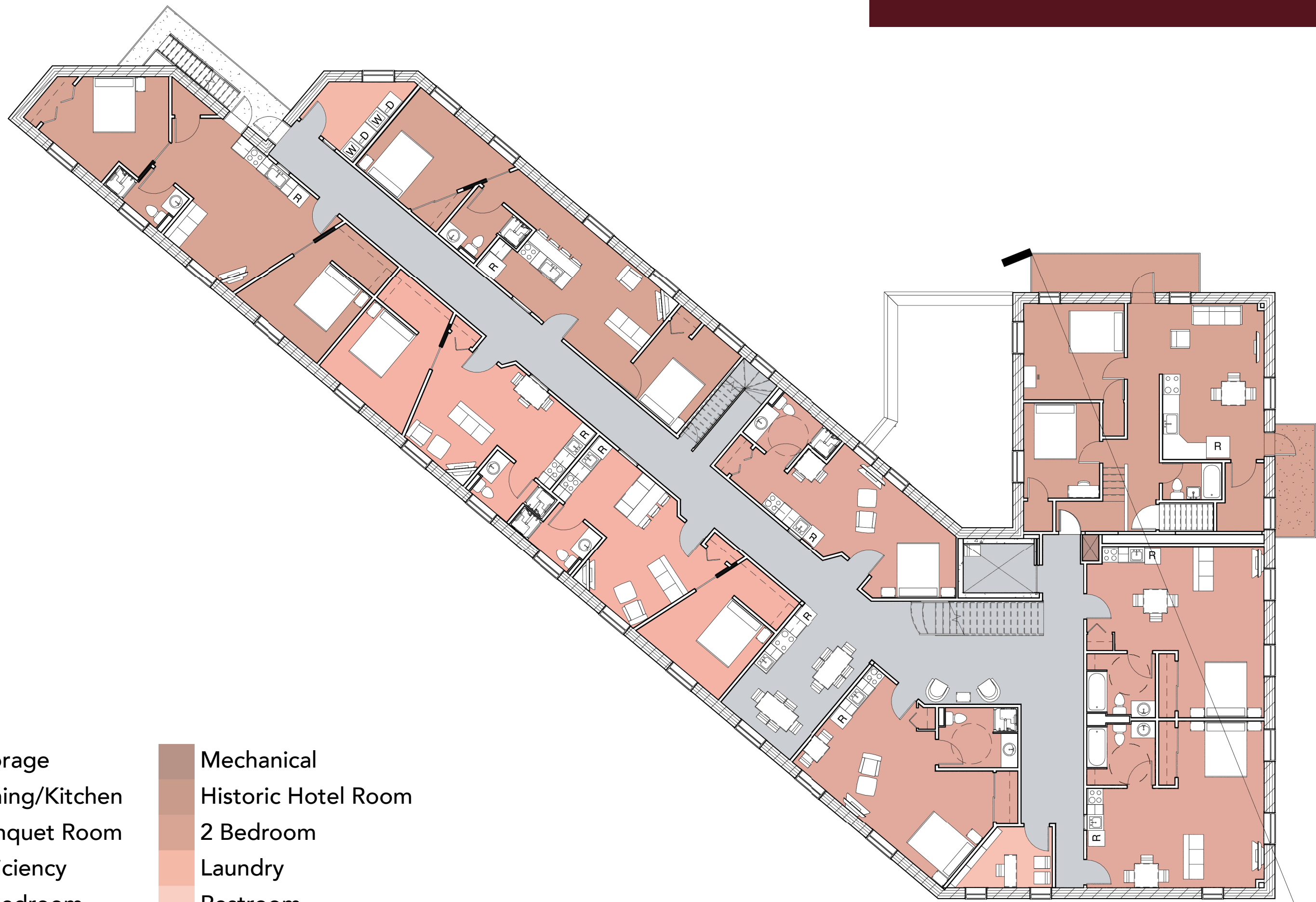
- Storage
 - Dining/Kitchen
 - Banquet Room
 - Efficiency
 - 1 Bedroom
 - Staff
- Mechanical
 - Historic Hotel Room
 - 2 Bedroom
 - Laundry
 - Restroom
 - Circulation



main level



- Storage
- Mechanical
- Dining/Kitchen
- Historic Hotel Room
- Banquet Room
- 2 Bedroom
- Efficiency
- Laundry
- 1 Bedroom
- Restroom
- Staff
- Circulation

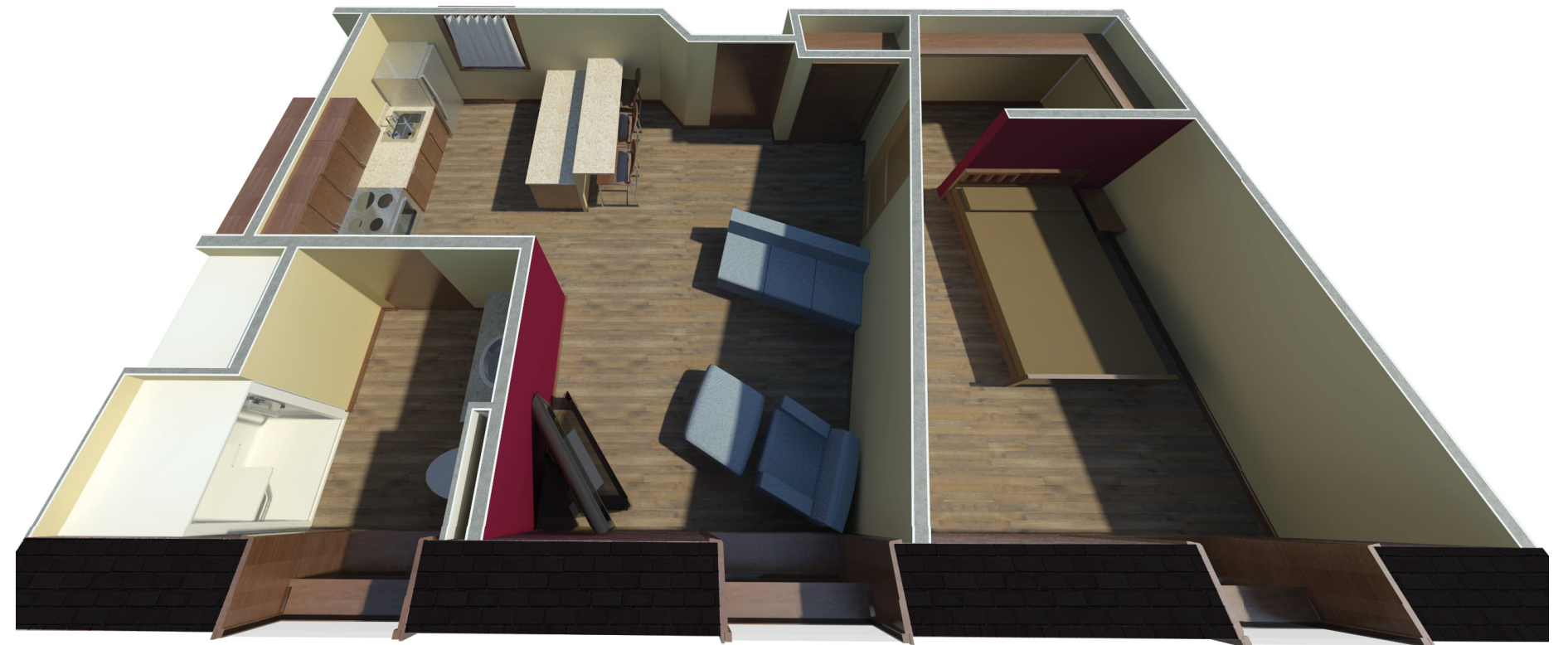


second level

- Storage
- Mechanical
- Dining/Kitchen
- Historic Hotel Room
- Banquet Room
- 2 Bedroom
- Efficiency
- Laundry
- 1 Bedroom
- Restroom
- Staff
- Circulation



third level



NEIGHBORHOOD



THE MILL



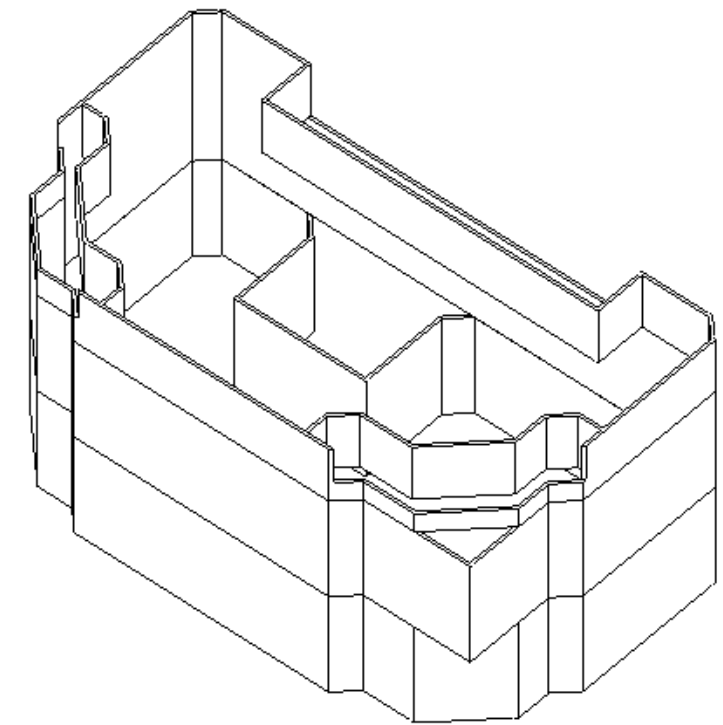
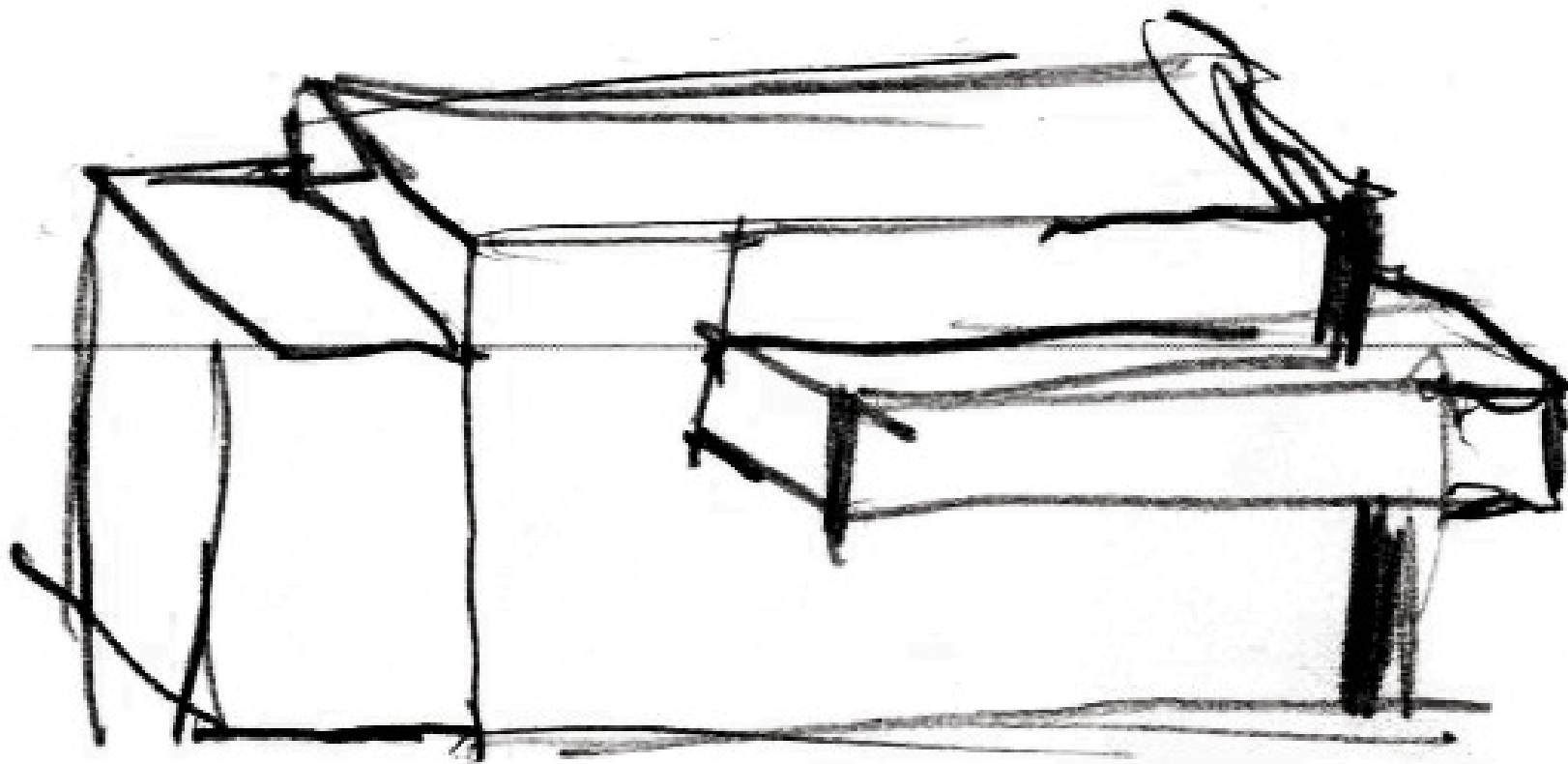
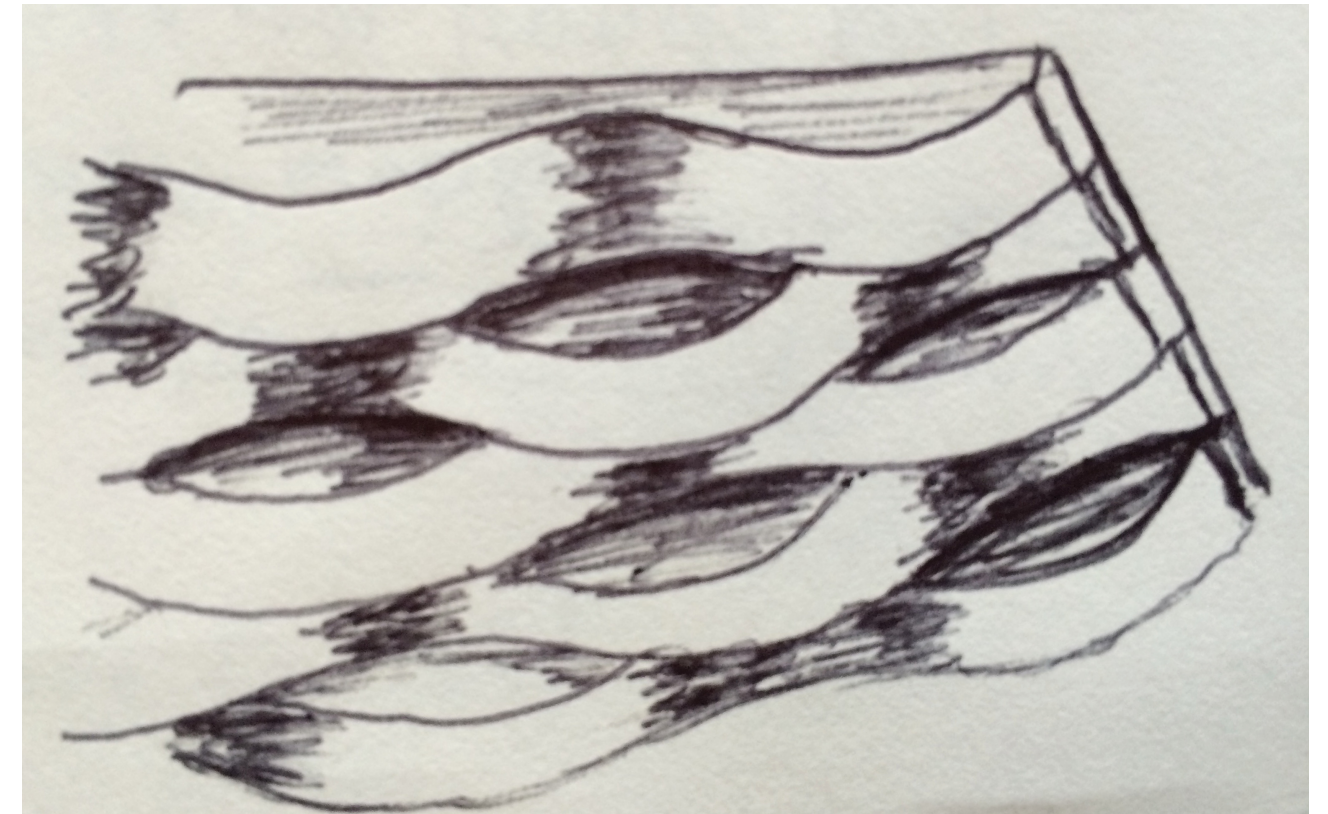
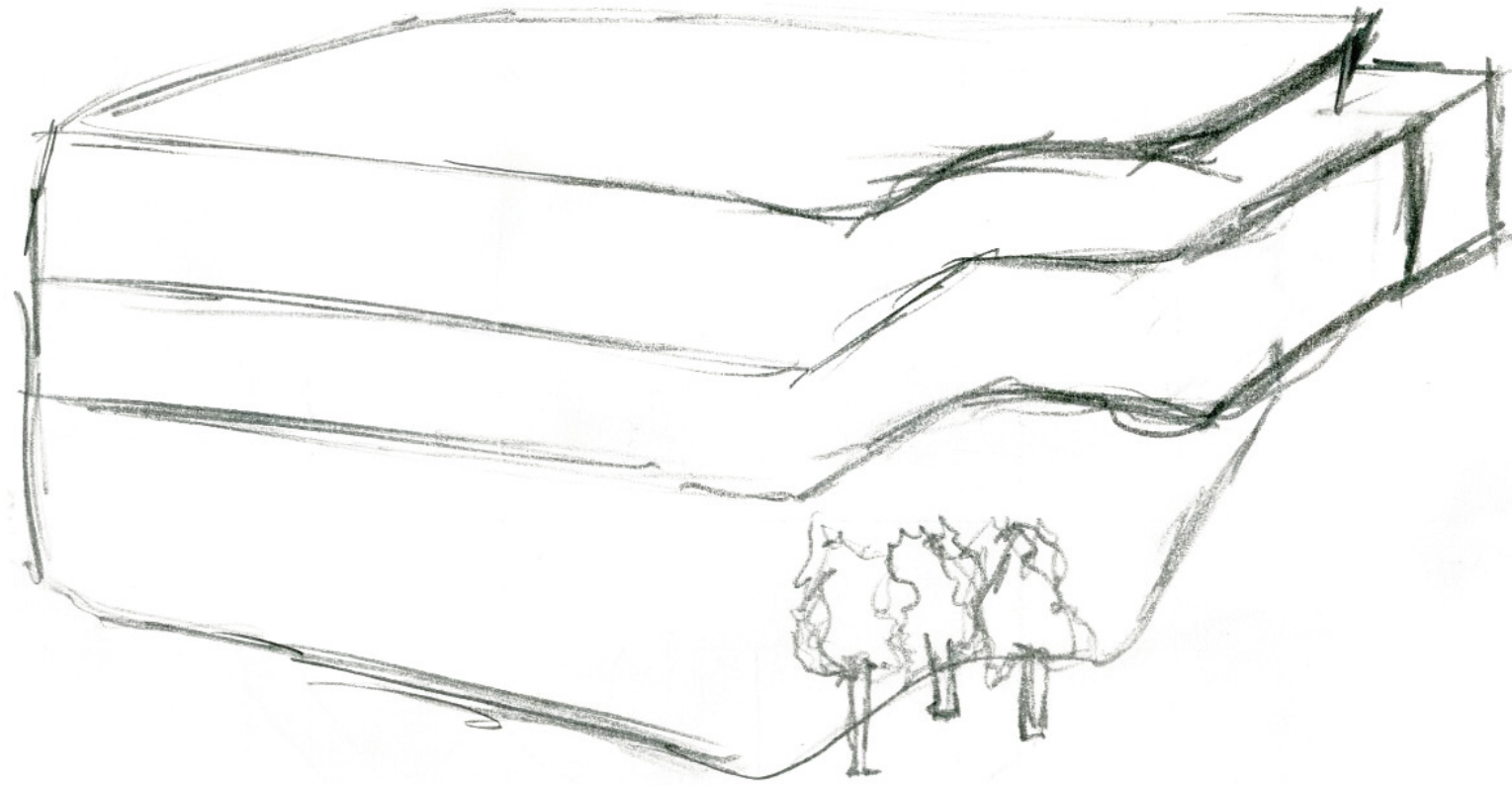
to the northwest

looking west

looking southeast

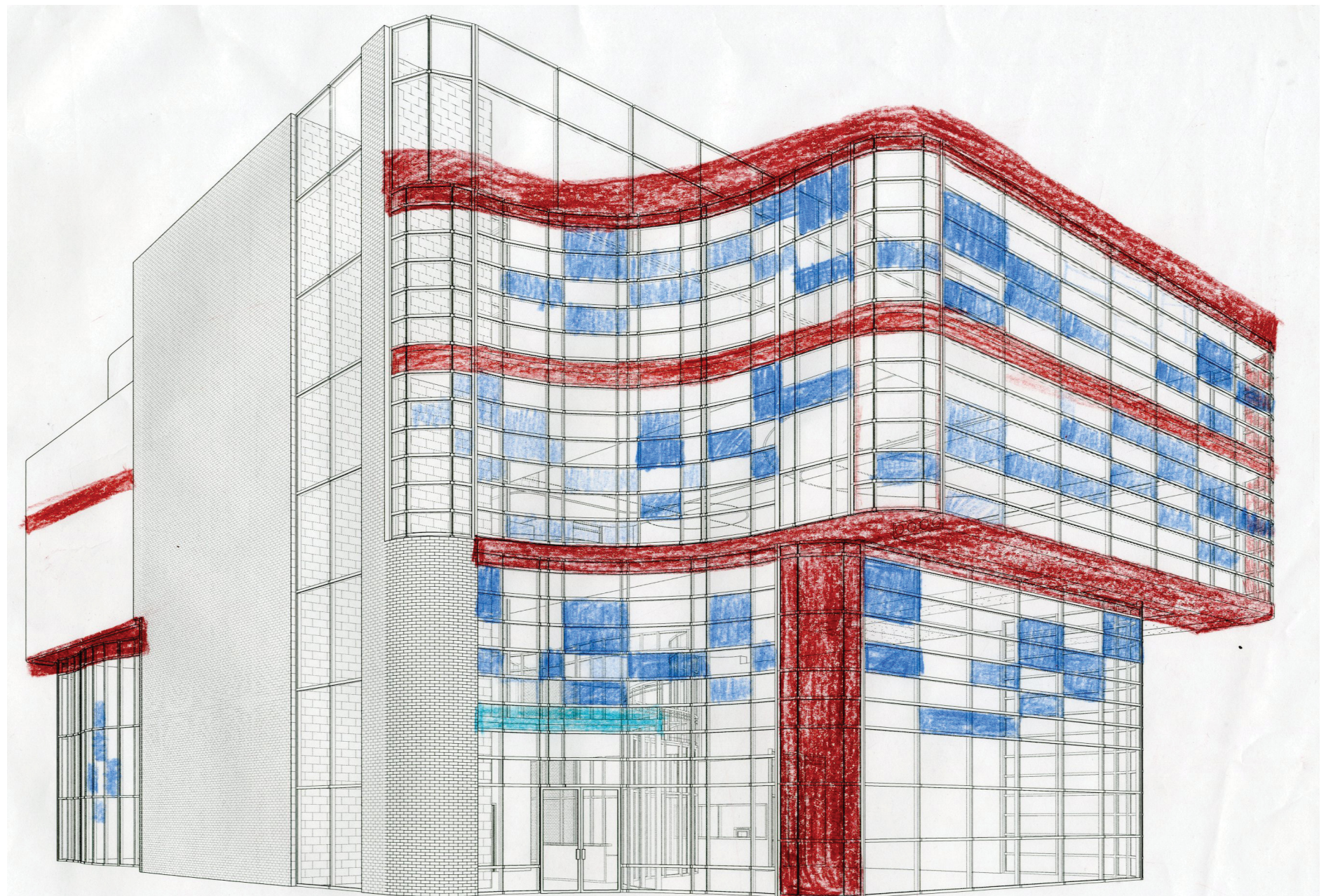
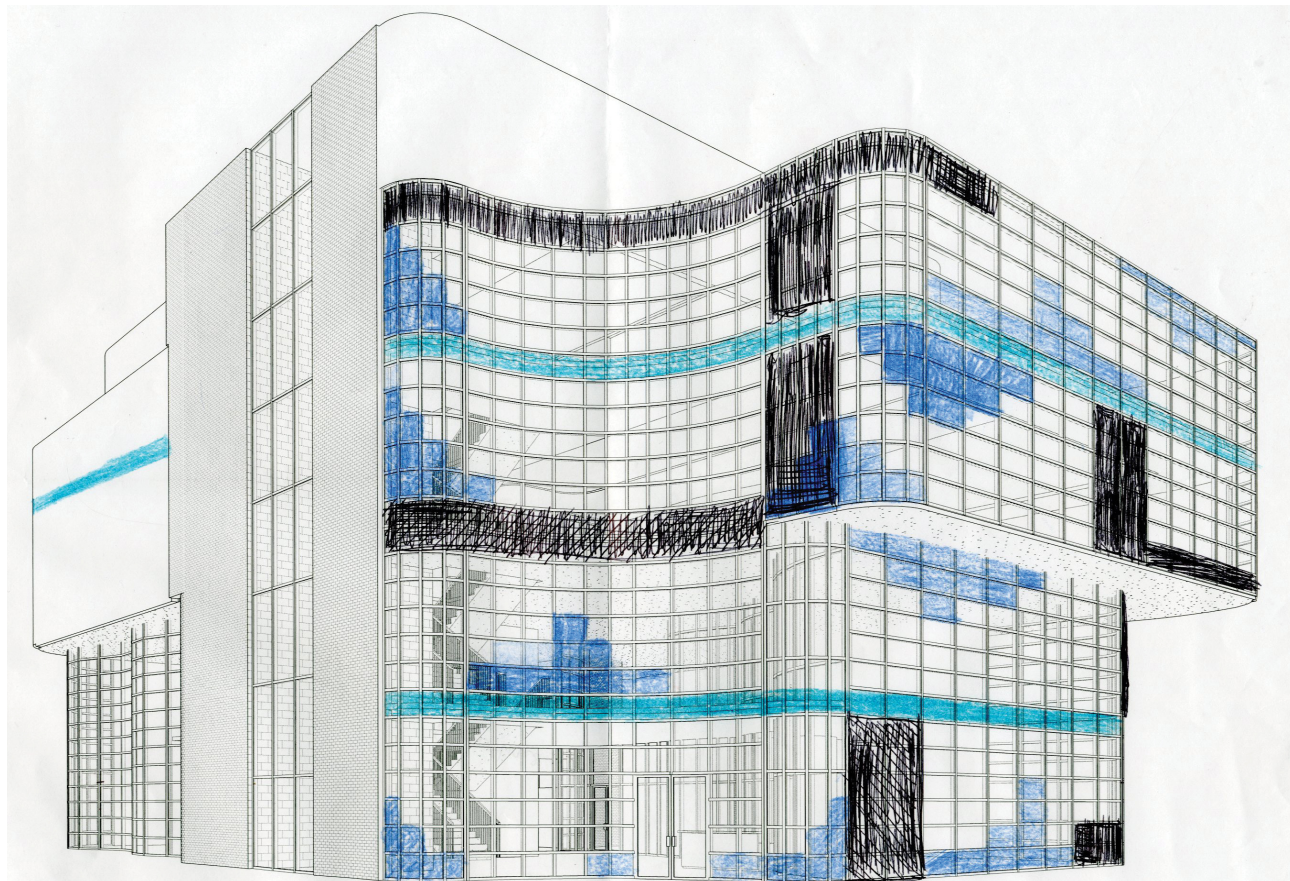
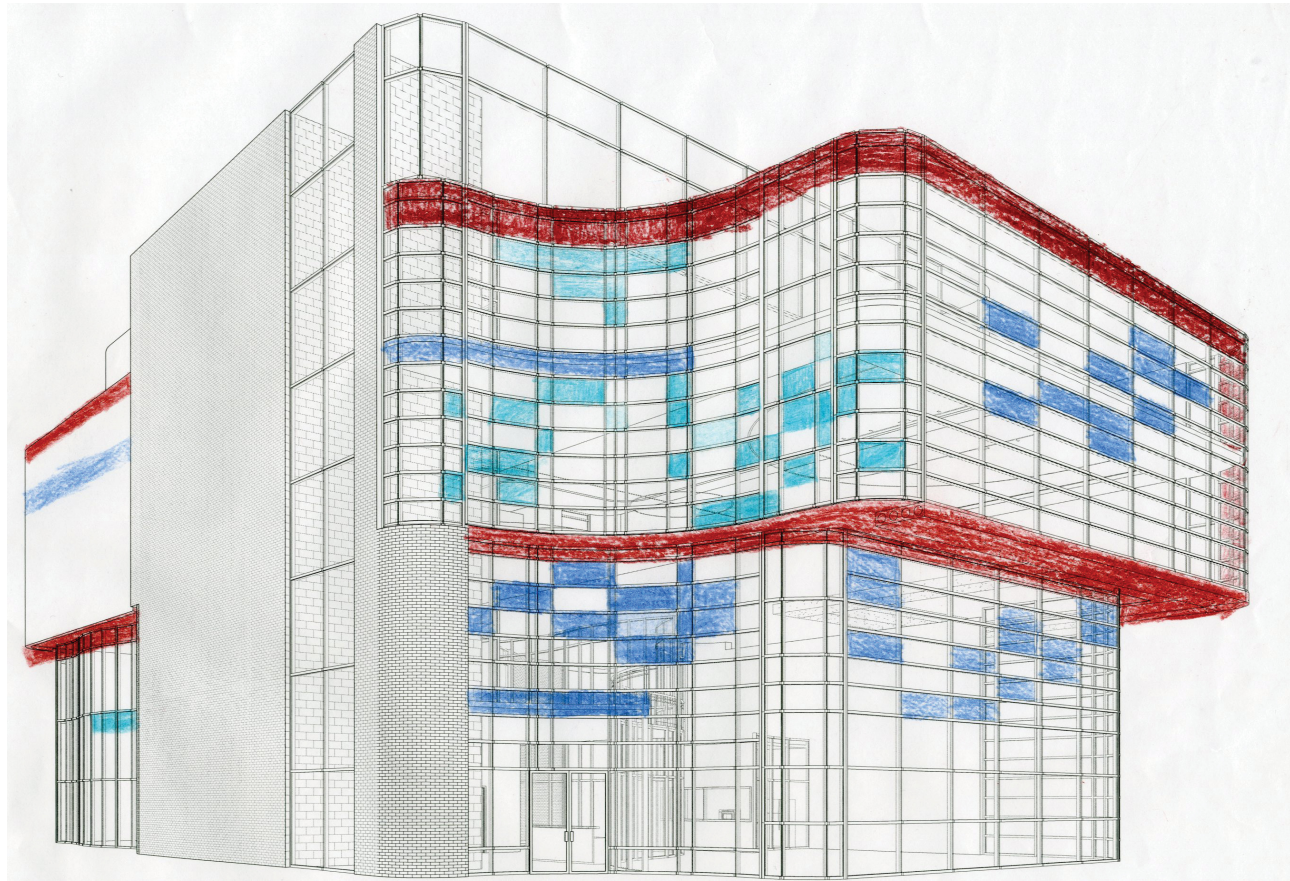


THE MILL



design process

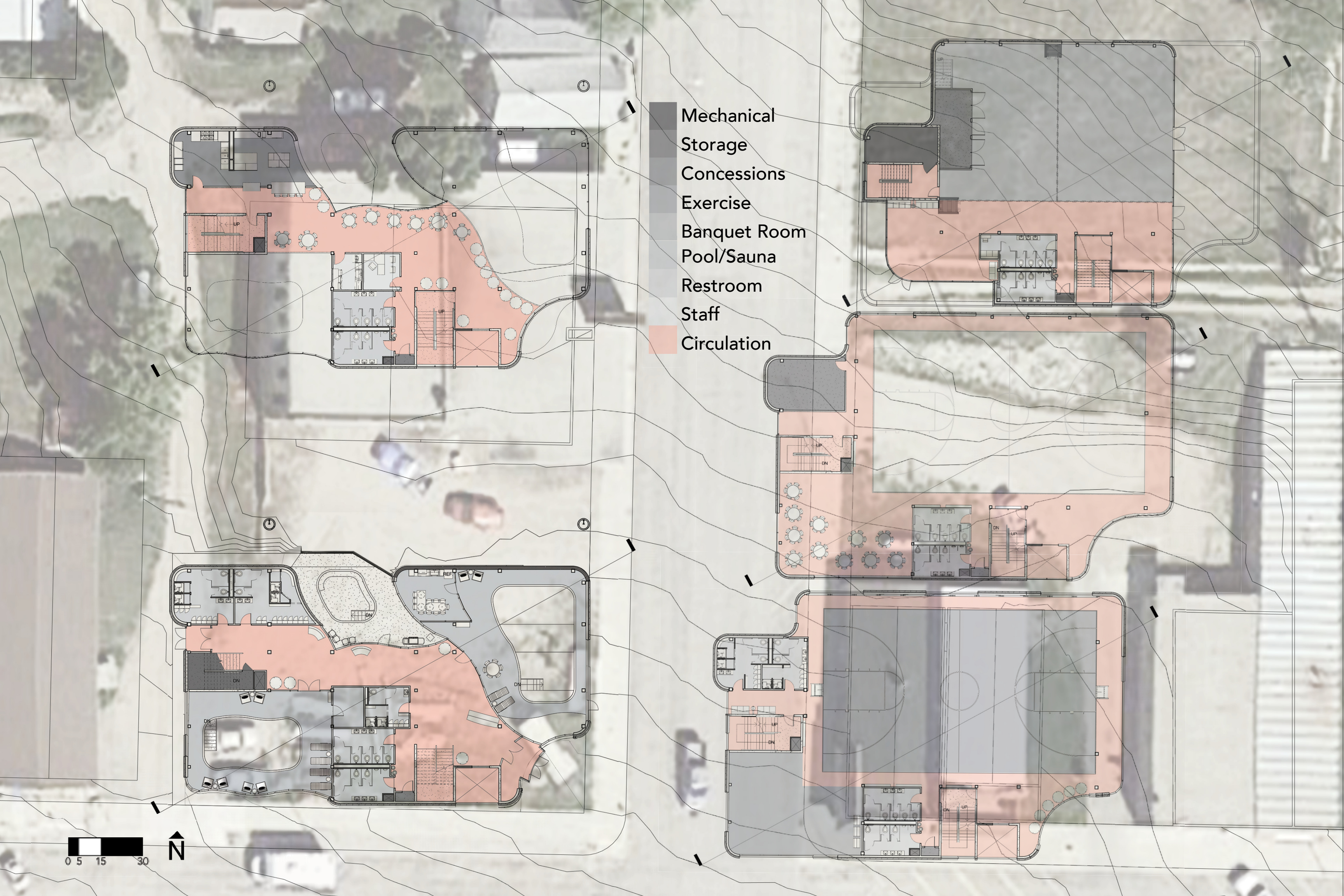
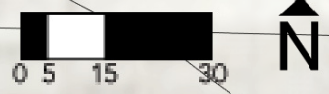
THE MILL

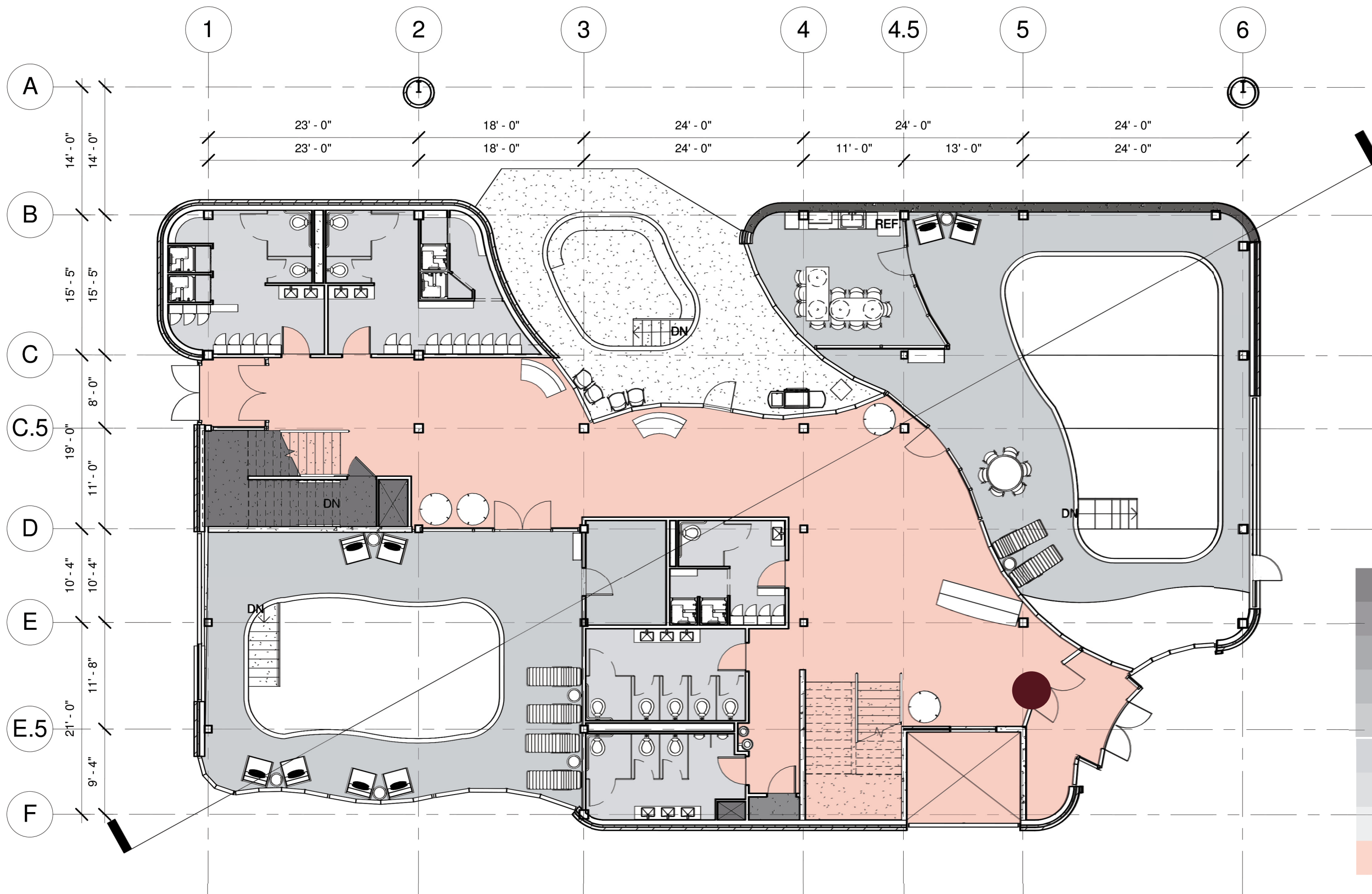


ENERGY



- Mechanical
- Storage
- Concessions
- Exercise
- Banquet Room
- Pool/Sauna
- Restroom
- Staff
- Circulation

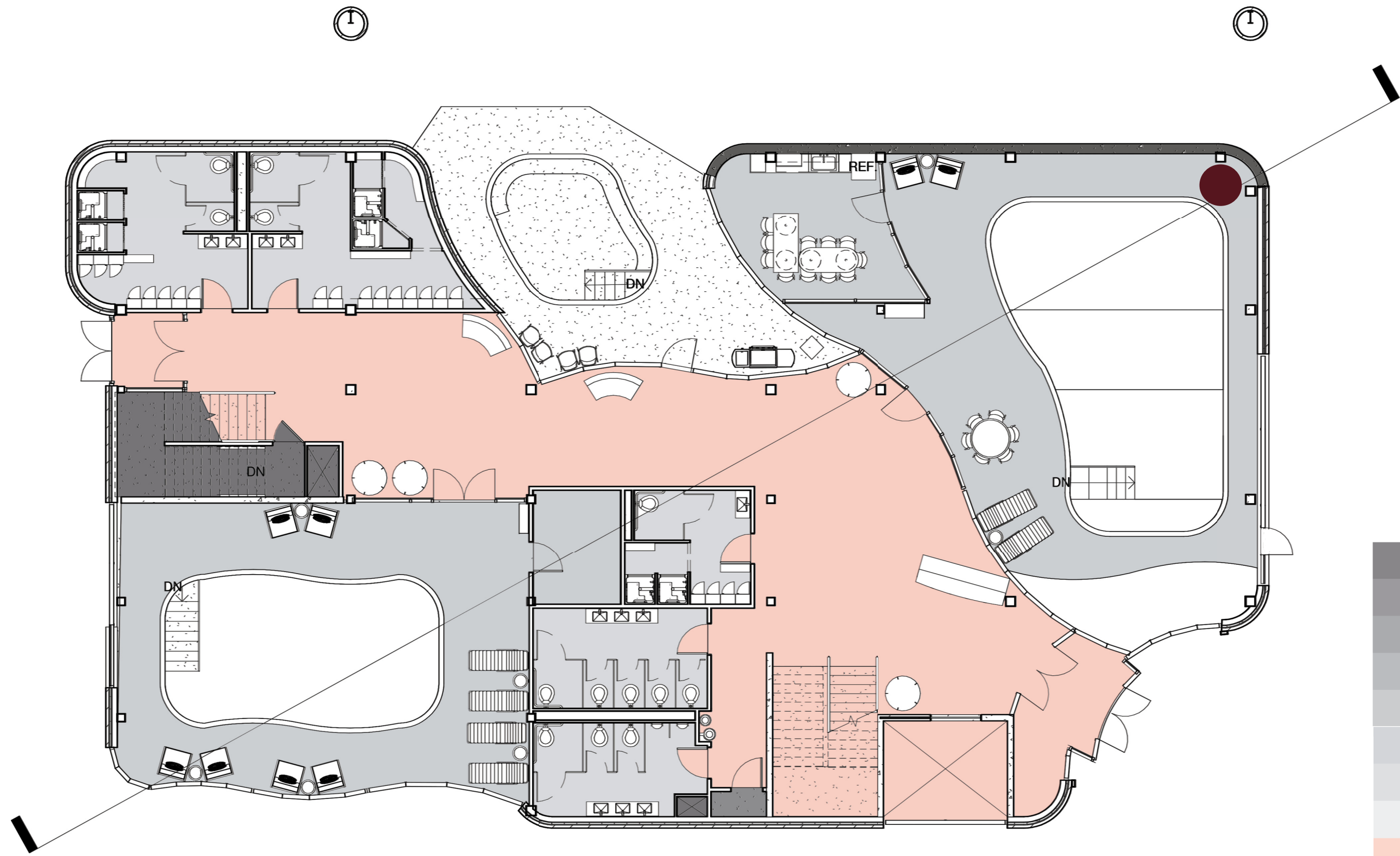




- Mechanical
- Storage
- Concessions
- Exercise
- Banquet Room
- Pool/Sauna
- Restroom
- Staff
- Circulation

main level

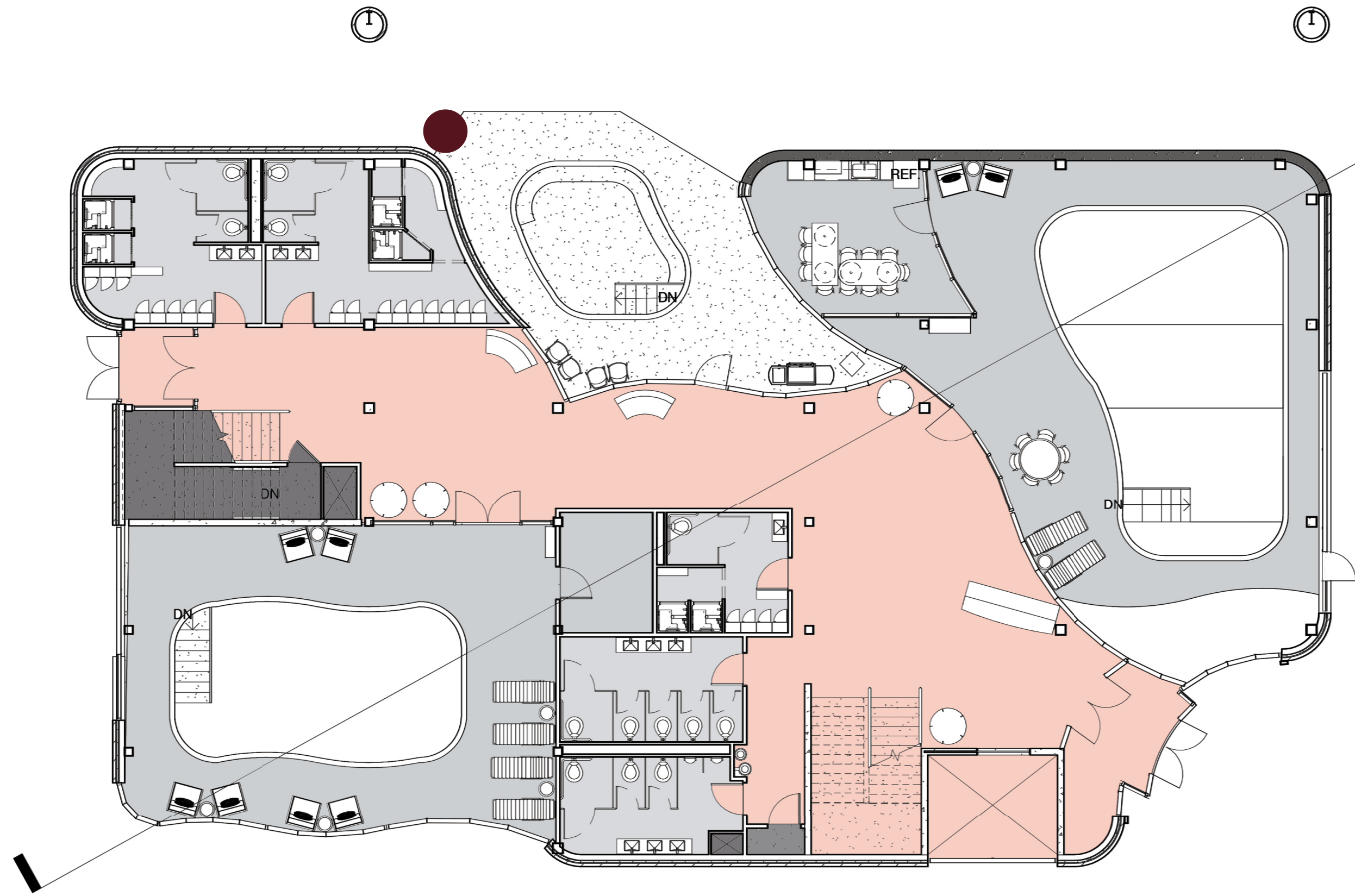




- Mechanical
 - Storage
 - Concessions
 - Exercise
 - Banquet Room
 - Pool/Sauna
 - Restroom
 - Staff
 - Circulation
- main level

ENERGY



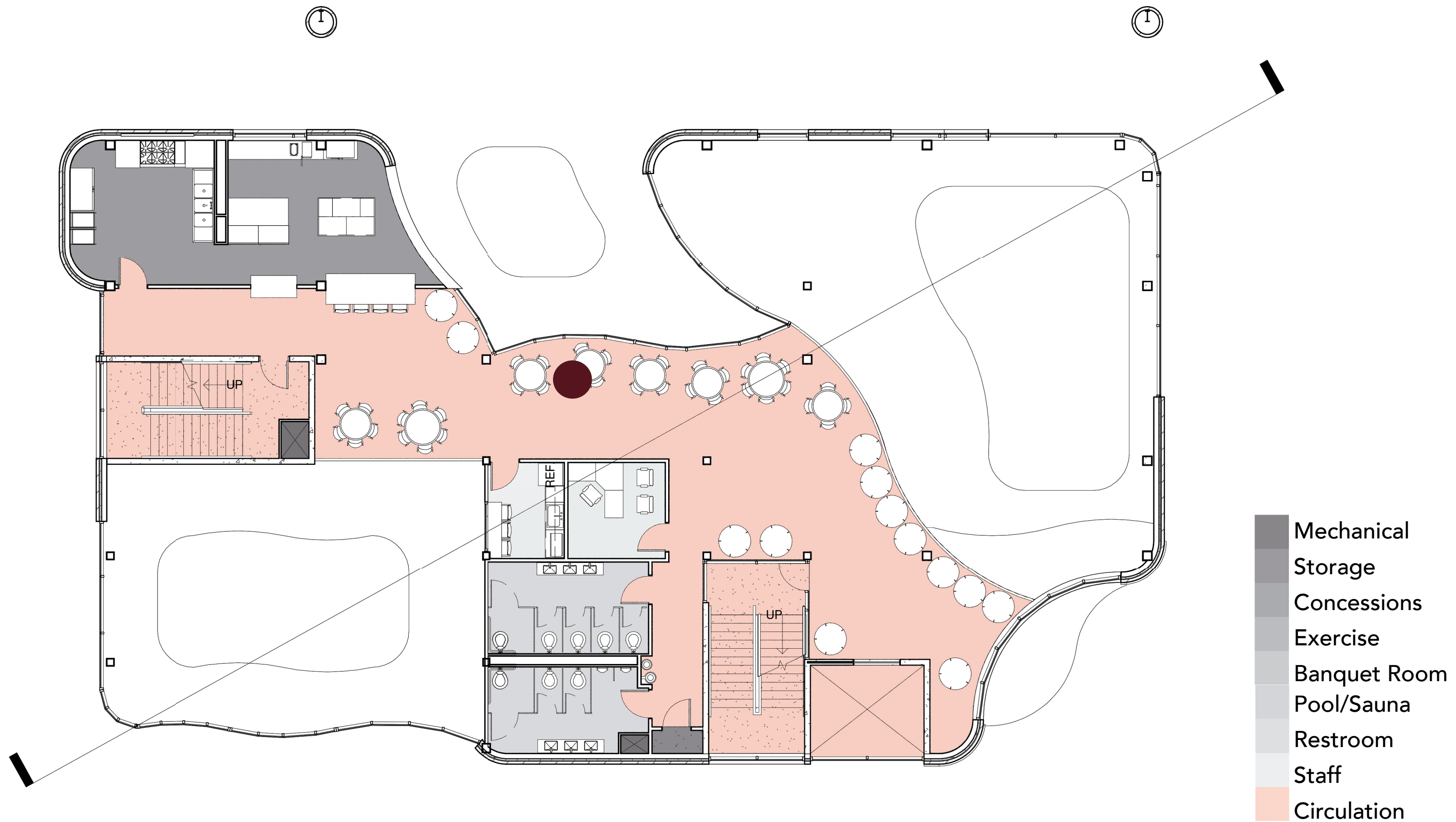


- Mechanical
- Storage
- Concessions
- Exercise
- Banquet Room
- Pool/Sauna
- Restroom
- Staff
- Circulation

main level

SOCIAL

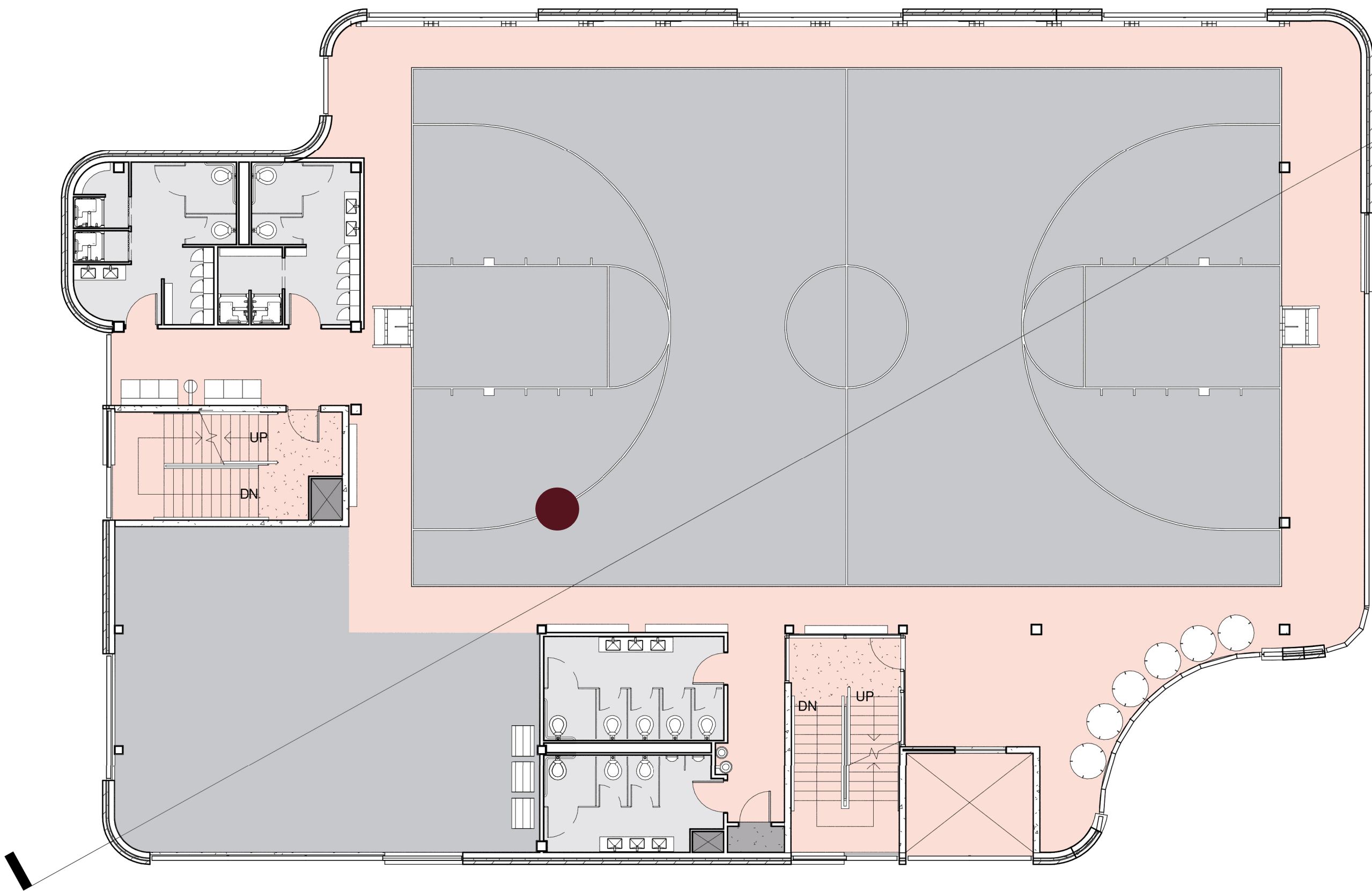




second level mezzanine

SOCIAL



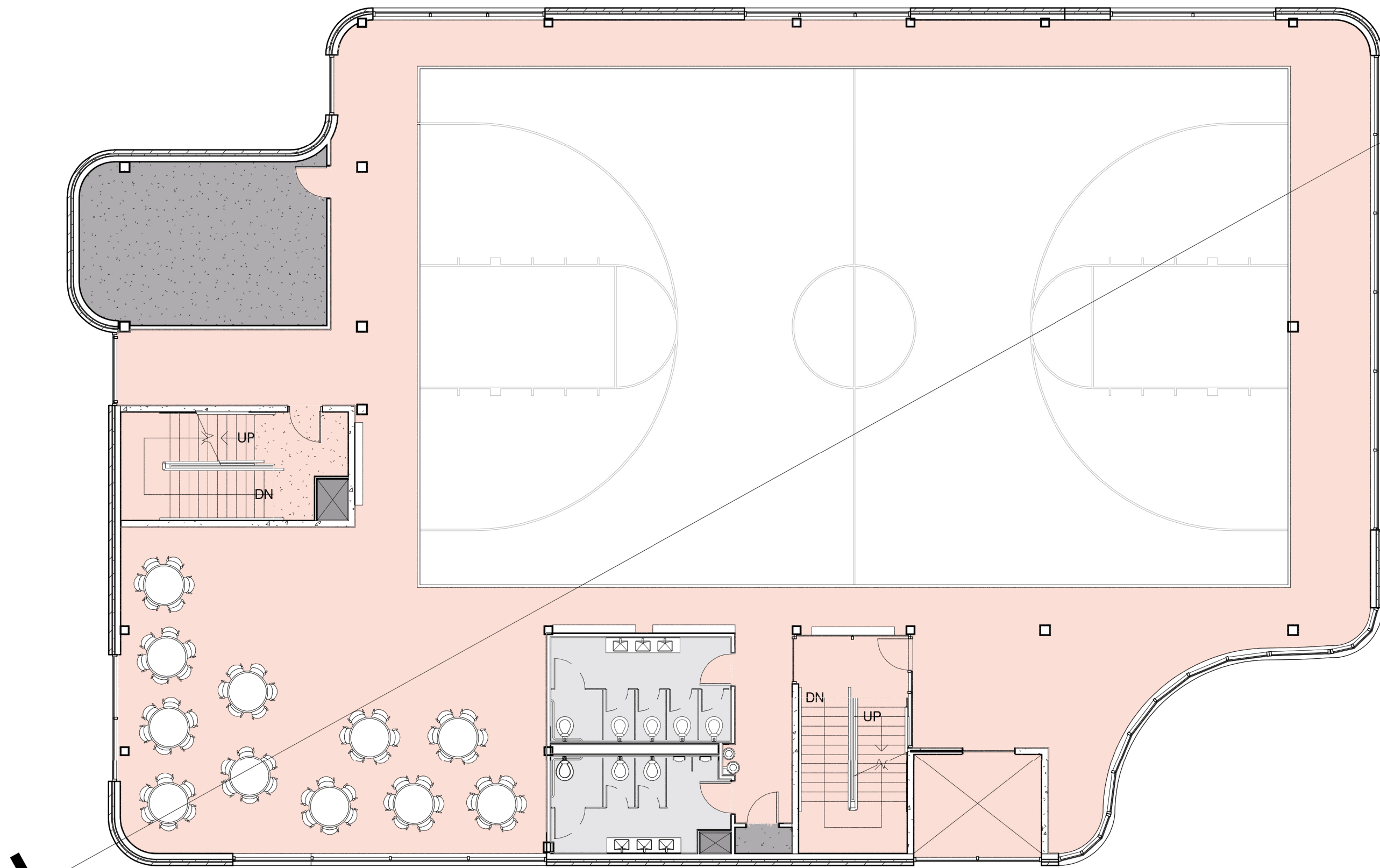


- Mechanical
- Storage
- Concessions
- Exercise
- Banquet Room
- Pool/Sauna
- Restroom
- Staff
- Circulation

third level

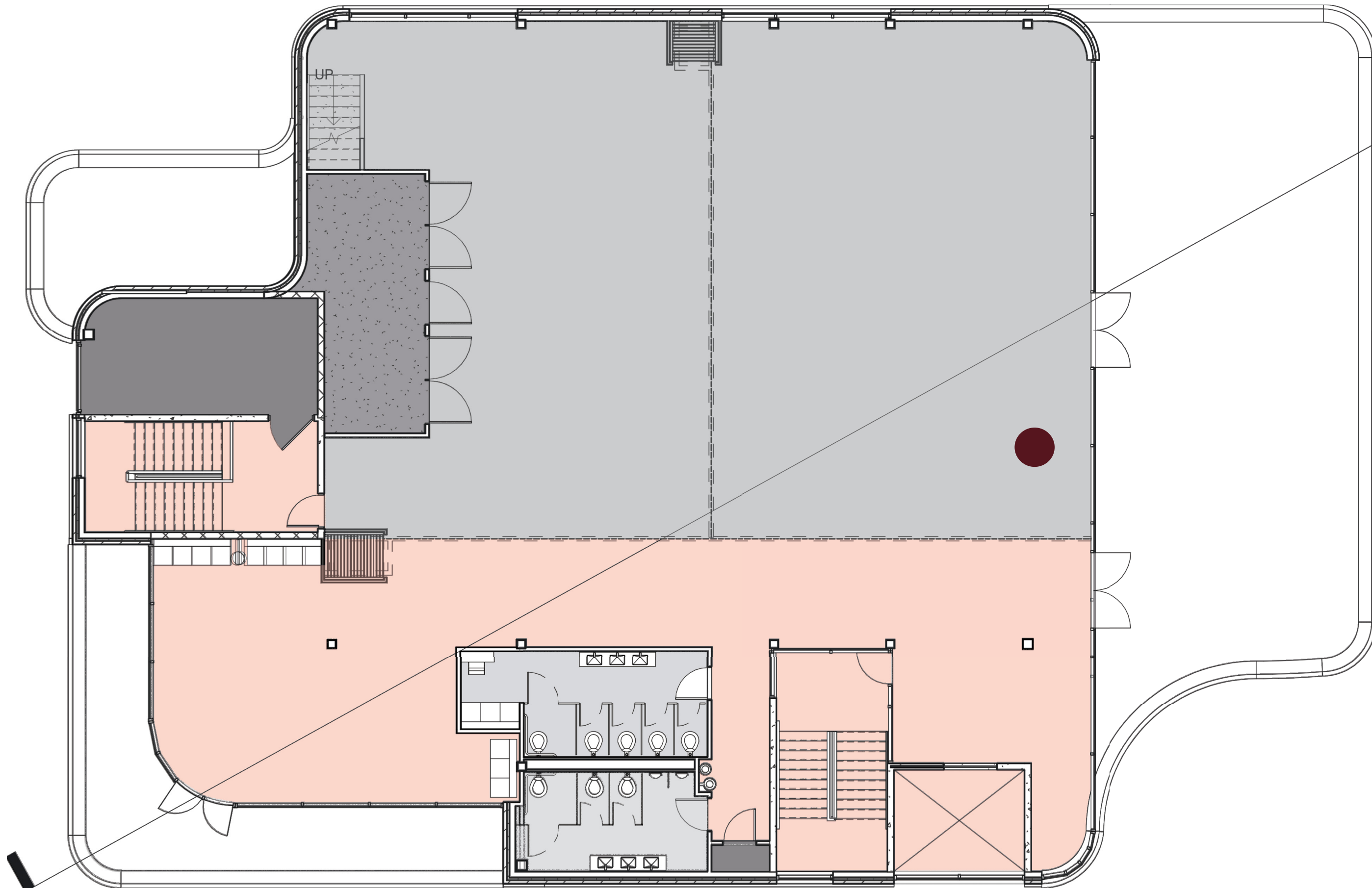
ENERGY





- Mechanical Storage
- Concessions
- Exercise
- Banquet Room
- Pool/Sauna
- Restroom
- Staff
- Circulation

fourth level mezzanine



- Mechanical
- Storage
- Concessions
- Exercise
- Banquet Room
- Pool/Sauna
- Restroom
- Staff
- Circulation

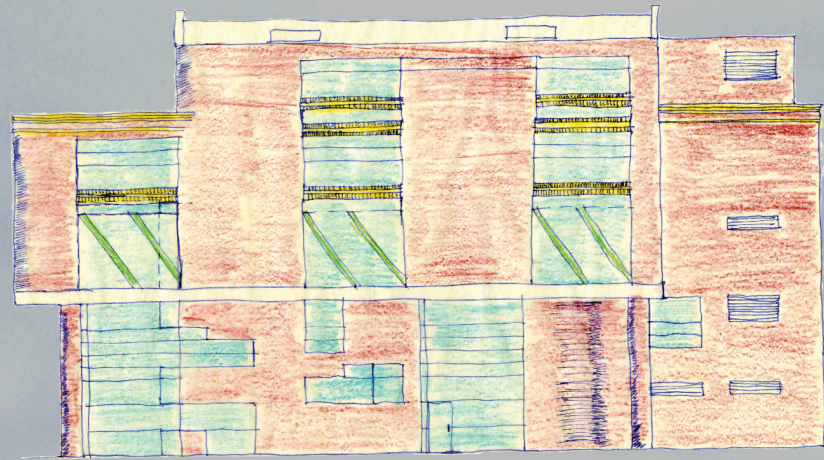
fifth level

COMMUNITY

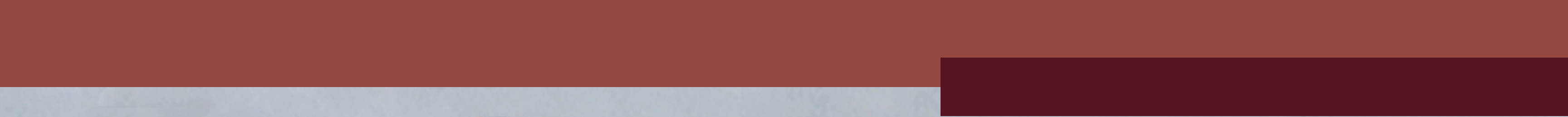


COMMUNITY





looking south

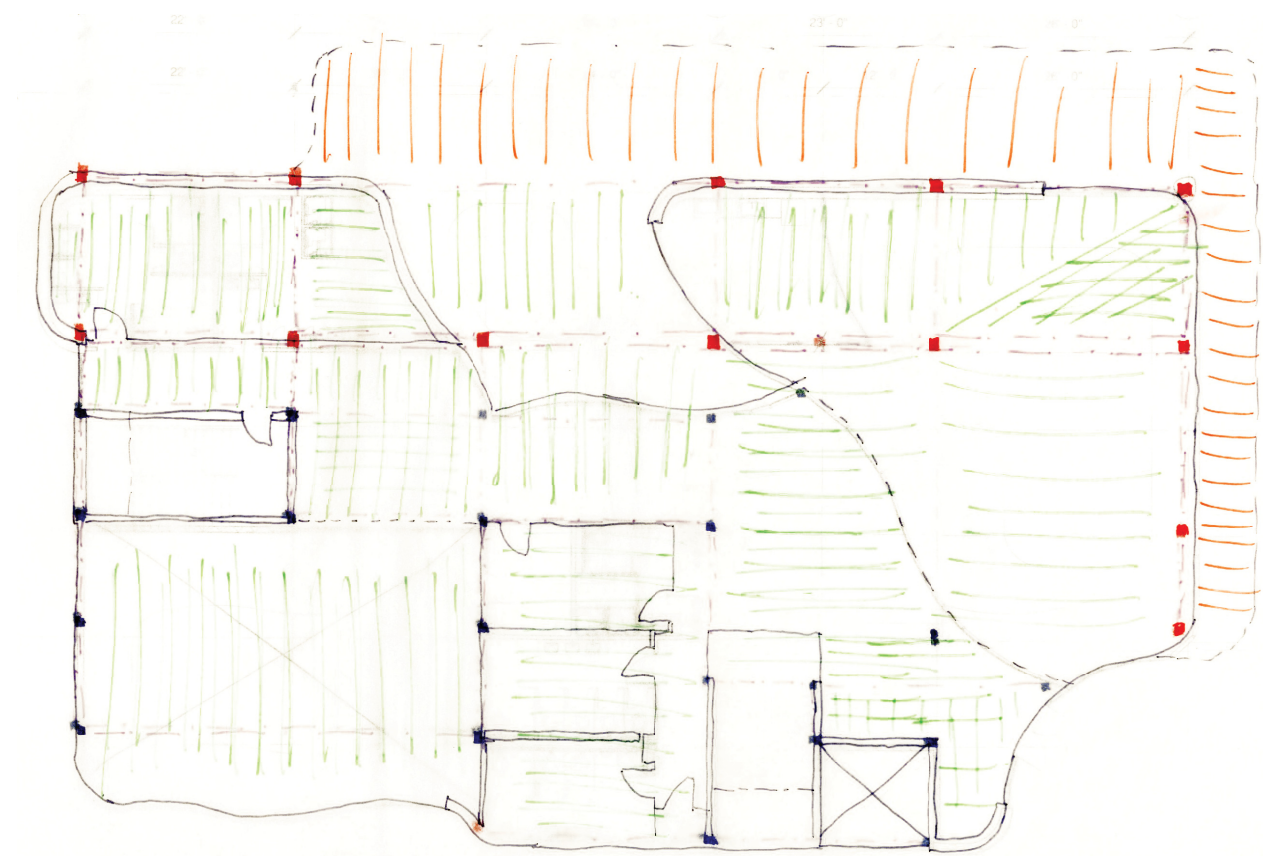
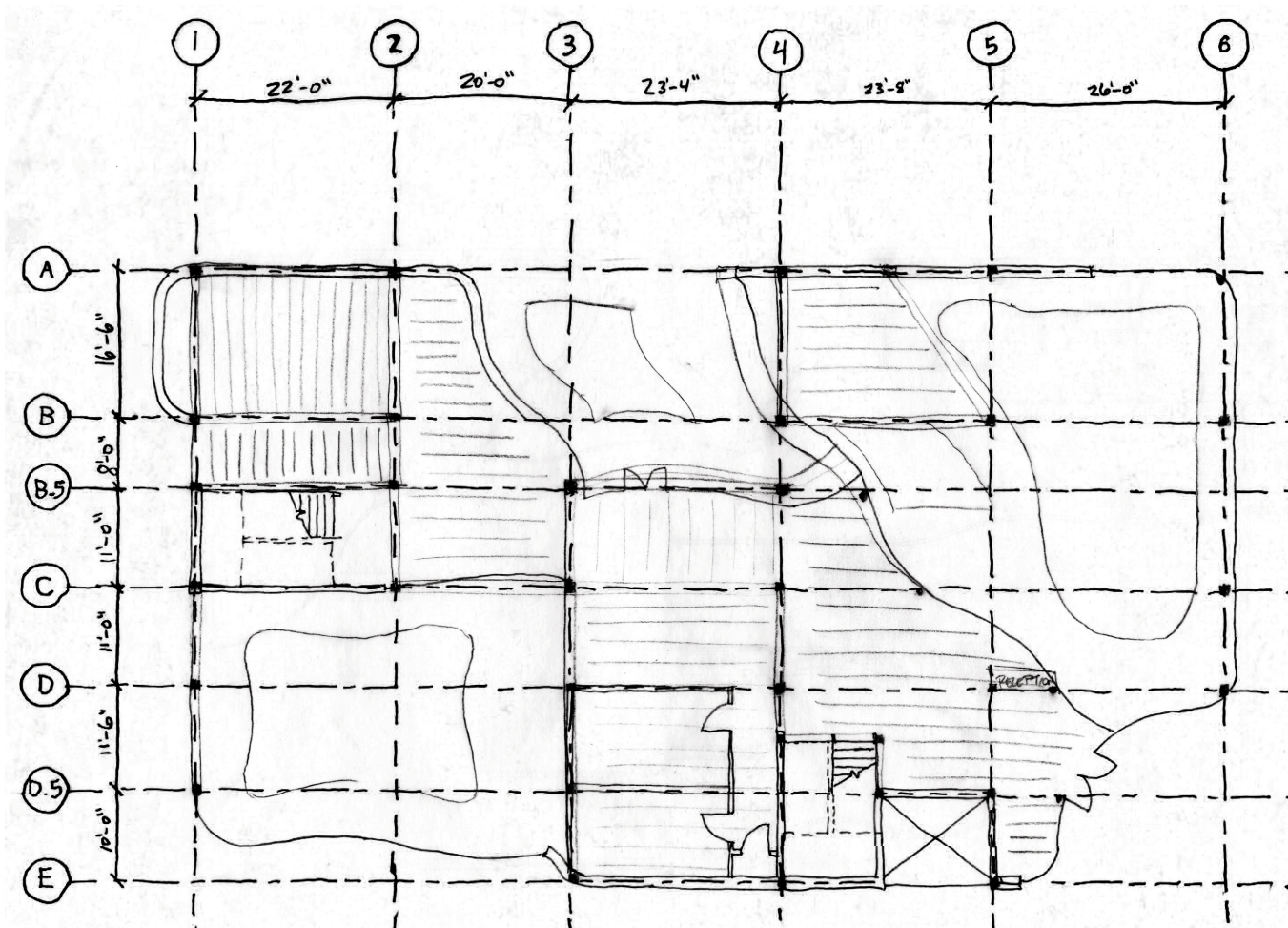
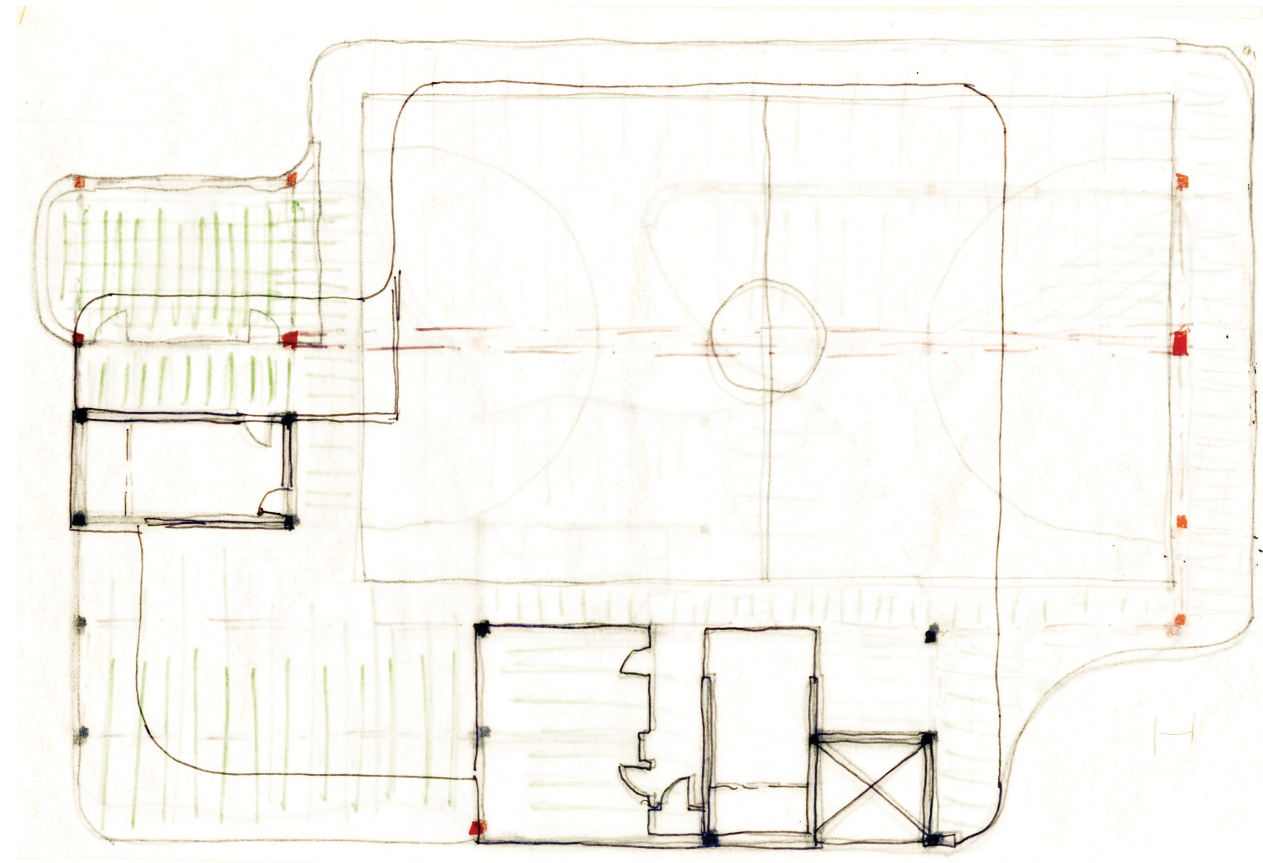
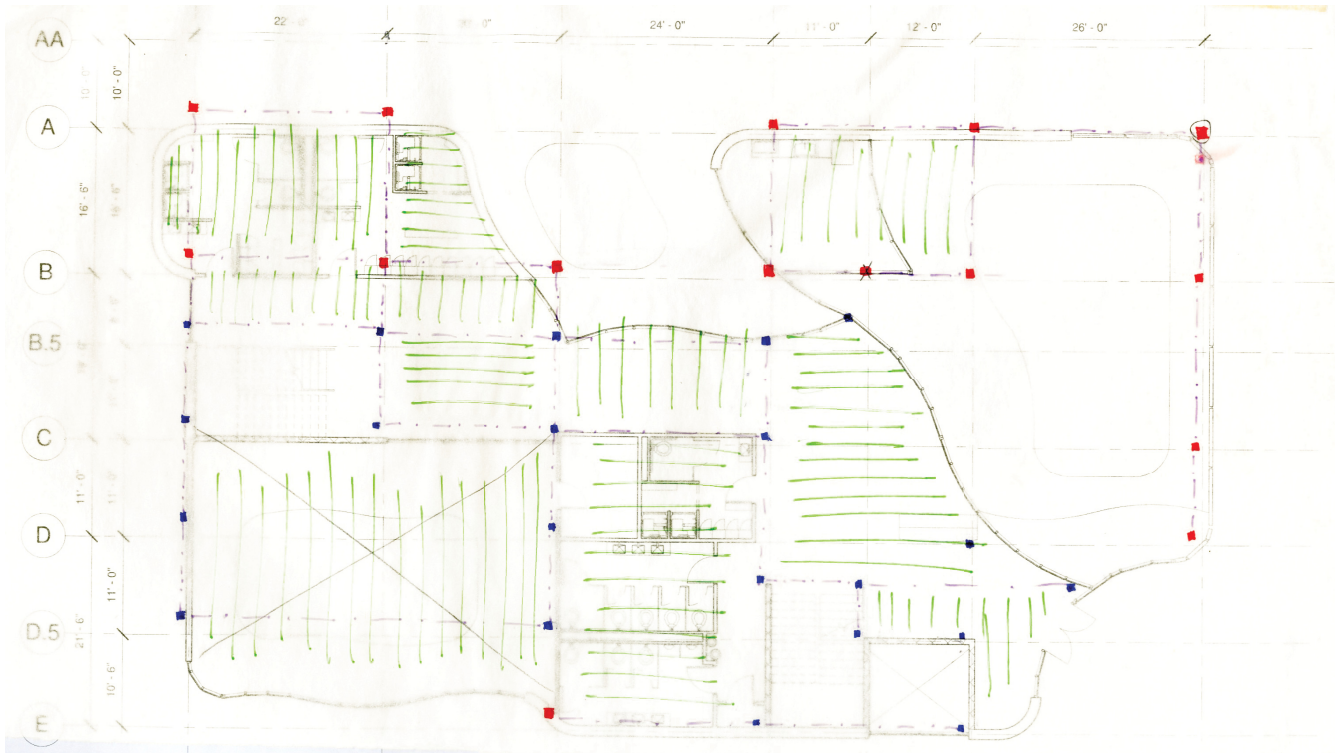


looking east

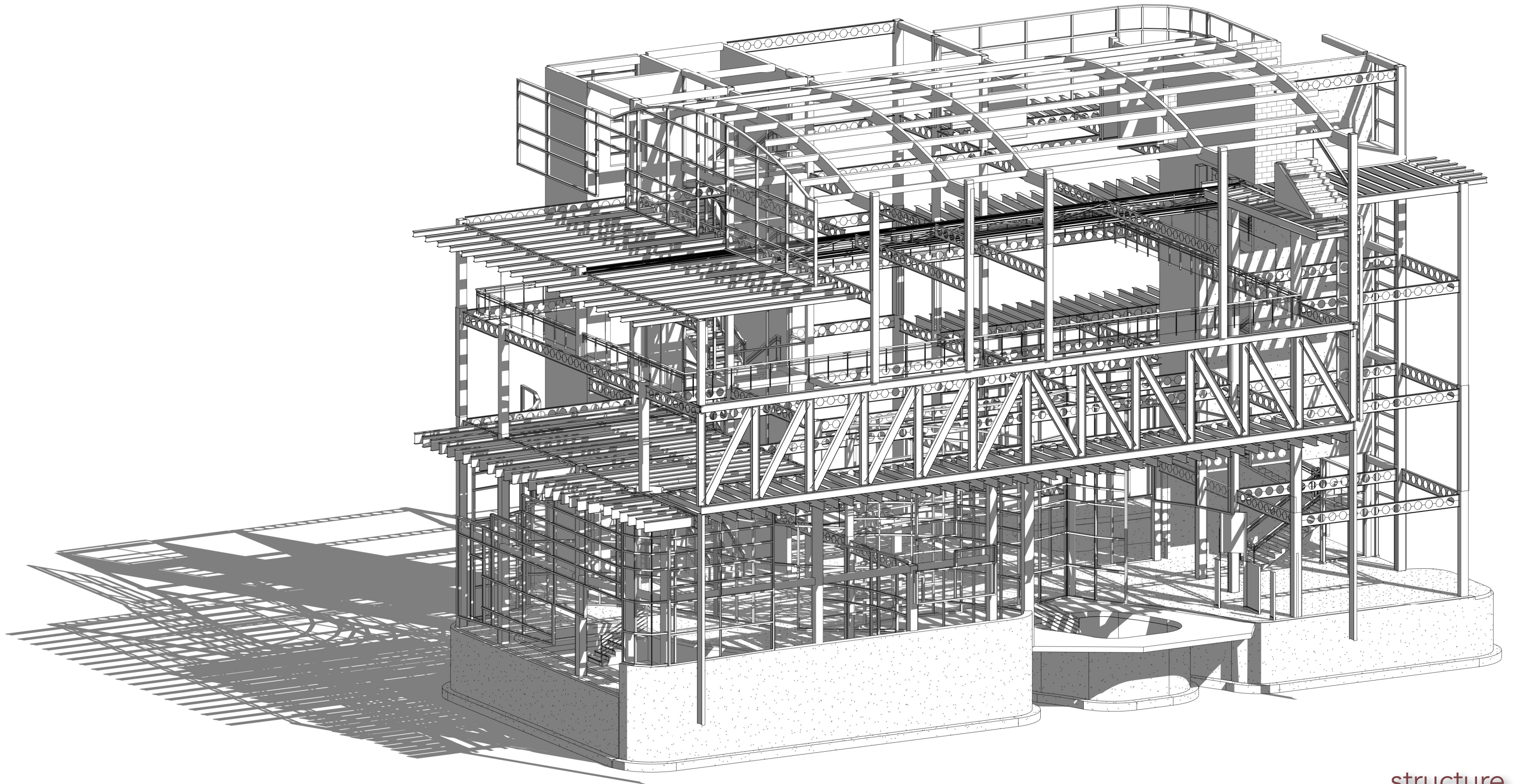
SYNERGY



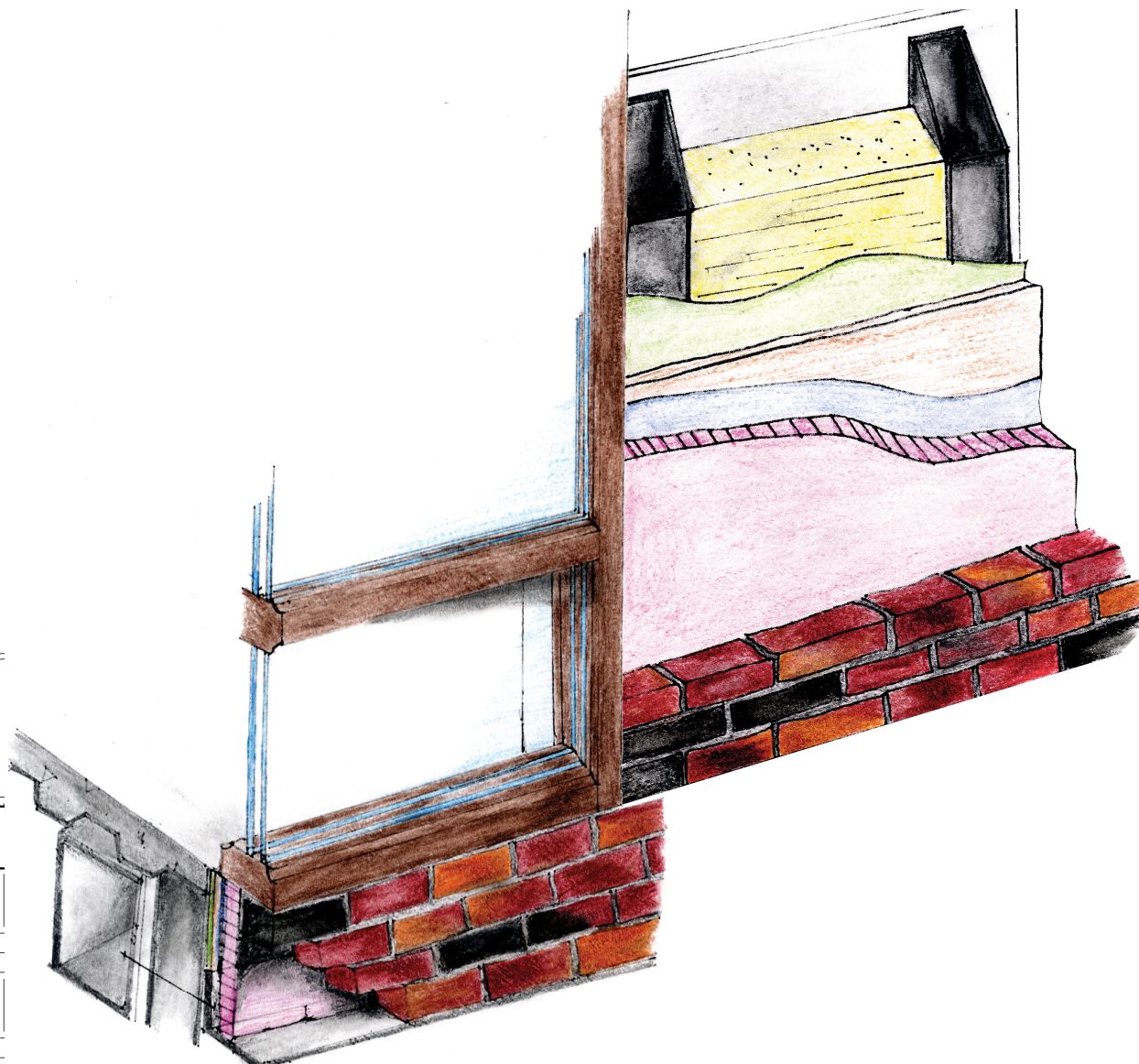
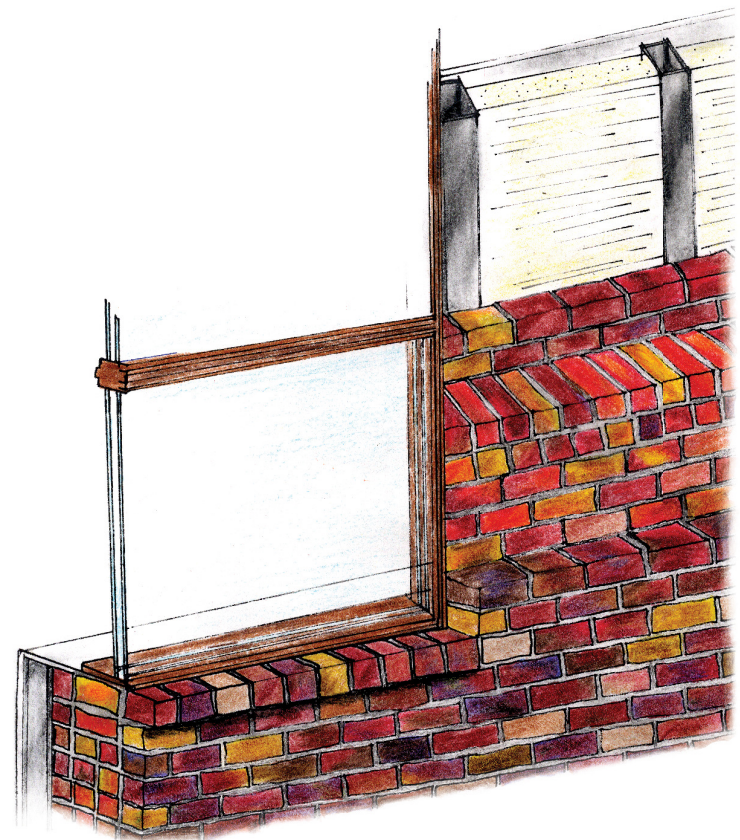
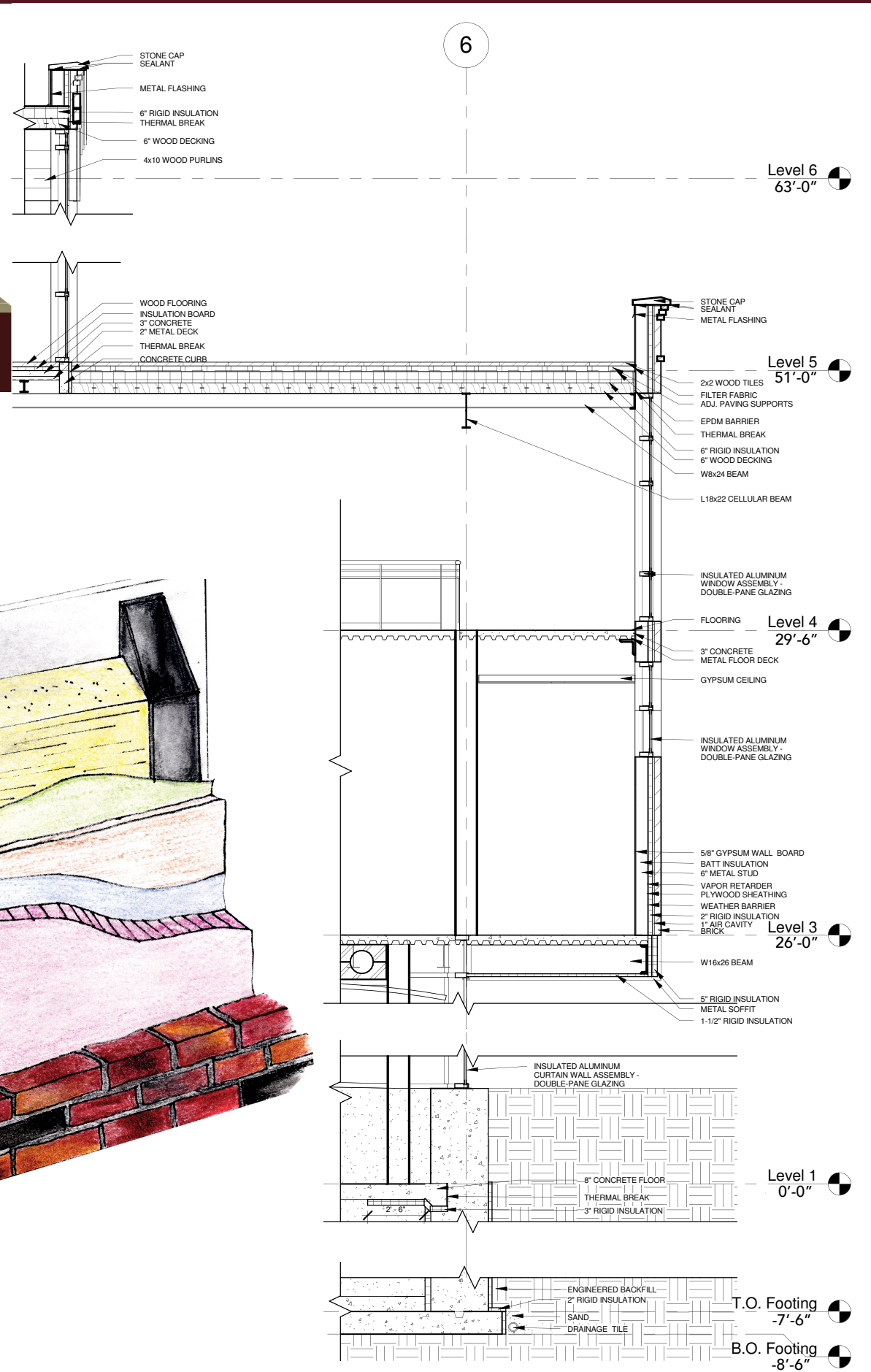
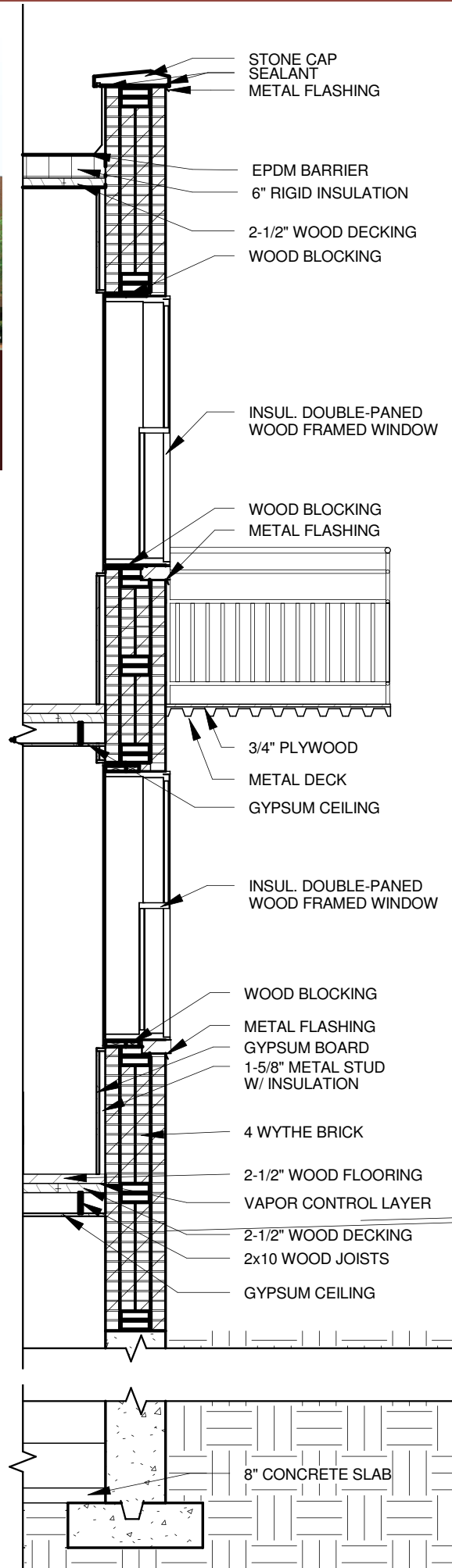
SYNERGY



structure



SYNERGY



materiality & composition

PEDESTRIAN PATH



PEDESTRIAN PATH



FEASIBILITY STUDY

The Irvin Hotel & The MILL
Income Statement
April 16, 2016

	Irvin Hotel					Overall	The MILL			Overall
	Restaurant	Banquet Room	Hotel	Independent Living	Apartments		Recreation	Concessions	Venue Space	
Revenue										
Rent		\$ 45,000	\$ 201,663	\$ 324,000	\$ 64,200	\$ 634,863		\$ 156,000	\$ 156,000	\$ 156,000
Food Sales (Gross Margin)	\$ 400,000					\$ 400,000		\$ 150,000	\$ 150,000	\$ 150,000
Membership Dues						\$ -	\$ 415,000		\$ 415,000	\$ 415,000
Kenmare FUND ITT						\$ 40,000			\$ 192,000	\$ 192,000
Mill Levy									\$ 192,000	\$ 192,000
Total Revenue						\$ 1,074,863			\$ 913,000	\$ 913,000
Expenditures										
Depreciation						\$ 122,500			\$ -	\$ -
Insurance						24,500			44,000	44,000
Interest						80,000			175,000	175,000
Legal & Accounting						12,000			12,000	12,000
Payroll	303,680		145,600	85,000		534,280	62,400	41,600	25,300	129,300
Payroll Taxes	36,442		17,472	10,200		64,114	7,488	4,992	3,036	15,516
Real Estate Taxes						24,377			-	-
Repairs & Maintenance	5,000	3,000	12,000	2,500	2,500	25,000	30,000	2,500	2,500	35,000
Utilities	6,000	800	3,600	3,500	4,800	18,700	6,000	600	1,500	8,100
Supplies	4,500	12,000	15,000	1,500	1,000	34,000	2,500	1,500	800	4,800
Miscellaneous	10,000	1,500	7,500	2,000	1,000	22,000	5,000	1,500	1,000	7,500
Total Expenditures	\$ 365,622	\$ 17,300	\$ 201,172	\$ 104,700	\$ 9,300	\$ 961,471	\$ 113,388	\$ 52,692	\$ 34,136	\$ 431,216
Net Income before Taxes						\$ 113,392				\$ 481,784
Provision for Income Taxes						\$ 34,018				
Net Income						\$ 79,375				\$ 481,784

FEASIBILITY STUDY

Irvin Hotel & The MILL Cost & Funding April 16, 2016

	Irvin Hotel	The MILL
Land Acquisition	\$ 100,000	\$ 25,000
SF	26,511	39,066
x Cost/SF	180	225
Construction Cost	4,771,980	8,789,850
Architectural Fee	190,879	351,594
Total Cost	\$ 5,062,859	\$ 9,166,444
Funding		
Mill Levy		\$ 5,760,000
Grants		1,000,000
Donations		800,000
Investors	\$ 3,150,000	
Loan Debt		
Local Bank	2,000,000	
Interest Rate	4%	
Bank of North Dakota		2,000,000
Interest Rate		1%
Total Funding	\$ 5,150,000	\$ 9,560,000

Irvin Hotel Statement of Cash Flows April 16, 2016

Net Income	\$ 79,375
Add: Depreciation Expense	122,500
Subtract: Loan Principal	115,151
Net Cash Flow	\$ 86,724

The MILL Statement of Cash Flows April 16, 2016

Net Income	\$ 481,784
Add: Depreciation Expense	-
Subtract: Loan Principal	434,500
Net Cash Flow	\$ 47,284

renew the community spirit

revive the quality of small town life

reawaken the hope of small town life

The overall purpose is to give back to a community that shaped who I am and show the residents of Kenmare their town is worth investing in even if it is a small town not many have heard of.

How would a rural community be renewed
through reawakened development?