

LITTLE FALLS HERITAGE PRESERVATION COMMISSION MEETING

June 6, 2022

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LITTLE FALLS CITY HALL

12:00 Noon  
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Transcribed June 9, 2022 By Marcia Welch

1 MEMBERS:

2 Gary Block

Don Opatz

3 Linda LeMieur

Pat Sharon

4 Camille Warzecha

5 Ex-Officio Members

Deb Boetz, Chamber of Commerce

6 Joel Larson, Downtown Business Owner

Greg Kimman, City Staff

7 Christine Lundberg, City Staff

Wendy Zylka, City Staff

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Jon Radermacher, City Attorney

9 Alisa Harrington, City Attorney (via Zoom)

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1 MR. BLOCK: It is noon and we are  
2 calling the meeting to order. Two of our  
3 members are not going to be present today;  
4 Wayne is on vacation. Peter we were  
5 informed his mother passed away so he will  
6 not be with us today.

7 Two of our ex officio members are not  
8 going to be with us, Deb from the Chamber  
9 and also Kristina from the Visitors  
10 Bureau.

11 So, approval of minutes for May 2nd  
12 and also our recessed and continued  
13 meeting on the 13th. Has everybody had a  
14 chance to read those minutes?

15 MS. WARZECHA: I move they be  
16 approved.

17 MR. BLOCK: Camille makes the motion  
18 they be approved.

19 MS. LeMIEUR: Second.

20 MR. BLOCK: Second from Linda. All  
21 those in favor, say "aye".

22 (Multiple "ayes.")

23 MR. BLOCK: Opposed?

24 (No opposed.)

25 MR. BLOCK: Carried. The fund's balance

1 as of April 30th is \$103,119,28. Are we up to  
2 date on all payments?

3 FEMALE VOICE: We are.

4 MR. BLOCK: Thank you. We have a  
5 number of items on our agenda today  
6 beginning with old business. What I'm  
7 going to do -- would like to mention  
8 because we do have a number of people here  
9 that we are going to give them a chance to  
10 speak on any of the items we have on our  
11 agenda.

12 Because of the amount of people we  
13 have, we ask that you please keep whatever  
14 you say to two minutes. Jon will be  
15 timing you. We will cut you off at that  
16 point.

17 We ask that if there is a lot of  
18 repetitive things, if everybody is saying  
19 the same thing, to please refrain from  
20 doing that. We just have a long agenda  
21 today and we have other people waiting for  
22 us to get to them today also on our  
23 agenda.

24 So, we will begin with Letter A,  
25 Franciscan Sisters' deconstruction permit

1 for Hurrle Hall, 116 Southeast 8th Avenue.

2 This is a local landmark. We do have  
3 Franciscan Sisters' representatives. And  
4 HY-TEC Construction is here and if they  
5 would like to say something, introduce  
6 yourself, please.

7 MR. MANDERSCHEID: Yes. I am Marc  
8 Manderscheid. I'm the attorney for the  
9 Sisters. I would like about 15 minutes or  
10 so if I might to explain the proposal.

11 MR. BLOCK: You are on the agenda, so  
12 go ahead, Marc.

13 MR. MANDERSCHEID: Thanks. With me  
14 here today is Sister Carol Schmidt who is  
15 the community minister and president of  
16 the Sisters. And also Sisters Char  
17 Grossman and Julien Dirkes.

18 Allen Riederman, the operations  
19 director for the Sisters, is here and Liz  
20 Rydeen, Director of Community Relations..  
21 Andy Pickar from Brainerd is a  
22 representative of the contractor, HY-TEC  
23 Construction.

24 And I believe connecting here from  
25 the Island of Malta is David Larson from

1           Centracare who has been working with the  
2           Sisters.

3           Today is no doubt a somewhat  
4           difficult item on the agenda for most  
5           everyone. The Sisters are requesting  
6           permission to deconstruct Hurrle Hall.  
7           Hurrle Hall was constructed in 1891.

8           It was the second building on the  
9           site. The first building was a shanty, so  
10          it was the first permanent building. And  
11          in its early years, the building served as  
12          a home for many of the Sisters. It served  
13          as a hospital and it served as an  
14          orphanage and it served as a home for  
15          senior citizens.

16          As time passed, Hurrle Hall went  
17          through many different uses. It at one  
18          time was the home for a college. It  
19          was -- the beginning of the high school,  
20          that was in Hurrle Hall.

21          More recently, it served as a home  
22          for the health and recreation program and  
23          the music program. Since approximately  
24          2016, Hurrle Hall has been empty.

25          What is most significant from the

1 Sisters' perspective about Hurrle Hall is  
2 the ministry programs that has occurred  
3 within that building. Those ministry  
4 programs have spanned many decades. They  
5 provided a great benefit to the Little  
6 Falls community and to this entire  
7 area.

8 The Sisters' ministry program has  
9 reached around much of the world,  
10 throughout the entire northern hemisphere.  
11 Many Sisters lived their entire adult  
12 lives on the campus here in Little Falls.  
13 And they contributed to this community in  
14 many different ways.

15 Many of the Sisters have aged in  
16 Little Falls; and, in fact, as many of you  
17 know, the number of Sisters has been  
18 declining since 2015 or thereabouts when a  
19 decision was initially made by the Sisters  
20 that the active use of Hurrle Hall would  
21 be coming to an end; approximately  
22 one-third of the Sisters' membership has  
23 passed on to their eternal reward.

24 So we have a building which stands  
25 today and that is your particular subject

1 today, is that building.

2 What I would like to do is just very  
3 briefly go through some of the items that  
4 we included with the package so that you  
5 understand what it is we are about and  
6 what is going on at this time.

7 Hurrle Hall was built in 1891 and  
8 four years later, Mary Hall was built. It  
9 was initially built as St. Otto's Home For  
10 Orphans so Mary Hall began life as an  
11 orphanage.

12 In approximately the 2000 time  
13 period, the Sisters were faced with having  
14 to make some decisions concerning their  
15 campus. And in the process of making that  
16 decision, brought in outside consultants,  
17 YHR Architects and Engineers out of  
18 Moorhead. And the Sisters did an analysis  
19 of their physical campus needs and it was  
20 concluded at that time that it made the  
21 most sense to completely renovate Mary  
22 Hall.

23 The footprint of Mary Hall was more  
24 conducive to renovation so the Sisters  
25 found approximately \$4 million to renovate



1 Mary Hall in the early 2000s.

2 It was essentially, looking back in  
3 hindsight now, that that was really the  
4 point in time in which the decision  
5 concerning the ultimate future of Hurrle  
6 Hall were made. The Sisters made the  
7 decision in good faith, looking forward to  
8 safeguard their assets.

9 As many of you know, when a young  
10 woman or middle-aged woman took an oath to  
11 join the Sisters, one of the Sisters'  
12 obligations was to care for them for the  
13 balance of their lives. And so the  
14 Sisters have needed to be good stewards of  
15 all their resources, their financial  
16 resources, their ministry resources, and  
17 their campus buildings.

18 So this decision being made in the  
19 2002 time period really precedes today's  
20 discussion. In approximately 2011, the  
21 Sisters took another look, 10 years had  
22 passed, took another look at their campus.

23 They brought in a national consulting  
24 firm, Plante Moran, an accounting firm  
25 that also specializes in real estate

1           dealings. And Plante Moran came in and  
2           said there really is probably no  
3           possibility that anybody will be coming in  
4           who would have an interest in renovating  
5           Hurrle Hall, but they didn't foreclose  
6           that possibility.

7           And, again, decisions were made in  
8           terms of what would be going on. As the  
9           number of Sisters has contracted, that  
10          just meant that there became space  
11          available at the St. Francis Center. So,  
12          ultimately, the Sisters' administrative  
13          offices were moved within that complex of  
14          buildings.

15          And the health and recreation  
16          programs and the music center programs  
17          were moved out of Hurrle Hall to the St.  
18          Francis Center.

19          So approximately in 2016, the  
20          decision was made to close Hurrle Hall.  
21          No active programs have been being used  
22          since that point in time and the Sisters  
23          had a goodbye ceremony, very formal, to  
24          note a religious use, a ministry use, of  
25          the building and how its uses would no

1 longer be continuing there.

2 As you know, the Sisters were then  
3 sued in 2016 by the Friends of Hurrle  
4 Hall, people who cared very much from this  
5 community, about its history and about the  
6 legacy the Sisters had left.

7 Anyway, the lawsuit began before the  
8 Sisters had actually made any concrete  
9 plans for demolition. So it was resolved  
10 in 2016 that the Sisters would not  
11 undertake actively any efforts towards  
12 moving forward with the deconstruction of  
13 Hurrle Hall through at least 2019.

14 The Sisters agreed that if the  
15 Preservation Alliance of Minnesota and the  
16 Friends of Hurrle Hall could identify a  
17 developer or a developer came from  
18 otherwise who was interested in looking at  
19 the building, that they would assist with  
20 that process.

21 They would provide the information.  
22 And if a proposal were to come forward  
23 which would match with the Sisters' campus  
24 goals and their ministry goals, then the  
25 Sisters would consider selling that part

1 of the campus and making it available for  
2 something else.

3 In the package that you have  
4 received, you have a more detailed summary  
5 of the events over the last 20 years. The  
6 results of the delay since 2016 has been  
7 that only one developer ever came to the  
8 Sisters.

9 That developer was provided a tour,  
10 was provided drawings and other materials.  
11 No proposal was ever forthcoming. No  
12 proposal from any developer has been  
13 forthcoming.

14 And so the Sisters then prepared to  
15 move forward. One of the materials  
16 provided to you is a Facility Condition  
17 Assessment that was prepared by Evan  
18 Larson, an architect who has spent a great  
19 part of his career in historic renovation  
20 and preservation projects, and he went  
21 through and provided an analysis on the  
22 physical condition of the building; what  
23 feels good about it, what is problematic,  
24 and where there are problems.

25 There are problems with water

1 infiltration and there are problems with  
2 some of the wall sections and many other  
3 things.

4 Hurtle Hall was not built like a  
5 building would be built today and while it  
6 has stood in its current position for 130  
7 years, time is catching up with it and  
8 that is why we did the facility condition  
9 assessment, so you and anyone who is  
10 interested could see what the actual  
11 condition of the building is.

12 Mr. Larson also made a photographic  
13 record of quite a number of materials. In  
14 your city code, Section 5.06 dealing with  
15 demolition of historic properties, Part D  
16 calls for a mitigation plan.

17 We certainly understood the  
18 importance of the ministry that the  
19 Sisters have had in Little Falls and that  
20 there would be a desire to have a  
21 mitigation plan presented to you and so  
22 one has been prepared.

23 The mitigation plan includes a  
24 variety of things, one of which is a full  
25 photographic summary of the building. So

1 that was provided to you as well.

2 Another document that was provided to  
3 you was prepared by David Larson, an  
4 experienced construction manager who is  
5 familiar with construction costs on a  
6 regular basis with the work he does for  
7 his regular employer.

8 And so you are provided with  
9 renovation cost estimates. Those cost  
10 estimates were prepared by Mr. Larson and  
11 then given to the Sisters.

12 We doubt there is any market for a  
13 35,000 square foot office building in  
14 Little Falls these days and so perhaps  
15 more specifically, then, is what is the  
16 renovation estimate to use the  
17 building potentially as a housing  
18 resource.

19 That estimate as of earlier this year  
20 is 12-and-one-quarter million dollars and  
21 there were several elements which were not  
22 included in that because of uncertainties  
23 as to whether there is any need to retain  
24 the roof or replace elements of the roof  
25 beyond the roof cover and several things

1 of that nature.

2 So that material has been provided to  
3 you. Also in the context of the  
4 mitigation plan, one of the Franciscans'  
5 values is, of course, care for the earth.  
6 And so as Pope Francis has put in his  
7 encyclical, this is something the Sisters  
8 subscribe to and so they are prepared to  
9 spend the additional money that it would  
10 take to deconstruct Hurrle Hall.

11 Deconstruction is different from  
12 demolition. Ultimately the building would  
13 be gone under either scenario, but  
14 deconstruction is an attempt to take and  
15 reuse as many of the building materials as  
16 they possibly can.

17 And so the contractor has been in  
18 touch with a specialist. This individual  
19 has come to Little Falls to identify the  
20 stained glass windows. All of them would  
21 be removed from their current location and  
22 they would be set aside for storage.

23 The Sisters would hope that the  
24 stained glass would find new use in other  
25 ecclesiastical types of buildings.

1           A number of other materials from the  
2           original timbers, which were sawn from  
3           forests not far from here, some of the  
4           brickwork and the other things would  
5           continue as well.

6           The final piece in the package that  
7           we gave to you is the preliminary  
8           materials for the memorial site plan.

9           Today, if someone comes to Little  
10          Falls and goes on the campus, and they see  
11          Hurrle Hall, they would see a building.  
12          The idea behind the memorial site plan is  
13          to take a variety of elements from Hurrle  
14          Hall, some of the stone foundation to mark  
15          the corners, the brick to construct a  
16          walkway, to have some walls around that  
17          section.

18          The top piece with the canopy and the  
19          cross, all of that would be put together  
20          in a garden which would then be fully  
21          landscaped and put together along with a  
22          memorial which would describe the Sisters  
23          of Little Falls, the part of their  
24          heritage, a part of what they have  
25          contributed to this community.



1           So it in is this way that the Sisters  
2           would prefer to be remembered in Little  
3           Falls, through this memorial, through a  
4           description of their ministry  
5           activities.

6           That is my presentation. On behalf  
7           of the Sisters, we are asking the HPC to  
8           approve of the Sisters' plan to deconstuct  
9           Hurrle Hall in the manner that we have  
10          identified.

11          The drawing for the memorial is a  
12          preliminary drawing and we would  
13          anticipate, once the deconstruction goes  
14          forward, if that is your decision, that  
15          then we would come back to the City at a  
16          later time with presenting a new plan to  
17          get a permit for the actual construction  
18          of the memorial.

19          Are there any questions?

20          MR. BLOCK: HPC members, questions?  
21          Comments?

22          MS. PAT SHARON: Well, it is obvious  
23          to me that for over 20 years, the Sisters  
24          have been doing their due diligence and  
25          taking every piece of history and what

1           they want to do with this building and  
2           what they can do with this building since  
3           finances are always going to be an issue.

4           Buildings are expensive. They have  
5           done that due diligence and I think that  
6           their ability to be able to do that and  
7           provide the perpetual healthcare for all  
8           the Sisters throughout their lifetime, you  
9           can't just (untranslatable).

10          They looked at their buildings. They  
11          looked at their finances. They looked at  
12          everything. It is not like, you know,  
13          they came up and decided yesterday that we  
14          are going to do this. It was 20 years  
15          worth of work that they put in and brought  
16          in the people to do this work and they  
17          should be commended for that fact.

18          MR. BLOCK: (Somebody) do you have  
19          anything?

20          WOMAN's VOICE: I mean, this was  
21          proposed to us 20 years ago. So we knew  
22          that this was going to be eventually  
23          (untranslatable).

24          MR. BLOCK: Marc, if anybody does  
25          have questions for you, would you be

1 available --

2 MR. MANDERSCHIED: I will be  
3 available and happy to answer any  
4 questions.

5 MR. BLOCK: We are going to open the  
6 floor to anybody who has any other  
7 comments about what the Franciscan Sisters  
8 are asking for as a deconstruction permit.  
9 We are here with their application today.

10 If you have any questions for Marc,  
11 please, we don't want to have you going  
12 back and forth with him. Present the  
13 questions to Marc, Marc will write them  
14 down and at the end of comments, Marc will  
15 answer those questions or comment on those  
16 if he can.

17 So from the audience, if there is  
18 anybody who would like to take the podium,  
19 we will give you two minutes to present  
20 what you would like to talk about.

21 MR. RADERMACHER: Two minutes.

22 MR. BLOCK: Pardon? Okay. We will  
23 time it. Once again, if the remarks are  
24 all the same as what the person was  
25 before, we ask you to refrain from that.

1           And please identify yourself.

2           MS. KOTELNICKI: Who is taking the  
3           minutes? I guess my name -- my name is  
4           difficult. Thank you. My name is Darlene  
5           Kotelnicki and I'm from Litchfield,  
6           Minnesota. I'm here as a private citizen.

7           I wear several hats in the community,  
8           well versed in the historic.

9           So one thing is I would eliminate the  
10          term deconstruction. This is a  
11          demolition. Your ordinance for demolition  
12          of a historic property does not have the  
13          word deconstruction so if you're going to  
14          act on this, it is demolition based on the  
15          ordinance, okay?

16          The other thing that surprised me  
17          about your ordinance is there is nothing  
18          in there about the integrity of the  
19          property or no required evaluation by  
20          professionals that meet the National Park  
21          Service and Federal Register  
22          qualifications.

23          Those are available at the  
24          Minnesota Historical Society website, so,  
25          you know, in the future it might not hurt

1 to take a look at that ordinance because  
2 it is more than just what meeting you go  
3 to. Okay? There are some points that  
4 really need to be considered.

5 The building evaluations that I read,  
6 I did look at the individuals, the  
7 professionals, and I did not see them  
8 listed on any national database that said  
9 they were qualified to do historic  
10 properties.

11 And they may be working with a firm  
12 that I'm not familiar with, but that is  
13 something you really need to make sure of.  
14 Your due diligence is to make sure that  
15 the proper evaluations were done by  
16 qualified individuals. If they were, you  
17 know, that's fine.

18 I didn't find anything about  
19 hazardous abatement and that is huge.  
20 You've got let's say a 35,000 square foot  
21 facility that you know has plaster walls  
22 and lead paint, and that is going to be  
23 very expensive.

24 Whether you demolish the building or  
25 you repurpose it, it is going to be very

1 expensive. My last question -- my  
2 suggestion is based on your community's  
3 board of public opinion. It might behoove  
4 you to do a reuse study. And it would  
5 make the whole process a little cleaner  
6 for the city. Okay?

7 MR. BLOCK: Thank you for your  
8 comments.

9 MS. KOTELNICKI: Yup.

10 MR. BLOCK: Any others?

11 MS. LIES: Yes. I'm sorry.

12 MR. BLOCK: Your name, please?

13 MS. LICS: My name is Connie Lies,  
14 L-i-e-s, 640 East Second Street,  
15 Litchfield, Minnesota. I'm here to  
16 address the Little Falls Heritage  
17 Preservation Commission. I have presented  
18 to you pamphlets that have further  
19 information for your perusal.

20 This city has a true gem within its  
21 boundaries. It's a building located a 116  
22 8th Avenue Southeast also known as Hurtle  
23 Hall.

24 So this building embodies not only  
25 the history of your city but it embodies

1 the history of humanity and how these  
2 Sisters provided humanity to others.

3 It also is a fine example of an  
4 Italianate structure. It is a Minnesota  
5 natural resource. There is a law called  
6 MERA, Minnesota Environmental Rights Act.  
7 I've included a copy in your packet.

8 That states that any building on the  
9 National Register or eligible for the  
10 National Register is considered a natural  
11 resource and shall be treated as such  
12 under the laws of the state of Minnesota.

13 I've also included the Minnesota  
14 Administrative Rules which outlines the  
15 process for our requesting of an  
16 environmental assessment worksheet that  
17 will have to be done. And we are hoping  
18 that leads to an environmental impact  
19 statement.

20 This is a demolition. Make no bones  
21 about it. This is a demolition. And with  
22 demolitions, things are put into the air  
23 that are hazardous. Those all need to be  
24 addressed and looked at.

25 I have seen buildings stand empty for

1 many years until the right purpose comes  
2 along, but once a building is demolished,  
3 it's gone. It's gone. And no memorial,  
4 no monument, will ever replace that.

5 I thank you to please read what is in  
6 the packet. It addresses the law and your  
7 responsibilities and also if a proposal to  
8 purchase it comes forth, would that  
9 influence you to hold it at bay? There is  
10 no cost to the Sisters to  
11 (untranslatable). Thank you.

12 MR. BLOCK: Thank you, Connie.  
13 Anyone else?

14 MS. MACIEJ: Lois Maciej, 13834 179th  
15 Street. I want to say why so many of us  
16 are objecting to the demolition of Hurrle  
17 Hall. It is one of the last few  
18 magnificent historic buildings in Little  
19 Falls and we don't want it to go the way  
20 so many other historic buildings have gone  
21 in this city.

22 Hurrle Hall is designated as a local  
23 landmark and is eligible for the National  
24 Register of Historic Places. On the City  
25 of Little Falls' website, under names of



1 different boards and commissions, it says  
2 that the Heritage Preservation  
3 Commission's primary purpose is work on  
4 the preservation and protection of  
5 buildings and lands that have a special  
6 historical, cultural or ethnic interest or  
7 value within the City. This is saying  
8 preserve and protect Hurrle Hall.

9 When I talked to Michael Koop, who is  
10 the coordinator and who is an historic  
11 preservation specialist on the phone on  
12 May 31st, he said that to make Hurrle Hall  
13 a local landmark, which it became in 2002,  
14 both the Little Falls Heritage  
15 Preservation Commission and the Little  
16 Falls City Council had to approve it.

17 Now if they agree to have it  
18 demolished, they are doing an about face  
19 and that is not going to look good for the  
20 commission or the city council.

21 They are also obligated to review the  
22 alterations. There are many uses for  
23 Hurrle Hall and a city study showing a  
24 shortage of housing, why not put Hurrle  
25 Hall to use as an apartment building for

1 senior women, a home for the homeless or  
2 any other housing facility?

3 To reuse the building is considered  
4 going green and isn't that what our  
5 country is trying to instill in us at the  
6 present time?

7 The City of Little Falls and its  
8 (untranslatable) district are throwing  
9 away this by abolishing Hurrle Hall.  
10 Please take a strong look at this before  
11 you destroy this reusable majestic  
12 building because once it's gone, it is  
13 gone. No memorial will ever do it  
14 justice. Please do not demolish this  
15 historic building.

16 And I also brought for you, because  
17 sometimes people are -- I'm looking at the  
18 clock's timing us and so forth and I had  
19 to cut my speech short, but in this is a  
20 letter to you.

21 MR. BLOCK: Thank you, Lois.

22 Anyone else?

23 MR. RADERMACHER: Please direct them  
24 to me so they don't have to walk through  
25 the (untranslatable) --

1 MS. TOMACK (sp): My name is Lori  
2 Tomack. I am just getting involved a  
3 little bit with this building which is  
4 quite dear to my heart. I went to school  
5 at St. Francis.

6 FEMALE VOICE: Can I have your  
7 address, please?

8 MS. TOMACK: 14984 Garden Court,  
9 Little Falls.

10 FEMALE VOICE: Thank you.

11 MS. TOMACK: I will just have one  
12 short comment. I saw the plans of the new  
13 highway and they want to remove the bridge  
14 on the left -- coming east to west. One  
15 of the plans is to demolish our Lady of  
16 Lourdes Church. That is just one of the  
17 deals that are in the possible  
18 (untranslatable). Are we going to let  
19 that go, too? That is all I have to say.

20 MR. BLOCK: Thank you, Lori.

21 MR. RADERMACHER: Thank you. We  
22 conducted a feasibility study on the move  
23 of that bridge and in no way, shape or  
24 form did that involve the destruction,  
25 demolition or impact to our Lady of

1 Lourdes Church.

2 That was the purpose of doing the  
3 feasibility study. The results of that  
4 show -- what you saw in the newspaper has  
5 no indication of that. I just wanted to  
6 state that for the record as a fact.

7 MR. BLOCK: Thank you, Jon. Would  
8 anybody else like to speak? Your name  
9 and address?

10 RACHEL SCHILLING: I am Rachel  
11 Schilling, 25751 185th Avenue, Fort  
12 Ripley.

13 In regards to Hurrle Hall, we have  
14 been trying -- we have been trying to look  
15 at it -- trying to get people interested,  
16 trying to repurpose, kind of what happened  
17 to (Boston Building) and the Holy Angels  
18 outside Belle Prairie, you know, still  
19 trying to, you know, trying to get ideas  
20 of how we could help, you know.

21 It is a part of our community. It  
22 has been, you know, fundraised and  
23 donations back in the day when it was  
24 built. I mean, it is part of the church,  
25 part of the community, part of the city,

1 being a local landmark already designated.  
2 You know, can we check into some of those  
3 regulations.

4 Back in 2016, you know, I was taking  
5 classes at Hurtle Hall and the Franciscan  
6 Sisters were living there. I mean, I am  
7 not an architect but visually, it was  
8 beautiful and sound and we were allowed to  
9 have classes there.

10 I don't know what changed from that  
11 point, but I just think it is sound and it  
12 would make just as good of a building to  
13 be repurposed like some of these other  
14 buildings have been.

15 I think it would be in our best  
16 interest to reuse -- I mean, it would take  
17 so much money to demolish the building.  
18 It just doesn't make sense in my mind.

19 Some of the studies that were done --  
20 I don't have -- I only have information  
21 from 2016, but some of the studies were  
22 done by the YHR and Plante Morne and they  
23 didn't look at repurposing. They didn't  
24 have something written up about how to  
25 reuse it, how to rehabilitate it and how

1 to reuse it or how much it would cost.

2 So those studies could be done and  
3 maybe we just haven't had them. But maybe  
4 take a look at that. We would be  
5 interested in having that information and  
6 passing it on.

7 The Historical Society, the  
8 Preservation Alliance all are in favor of  
9 rehabilitating the building. Thank you.

10 MR. BLOCK: Thank you, Rachel. Any  
11 other comments? No other comments?

12 Marc, would you like to address some  
13 of the questions? I'm sorry.

14 MS. ANDERSON: Carol Anderson. I'm  
15 the director of community development of  
16 Morrison County, 316 Broadway. I had a  
17 unique bird's eye view of how the Sisters  
18 came to this decision. I was on the  
19 committee with Dave Larson and others  
20 looking at what do we do with the campus  
21 several years ago.

22 And I was also there with the Sisters  
23 when they brought all the Sisters in the  
24 spring and the fall to make their  
25 decision. This was a very difficult and

1 painful decision for the Sisters.

2 They were telling me how when they  
3 left their homes and came to start their  
4 new family here in Little Falls, how they  
5 would be scrubbing the floor on their  
6 hands and knees with a brush.

7 But they made a vow to live in  
8 poverty, chastity, and obedience. And  
9 vows go two ways. And the Sisters made  
10 the vow back to them, as their attorney  
11 said, that they would take care of them,  
12 feed them, clothe them, house them, take  
13 care of them until the day they died.  
14 They can't do that with the expense of  
15 this building.

16 And, you know, 12-and-a-quarter  
17 million dollars for a housing project?  
18 They don't have that money. There are no  
19 developers out there. And I've worked  
20 with them.

21 If somebody would have come forward,  
22 I would have known about it so I would  
23 urge you to respect the Sisters and their  
24 wishes and for everything they gave to  
25 this community for over 130 years. This

1 is their property. Please respect their  
2 wishes.

3 MR. BLOCK: Thank you, Carol. Marc?

4 MR. MANDERSCHEID: Just a couple of  
5 things real quickly. The Plante Moran  
6 Firm that the Sisters retained roughly in  
7 the 2011 time period, an initial  
8 preliminary renovation cost estimate then  
9 was six million five hundred seventy three  
10 and some odd dollars, and there were  
11 several elements that were not included in  
12 that cost including the cost for abatement  
13 and asbestos removal.

14 A question was raised here about the  
15 hazardous substances. There are some,  
16 yes. I want to make sure the Commission  
17 and the contractors are aware of the  
18 presence of asbestos in a number of parts  
19 of this, particularly in utility lines  
20 that run underground, and the required  
21 steps will be taken to make sure that  
22 deconstruction is done in a way that  
23 complies with all the health and safety  
24 codes.

25 There was a reference made to



1 Minnesota Environmental Rights Act. Yes,  
2 there is a statute out there that gives  
3 the citizens of the state of Minnesota a  
4 right concerning historic properties but  
5 that law is not inviolate.

6 The most recent decision by the  
7 Minnesota Appellate Court concerning MERA  
8 and an historic structure was the First  
9 Church of Christ Scientist building in  
10 downtown Minneapolis. The Minneapolis  
11 Heritage Commission there had identified  
12 that structure as being a historic  
13 structure.

14 It became wore out. There was a part  
15 of the wall that collapsed in part of that  
16 building and the Minnesota Court of  
17 Appeals affirmed the demolition permit to  
18 be issued by the City of Minneapolis.

19 I mention that to say that while  
20 there are statutes in the state of  
21 Minnesota to protect natural resources,  
22 those statutes do not provide money for  
23 renovation. There is no appropriation  
24 that is a part of any of those statutes so  
25 our particular challenge, our concern

1 here, of course, is where does someone  
2 come up with 12 and a quarter million  
3 dollars? Thank you.

4 MALE VOICE: The commission received  
5 material from the people that spoke. I  
6 thank you very much for that. It is very  
7 difficult to go through that in a short  
8 amount of time, but one of the comments  
9 made from one of the presenters is it said  
10 we the friends of Hurrle Hall intend to  
11 file an environmental assessment worksheet  
12 in the event a demolition permit is  
13 approved for 116 8th Avenue Southeast in  
14 Little Falls.

15 This is pursuant to a Minnesota  
16 statute also known as Minnesota  
17 Environmental Rights Act. Any comments on  
18 that, Marc?

19 MR. MANDERSCHIED: The Friends of  
20 Hurrle Hall used the Minnesota  
21 Environmental Rights Act to sue the  
22 Sisters in 2016. If the Friends of Hurrle  
23 Hall choose to sue the Sisters again, we  
24 will at this time be forced to defend the  
25 Sisters' decision.

1           The decision that was made in 2016  
2           was that maybe the Friends were right.  
3           Maybe the Minnesota Preservation Alliance  
4           were right. Maybe there was a developer  
5           or someone out there who was prepared to  
6           come forward and use that 130 year old  
7           footprint.

8           I think there have been four  
9           additions to the building as well. And  
10          the Sisters at that time decided that  
11          their need to keep their financial house  
12          in order could wait.

13          The demolition costs have increased  
14          substantially since that time. But if the  
15          Friends sue, the Sisters intend to defend  
16          their position and their decision here  
17          that we are asking you to take at this  
18          time.

19          MR. BLOCK: Any other commission  
20          members have questions or comments?

21          MS. PAT SHARON: I don't even know  
22          where to begin. I have been involved with  
23          the Sisters for 50 years. I hate to admit  
24          that but the white hair shows it. I think  
25          respect is what comes to mind for me on

1 this issue.

2 We all know how much I love history  
3 and I want to save everything, but  
4 everything can't be saved and sometimes to  
5 deconstruct something, to actually see it  
6 go and be repurposed and reused the  
7 Franciscan way, actually, by someone else  
8 may be a part of their legacy going  
9 forward.

10 The yellow bricks that are in that  
11 building, we know there are other  
12 buildings in town that are desperately  
13 looking for yellow bricks to save their  
14 buildings. That is one thing.

15 I know there are many other aspects  
16 of Hurtle Hall which is near and dear to  
17 me as well, but I do not want to see it  
18 have to go into -- I don't know the term  
19 for it, Council, demolition by neglect  
20 because you're not going to be able to --  
21 I would love to hand \$12 million over but  
22 I don't have it.

23 If anybody else does, please step  
24 forward. I think that would make a lot of  
25 smiles happen.

1 I would like to make a motion.

2 MR. BLOCK: Go ahead.

3 MS. PAT SHARON: I would like to make  
4 a motion that we accept the permit for a  
5 deconstruction as presented by the  
6 Franciscan Sisters of Little Falls for  
7 Hurrle Hall.

8 MR. BLOCK: Do I hear a second?

9 MS. LeMIEUR: I will second it.

10 MR. BLOCK: Seconded by Linda.

11 Questions? Comments? Before we take a  
12 vote. Jon or Greg, one of the comments  
13 made by the presenters was the difference  
14 between a demolition permit and a  
15 deconstruction permit and the fact that  
16 our code says demolition.

17 MR. RADERMACHER: I think in terms of  
18 a technicality for our permit process, we  
19 don't have a deconstruction permit per se.  
20 I think it is generally termed a  
21 demolition.

22 I think what you're seeing here and  
23 what was presented was talking about  
24 deconstruction where they were going to be  
25 removing elements in a way that they could

1 be salvaged and preserved.

2 If that is the case, I think it falls  
3 in the same line as what we asked for in  
4 the demolition permits. I think, Greg,  
5 you can explain any further why we have  
6 the demolition permit in place in  
7 particular.

8 MR. KIMMAN: Like Jon mentioned,  
9 there is not much of a differentiation in  
10 our code. They do define in our code as  
11 far as historic properties, a mitigation  
12 plan which I would use here. It is good  
13 to know that the Sisters are looking at  
14 the code for the mitigation and they are  
15 including the drawings and all the other  
16 stuff as well as the memorial for that  
17 building.

18 MR. BLOCK: Do we need to state it as  
19 a demolition permit, then?

20 WOMAN VOICE: Thank you. Apologies  
21 for appearing out of nowhere here. In  
22 this particular case, it is -- under the  
23 code, it would be a demolition permit with  
24 a mitigation plan, and so I would suggest  
25 that the -- that the Commission look at

1 the question of the -- reviewing the  
2 demolition permit and then also the  
3 mitigation plan. If you're okay with what  
4 has been presented as the mitigation plan,  
5 you can say so. Otherwise, you could  
6 require a review of the mitigation plan at  
7 a later date.

8 MS. SHARON: You want it to be  
9 reworded?

10 MR. BLOCK: Yes, please.

11 MS. SHARON: I will try. I would  
12 like to make a motion to accept the  
13 permit -- help me out here, gang,  
14 demolition and acceptance of the  
15 mitigation plan that was presented by the  
16 Franciscan Sisters of Little Falls.

17 I feel that they really had 159 pages  
18 of pertinent information.

19 FEMALE VOICE: Do we have to have a  
20 mitigation plan before we -- to accept a  
21 mitigation plan as a City? You were  
22 talking about review.

23 MALE VOICE: There is an application.

24 WOMAN VOICE: But we don't have to  
25 have our own review before

1 (untranslatable)?

2 MALE VOICE: You mean the ordinance  
3 would require a mitigation plan? I don't  
4 think --

5 MALE VOICE: The HPC may require a  
6 mitigation plan as a condition of any  
7 approval of demolition of historic  
8 resources. The plan may include  
9 designation of property by drawings,  
10 photographs, recordings, historic research  
11 and other means appropriate for the  
12 property. It may include salvage and  
13 preservation of (untranslatable) such as  
14 architectural details and fixtures for use  
15 in restoration.

16 MR. BLOCK: Linda, you made the  
17 second. You want to accept the change?

18 MS. LeMIEUR: Yes.

19 MR. BLOCK: Any other comments from  
20 the Commission?

21 MS. WARZECHA: I just have one. I'm  
22 sick about this and Pat Sharon is sitting  
23 here almost in tears. I can tell.

24 We all live in old houses that are  
25 here. We all like old stuff, and as my



1 husband tells me when he is bringing in  
2 (something) full of stuff, you can't save  
3 it all. You just can't save it all.

4 If somebody has got \$12 million, I  
5 hate to say it like this, put your money  
6 where your mouth is. It has been six  
7 years since we last visited this and no  
8 one has come back to us until today.

9 Nobody came and said we have money.  
10 Can you help us? We have heard nothing  
11 and the nuns don't have the money to take  
12 care of it. They just don't. And I get  
13 it.

14 All of us live in old houses and you  
15 move out of them because you can't afford  
16 to take care of them anymore. And you  
17 find something new to take care of. And  
18 it is a circle of life. I feel bad. I  
19 love old stuff.

20 MR. BLOCK: Much like Pat and Linda,  
21 this has really torn a lot of us apart.  
22 We've spent a lot of time. I stayed up  
23 until close to 1:00 o'clock this morning  
24 going through this entire packet, reading  
25 through it. I was really impressed.

1 I have, as most of you know on the  
2 HPC, I have a real problem with rules and  
3 regulations and making sure we follow  
4 them. Sometimes I know I'm a real pain in  
5 that and trying to preserve everything.

6 This one has really, really torn me  
7 apart. First as an HPC member, I have  
8 talked to people in this state, talked to  
9 SHPO, talked to past members. I've talked  
10 to other people and even talked to a  
11 construction person, a contractor, about  
12 this, and it is just a difficult decision  
13 for us as HPC members to make.

14 It kind of goes against everything we  
15 try to do, but as Pat and Linda said, at  
16 some point, you just can't do it anymore.

17 Carol made the comment, and I respect  
18 her comments very much, about developers,  
19 and no one has stepped forward such as  
20 they did for the (Boston) Building, such  
21 as they did for Belle Prairie.

22 We haven't heard about any of that.  
23 I was hoping someone would present  
24 something to us today that says yes, we  
25 have a possible developer, can you hang on

1 for a little bit? We haven't heard of  
2 that.

3 As Linda said, it has been a long  
4 time since this has come before us again  
5 and for that reason, I'm really torn on  
6 what to do here, but the decision has to  
7 be made.

8 Donnie, you have seen a lot of this.  
9 Your thoughts?

10 MR. OPATZ: This is the hardest one.  
11 I have to agree with you. By following  
12 all the rules, we would what really  
13 (untranslatable) exist without looking at  
14 the real world. So it is a money thing as  
15 well and nobody can do anything with it.

16 I think it would be better to go with  
17 a plan like maybe they have now. At least  
18 some of it will be saved, and -- it is a  
19 hard decision. You are torn between right  
20 and left. This will be the hardest thing  
21 (untranslatable).

22 FEMALE VOICE: I want to ask a  
23 question? How much is the actual cost of  
24 this demolition and the mitigation?

25 MALE VOICE: That is a good question.

1 MR. BLOCK: Marc? You heard the  
2 question?

3 MR. MANDERSCHIED: I did. So the  
4 process that the Sisters have gone through  
5 is to retain a construction manager,  
6 HY-TEC Construction. HY-TEC will not be  
7 doing all of the work themselves. Various  
8 parts of it will be put out to bid at a  
9 later point in time so we do not, as of  
10 today, have a hard and fast deconstruction  
11 number.

12 The working number that we are  
13 working off of is that all-in costs for  
14 all the consultants, for all of the  
15 various things, in order to build the  
16 memorial and all the other stuff, is  
17 between one million and \$1.1 million to  
18 carry that through. Again, that is  
19 (untranslatable) everything included in  
20 that.

21 MR. BLOCK: Thank you, Marc. Joel,  
22 you don't have a chance to vote on this  
23 but I sure would appreciate your comment  
24 as an ex-officio member representing the  
25 downtown area.

1 MR. LARSON: It all comes down to --  
2 you know, it's money. Money is what makes  
3 everything move. I mean, the Sisters -- I  
4 have been back here since '94, I think it  
5 was that I moved back to the Little Falls  
6 area, and, you know, even my  
7 brother-in-law, you know, he was adopted  
8 out of here in 1955, Donald Hersey. I  
9 don't know if you guys remember the name.

10 But I am sitting here thinking about  
11 that and that is where he was. I have a  
12 cabin on Peavey Lake 30 miles from here.  
13 The floors are buckling. The windows are  
14 shot. I don't have insurance on it  
15 anymore because nobody will insure it.

16 You know, what am I going to do with  
17 it? Stick in all kinds of money to  
18 revitalize it? No, I'm not going to. I  
19 have been using it all the time, but  
20 that's the thing.

21 It is like -- yeah, I understand  
22 people's point of view, like we got to  
23 save it, we got to save it. I understand  
24 that but it has been six years, you know,  
25 since this last happened.

1           If you're very serious about it -- it  
2           is almost like somebody else can do this.  
3           I want this but you make it happen. You  
4           make it happen. We want this and we want  
5           that.

6           You know, then they should make  
7           something happen. That is just how -- I  
8           have a little building downtown. I own a  
9           couple of old buildings downtown.

10          They're very, very expensive. You  
11          know, it's -- and as far as the housing,  
12          yes, we do need housing, but to take that  
13          money, you could build an apartment  
14          complex, I know, for that.

15          That would be more suitable for it  
16          than -- and that \$12.1 million estimate,  
17          that doesn't include all kinds of things.  
18          We are going through this with the  
19          (something) right now about maybe redoing  
20          something the Victor Building but there is  
21          endless things that come up.

22          It is like a can of worms. It keeps  
23          coming up, and -- I'm sorry, I'm kind of  
24          rambling now, too, but, you know, I  
25          just -- I understand what it is. It is

1 sad that it will be gone but, you know,  
2 who is supposed to pay for that?

3 Okay. It was stopped before because  
4 they didn't want it to happen. Now the  
5 cost has been doubled to take it down, so  
6 maybe the people that made it stop then  
7 should pony up the money, you know, pay  
8 half of the cost that costs extra because  
9 there was nothing found and did they try  
10 to find something. I don't know.

11 It is such a two-way street but who  
12 does it actually lie on the shoulders of?  
13 It is the Sisters. The Sisters built it.  
14 The Sisters, I feel, can take it away, you  
15 know, however their hearts warrant it.

16 You know, people think it is such an  
17 easy decision and money grows on trees.  
18 Well, then, they should talk to Walt and  
19 maybe they will pony up \$15 million  
20 because I guarantee you that the estimate  
21 at 12.1 right now, you wait until it is  
22 done. And that money could be way better  
23 put to use some other place as far as  
24 building goes, you know, for a  
25 residential, so --

1 MR. BLOCK: Go ahead, Lois.

2 MS. MACIEJ: If you could table this  
3 until your next meeting and if we would be  
4 able to come up with a letter of intent of  
5 purchasing it, could you be able to table  
6 this so we can get our attorneys to come  
7 up with a letter of intent to purchase?

8 WOMAN VOICE: Is it for sale?

9 MS. MACIE: If it is not for sale,  
10 then the whole conversation is--

11 WOMAN VOICE: It is not ours to sell.

12 MS. MACIE: It belongs to all the  
13 citizens of the state of Minnesota under  
14 the Environmental Rights Act.

15 MS. KOTELNICKI: (?) Can I address  
16 this? I'm from Litchfield and we had --

17 MR. BLOCK: Hold on, ma'am. You did  
18 have your two minutes. I'm sorry for  
19 doing this. We have a long itinerary  
20 yet --

21 MS. KOTELNICKI: (?) I do have a  
22 solution for it.

23 MR. BLOCK: You did not present it in  
24 your two minutes. I'm sorry. I should  
25 tell all the people present here, any vote



1 we make today is strictly a  
2 recommendation. It is a recommendation  
3 that is made to the city council.

4 The city council makes the final  
5 decision on this, not us. We present it  
6 to them and they have overridden us before  
7 on things we felt strongly about or maybe  
8 the commission was torn about, and it  
9 is -- everything we do is strictly a  
10 recommendation to the city council. No  
11 matter how we vote on this this afternoon,  
12 it is not final.

13 Lois --

14 MALE VOICE: I am going to stop you.  
15 I need to make a clarification. So if the  
16 HPC approves or recommends approval of the  
17 permit, then the building officials will  
18 review the permit to see if it is in  
19 compliance and if it does comply with our  
20 building code and the city code, at that  
21 point, it would be issued.

22 MR. BLOCK: It doesn't go to the city  
23 council then?

24 MALE VOICE: It does not go to the  
25 city council. If it was denied, the

1 applicant can -- I forget the word, but  
2 can appeal to the city council; however,  
3 it doesn't go to the city council  
4 for review after --

5 MALE VOICE: Unless there was a  
6 process that it could be appealed.

7 MR. BLOCK: So our word is final, is  
8 what you're saying?

9 WOMAN VOICE: For the permit?

10 MR. BLOCK: For the permit.

11 MALE VOICE: Correct.

12 MR. BLOCK: So a comment was made  
13 about us tabling this and someone having a  
14 chance to purchase it. I guess that would  
15 be between the Sisters and the Friends of  
16 Hurrle Hall. And if the Sisters at that  
17 point want to -- what is the process, Jon  
18 or Greg, for saying we don't want the  
19 permit. If we give them that permit, they  
20 can cancel it?

21 MR. RADERMACHER: Yes, they can  
22 withdraw that.

23 MR. BLOCK: And that would be between  
24 the individual and the Sisters, the  
25 Franciscan Sisters, correct?

1 MR. RADERMACHER: That is correct.

2 MR. BLOCK: So whatever we do here  
3 would go to the city. If the private  
4 individuals would like to make an offer on  
5 this and purchase it, that is between the  
6 Sisters, the Franciscan Sisters and the  
7 private party, and we don't have anything  
8 to do with that.

9 WOMAN VOICE: So we don't need to  
10 table it, though?

11 MR. BLOCK: I don't think so. I  
12 think there is time -- if this is  
13 something that happens, they can address  
14 the Sisters directly and it goes from  
15 there.

16 Somebody disagree with me on the  
17 Commission? We have a motion by Pat,  
18 seconded from Linda, who accepted the  
19 application. All those in favor say  
20 "aye."

21 (Multiple "Ayes")

22 MR. BLOCK: Opposed?

23 (No opposed)

24

25

1 STATE OF MINNESOTA  
2 COUNTY OF DOUGLAS CERTIFICATE

3 -----  
4 I hereby certify that I transcribed the audio of  
5 The Little Falls Preservation Commission meeting  
6 minutes to the best of my ability;

7 That I was then and there a Notary Public in and  
8 for the County of Douglas, State of Minnesota;

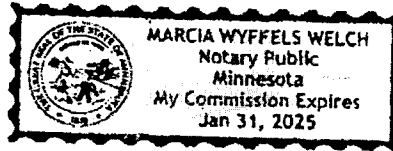
9 That the cost of the original has been charged  
10 to the party who noticed the transcription, and that  
11 all parties who ordered copies have been charged at  
12 the same rate for such copies;

13 That I am not a relative or employee or counsel of  
14 any of the parties or a relative or employee of such  
15 attorney or counsel;

16 That I am not financially interested in the action  
17 and have no contract with the parties, attorneys, or  
18 persons with an interest in the action that would  
19 affect my impartiality;

20 That the right to read and sign the deposition by  
21 the witness was not waived.

22 WITNESS MY HAND AND SEAL this 13th day of June,  
23 2022.



24 \_\_\_\_\_  
25 Marcia W. Welch, RPR  
My commissions expires January 31st, 2025.

<b>A</b>	51:13	<b>Alliance</b>	<b>Appellate</b>	35:17	<b>bad</b>
<b>abatement</b>	<b>addressed</b>	11:15 30:8	33:7	<b>aspects</b>	41:18
21:19	23:24	35:3	<b>applicant</b>	36:15	<b>balance</b>
32:12	<b>addresses</b>	<b>allowed</b>	50:1	<b>assessm...</b>	3:25 9:13
<b>ability</b>	24:6	29:8	<b>applicati...</b>	12:17 13:9	<b>based</b>
18:6 52:5	<b>administ...</b>	<b>alterations</b>	19:9 39:23	23:16	20:14 22:2
<b>able</b>	10:12	25:22	51:19	34:11	<b>basis</b>
18:6 36:20	23:14	<b>amount</b>	<b>appreciate</b>	<b>assets</b>	14:6
48:4,5	<b>admit</b>	4:12 34:8	44:23	9:8	<b>bay</b>
<b>abolishing</b>	35:23	<b>analysis</b>	<b>appropri...</b>	<b>assist</b>	24:9
26:9	<b>adopted</b>	8:18 12:21	40:11	11:19	<b>beautiful</b>
<b>accept</b>	45:7	<b>Anderson</b>	<b>appropri...</b>	<b>attempt</b>	29:8
37:4 39:12	<b>adult</b>	30:14,14	33:23	15:14	<b>began</b>
39:20	7:11	<b>Andy</b>	<b>approval</b>	<b>attorney</b>	8:10 11:7
40:17	<b>affect</b>	5:21	3:11 40:7	2:8,9 5:8	<b>beginning</b>
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