

Update to the Proposal:

Members of the City Council, since my proposal last week I have acquired a partner. Our cash on hand has already increased from 100k to 250k, which will would bring our funds up to \$1.2 million with financing. Our estimates for renovation are \$5 million on the high end, or \$140 per square foot. This is in line with estimates for residential new construction. Actual costs would likely be much lower. If given the 60 days requested to the church, we expect to bring together enough partners to bring funds up to \$5 million.

I have offered \$1 for Hurrle. Church leadership rejected the offer. They did not ask for a higher price, but instead demanded evidence of \$12 million in financing, a long track record, and definitive plans. There is no documentation supporting that \$12 million figure, nor did the HPC request supporting documentation. These are very unusual requirements from a would-be seller, although I do appreciate the church's concern for my finances.

Since I've been told I do not qualify as a buyer, let me state what a seller looks like, since the church says they want to sell: A seller advertises their building (I have never seen a real estate listing for Hurrle Hall, and doubt that it was ever advertised.). A seller takes any offer for a building when they value it at negative \$1 million dollars. Also, a seller doesn't worry about the buyer's renovation costs. I find the games being played here, in which the seller states a willingness to sell but behaves otherwise, to be unprofessional.

In failing to request evidence for the \$12 million figure, which was the main exhibit of financial hardship, of evidence of advertising with intent to sell, I contend that the HPC's decision to allow demolition was unreasonable. I also question why a \$250k roof was a strain to the church budget, but a \$1 million demolition is not. The roof is the most important maintenance issue facing Hurrle Hall, and the church has demonstrated the financial ability to replace the roof. Instead they have engaged in intentional demolition by neglect.

Even with the demolition by neglect, Hurrle Hall remains economically viable. It has the space to accommodate 36 living units, housing which Little Falls needs. The HPC did not apply the appropriate standard. In fact, the HPC should have issued civil citations to the Church for the demolition-by-neglect. The HPC has neglected its mandate in this case.

Because the HPC did not act reasonably, I request that the City Council revoke this demolition permit.

Respectfully,
Colin Francis