



MOLIN

2021 » Q3 ISSUE
Molin Concrete Products

MOLINIUM

Former Ford Plant Development / Highland Bridge

— ST. PAUL, MN —

In the early 1900's the property that would become known as the "Ford Site" was identified by Saint Paul city planners for platting into a new residential and commercial area. However, before that development could occur, Henry Ford bought the land. Ford Motor Company's long history in Minnesota began in 1912 in a small, converted warehouse in Minneapolis where one hundred employees assembled Ford Model Ts with hand tools.

As technology evolved, Henry Ford became interested in a much grander vision for production and began planning for a new single-level assembly plant that included hydropower and a steam plant that would be located on former farmland in Saint Paul.

In 1925, Ford Motor Company opened the Twin Cities Assembly Plant (originally for Model T automobiles) in Highland Park. Over the years the plant manufactured a series of products such as the Model T, armored cars and light tanks during WWII,

and various models of consumer vehicles ending with the Ford Ranger pickup truck. The Ford Motor Company closed the St. Paul plant in 2011.

In 1897 John G. Molin founded the John G. Molin Construction Services Company and bought ten acres of land which became both his place of business and his homestead. The homestead

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Former Ford Plant Development/
Highland Bridge, St. Paul, MN
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was positioned at the corner of St. Albans Street and Sherburne Avenue in St. Paul – just a few blocks away from the future Ford plant.

Molin's company started out specializing in masonry construction, and shortly before the turn of the century bought the rights to a limestone quarry near the Schmidt Brewery. In time, John G. Molin Construction Services Company offered early precast products such as precast sidewalk tiles and clay chimney flue liners. After World War II the company was reorganized under the new name "Molin Concrete Products".

During the early 1950's Molin Concrete Products offered other precast components such as prestressed hollow core plank, beams, and columns. Throughout the decades Molin would make process improvements and increase capacities to meet the demands of the upper Midwest. In 2015 Molin began producing architectural wall panels out of their state of the art plant in Ramsey, Minnesota. Though they never met, both John G. Molin and Henry Ford have forever left their mark on the city of Saint Paul.

After closing the St. Paul plant in Highland Park, Ford Motor Company prepared the former assembly plant property for redevelopment by removing all buildings and foundations. At this time, a full environmental investigation was conducted that triggered an effort to remediate the property (under close observation by the Minnesota Pollution Control Agency) for the envisioned range of uses.

In 2007 the City of St. Paul began a community engagement effort that sought the community's vision and priorities for the site. This involved a public process that included over forty-five public meetings.

By June 2018, Ryan Companies was selected as master developer of the 135-acre site along the Mississippi River. The master plan includes a new connected, livable, mixed-use neighborhood with clean technologies and high-quality design for energy, buildings, and infrastructure. Ryan Companies renamed the site "Highland Bridge," and the overall plan will provide residential, office and retail opportunities including 3,800 housing units, 265,000 square feet of office space, and 150,000 square feet of retail space woven into the existing community. The master plan for this site also includes 50 acres of open space including parks, recreation fields, open spaces, walking paths, waterways, and over 1,000 trees and plantings. Saint Paul residents will be able to walk, bike, drive, and recreate in 50,000 square feet of civic and institutional space.

Ryan Companies partnered with Molin Concrete Products Company to aid in the design development of the various multi-family living complexes on the Highland Bridge site. So far Molin has been contracted on four separate projects that are included

as part of the Highland Bridge redevelopment. We've completed production and installation of precast concrete components for a multi-family structure called "Block 3" and Molin is currently onsite performing installation of the precast concrete for the "Block 6" project. The current schedule has Molin beginning delivery and installation of the precast concrete for the "Block 7" project in November. Molin received the order in Early October for the "Block 11" project which we continue working with Ryan Companies on the final construction documents as we begin the precast design. To date Molin has been contracted to design, manufacture, and install the following precast products for the noted projects:

- 378,837 square feet of hollow core plank
- 13,280 square feet of solid slab plank
- 16,469 lineal feet of prestressed beams
- 8,755 lineal feet of precast columns
- 76,647 square feet of precast wall panels

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Dan Bible
President

Molin Concrete Products Announces New Hires & Promotions

I am pleased to announce the promotions and hiring of team members at Molin:

Josh Brittan is being promoted to Project Superintendent.

Jeremy Crowe is being promoted to Commercial Project Manager.

Traci Busch has been promoted to Assistant Field Coordinator.

John Hendricks is being promoted to Commercial Project Manager.

Jeff Christiansen was promoted in August to Drafting-Revit Team Leader.

Jeff Netland was promoted in August to Drafting-Tickets Team Leader.

Michael Rich was promoted in August to Drafting-AutoCad Team Leader.

Derek Stabe was promoted in August to Drafting-AutoCad Team Leader.

Brian Kelly joined Molin in September as Single-Family Residential Project Manager.

Hannah Downs joined Molin in September as a Human Resources Generalist.



Tyler Sarff, Molin Director of Field Operations, is pleased to introduce you to the new hires and recently promoted personnel as announced by Dan Bible.



Molin Promotes Josh Brittan

Given Josh's experience, we are excited to announce his promotion to Project Superintendent. The responsibilities of this position include Molin's pre, post and active installation requirements. Josh effectively performed these duties prior to the department restructuring in 2019 and he will help Molin take the role and level of responsibility our industry needs to the next level. Over the next 4-6 months, Josh will transition into his new role as he shifts his current PM project backlog and responsibilities. We look forward to Josh in his new role and our continuous improvement at Molin.



Molin Promotes Jeremy Crowe

After five years in the Field, Jeremy performed as the Single-Family Project Manager during the past two years. He quickly learned the ins and outs of residential precast and construction and he's continued to make that sector of Molin's business extraordinarily successful. In order to use

Jeremy's skills on a larger scale, he will transition into a more focused role in commercial project management over the next 6-9 months. We are excited for this promotion which will allow Jeremy's precast experience to help impact Molin on larger scale projects.



Molin Promotes Traci Busch

Traci started employment at Molin in 2019 working in shipping and receiving. While quickly bringing an elevated level of organization and attention-to-detail in that role, Traci's contributions were recognized earning her a promotion to the Assistant Field Coordinator (AFC) role.

She showed tremendous support in transitioning her earlier role and has made great strides in her new role. Traci is a great asset to Molin, and we look forward to her helping us evolve the AFC role.

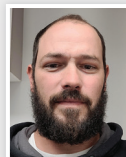


Molin Promotes John Hendricks

John joined Molin in 2020 as an Estimator. He has successfully completed several professional project management courses to prepare him for the promotion to Project Manager. With his experience John is well positioned to join our Field Operations team and make a

significant impact as a commercial Project Manager. John's role transition began on October 4, 2021.

John graduated from the University of Wisconsin-Stout in 2005 with a bachelor's degree in Business Administration, obtained an MBA from Capella University in 2017, and became PMP Certified in 2019. Prior to joining Molin, John worked for Lemna Environmental Technologies in the wastewater industry while also spending 15 years co-managing his family's organization Corexpo, a general contractor in the exhibition services industry. John lives in Ham Lake with his wife and three children, is a youth football coach for the City of Blaine, and enjoys the outdoors, as well as spending time with his family.



Molin Hires Brian Kelly

Brian joined Molin's Field Service Department on September 20th as Single-Family Residential Project Manager. Brian served in the Marines and most recently with Local 633 with North Country Concrete. Brian received his Associates Degree in Construction Management

from North Hennepin Community College and is actively completing requirements for his Bachelor's in Construction Management from Minnesota State-Moorhead. The Single-Family Project Manager role will be an ideal opportunity for Brian to learn more about precast concrete products as he manages projects.



Aron Lopez, Molin Drafting Manager, is pleased to introduce you to the new hires and recently promoted personnel as announced by Dan Bible.



Molin Promotes Jeff Christiansen

Jeff Christiansen has been promoted to Drafting-Revit Team Leader. Jeff joined Molin as a Drafter in August 2015 after prior employment with two other precast companies. In 2018 Jeff was promoted to Wall Panel Lead where he helped train new and existing drafters, aided Molin's Ramsey

Wall Panel Plant production crew with design questions, documented work instructions and best practices, and coordinated wall panel projects between Molin's offsite drafting partners and production staff. Jeff will continue to perform these duties along with added responsibilities related to this promotion.

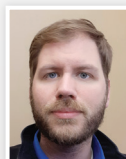
Jeff lives in Brooklyn Center, MN and enjoys camping, riding his ATV, watching the Minnesota Wild, hunting, and spending time in the woods searching for Bigfoot.



Molin Promotes Jeff Netland

Jeff Netland has been promoted to Drafting-Tickets Team Leader. Jeff joined Molin in 2018 as a 3D Modeler/Detailer. Jeff earned his degree in Architectural/ Structural Drafting from Minneapolis Drafting School in 1999. Prior to joining the Molin Team, Jeff worked for a few different precast manufacturers. His experience also includes working for a large design-build company. Throughout his career, Jeff has held job titles such as job captain, project coordinator, drafting supervisor, standards manager, and BIM manager.

He and his wife have three children and live in Blaine, MN. In his free time Jeff and his family enjoy traveling, waterparks, camping, and spending as much time outdoors as possible. Jeff's hobbies include playing the trumpet, church choir, mountain biking, canoeing, and weightlifting. He is a big University of Alabama football fan.



Molin Promotes Michael Rich

Michael Rich was promoted in July 2021 to the position of Drafting-AutoCad Team Leader. He was originally hired by Molin in February 2016 as a layout drafter. Since that time, Michael's responsibilities have expanded from drawing hollowcore layouts to also drawing beam/column and wall

panel layouts.

Originally from Duluth, Michael is a Twin Cities transplant. He received his degree in Engineering CAD Technology from Century College. In his free time Michael enjoys wilderness camping, hiking, video games, tasty food, and craft cocktails.



Molin Promotes Derek Stabe

Derek Stabe has been promoted to Drafting-AutoCad Team Leader. Before being hired as a full-time drafter by Molin in 2018, Derek worked in that position on a contract basis beginning in 2017. After leaving the company for a brief period Derek returned to Molin in 2021. Derek brings valuable experience and we look forward to his new role at Molin.



Susan Renee, Molin Director of Human Resources & Safety, is pleased to introduce you to a new hire as announced by Dan Bible.



Molin Hires Hannah Downs

Hannah Downs was hired in September as an HR Generalist. Hannah graduated from Concordia University-Saint Paul with a degree in Communication Studies. Prior to joining Molin, Hannah worked in Human Resources at manufacturing companies around the Twin Cities.

Hannah likes to spend her spare time hiking, relaxing at the lake with family, and playing with her Labrador puppy.

Remembering » Mike Kristofitz

With heavy hearts we pass along the sad news of the passing of Mike Kristofitz. Mike worked in Production at Molin for 6-years. He spent a short period working in Molin's Extruded plant but spent most of his 6-years at Molin working in the Flexicore hollow core plant. We remember Mike being very friendly and an easy going friend. Everyone enjoyed talking to and working with Mike and he will certainly be missed by all who knew him.

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Molin currently offers multiple virtual continuing education opportunities for architects, engineers, and contractors. At this time Lunch & Learn presentations cannot be provided in client offices and Molin will not be offering onsite PCI plant tours. However, we can offer PCI continuing education webinars that can be viewed online from your remote work location. The presentations are registered with AIA/CES and the Registered Continuing Education Program (RCEP) of the National Council of Examiners for Engineers & Surveyors (NCEES) for continuing professional education credits.

If you're looking for product information, help with registering for a virtual presentation, want to schedule a plant tour or box lunch presentation once Molin can safely present onsite, or want a Molin representative to contact you, please visit our website at www.MOLIN.com and submit the "Contact Us Form."



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