

To the City Council,

I would like to request that the demolition permit for Hurrle Hall be denied, and to make the City Council aware of my proposal to purchase and re-use Hurrle Hall, which would provide the following benefits to Little Falls:

- Tax revenue: If the after-renovation value of Hurrle Hall is \$2.5 million, a tax rate of 2% would yield \$50,000 in annual tax revenue to the city.
- Jobs: renovation work would be preferentially awarded to local contractors. Any small businesses housed within Hurrle would provide local jobs. The building is adjacent on 2 sides to St. Gabriels' property, which may suggest various hospital related services.
- Housing: a potential use of Hurrle would be housing, which could take the form of condominiums, apartments, or assisted living for the elderly.
- Infrastructure Cost: there is no additional maintenance burden on the city.
- Fine architecture: Hurrle Hall contributes greatly to the built environment of Little Falls.

Since learning of Hurrle Hall this past Friday (by tuning into an HPC meeting on Youtube) I have contacted the Franciscan Sisters with a purchase offer. They will not meet with me, nor state a price, nor furnish any terms of purchase that would be agreeable to them.

I am familiar with the work needed and the Sister's estimates for renovation costs. They believe it would take \$12 million (or \$333/sq ft) to convert Hurrle to a new use – that seems high, given the excellent condition of the building. For reference, the estimated market value of St. Gabriel's Hospital is \$19 million, and for the entire Franciscan campus \$8 million.

I expect the Sisters to demand evidence that I have \$12 million in financing to consider an offer (though they have not stated that directly). I requested 60 days to put together financing and a plan but they refused. They state that they require a large, well established developer to sell to – the problem is that such developers prefer the simplicity of green field development.

Here is what I have (which I believe to be adequate for the project): \$100k in cash, \$250k if I sell a property. This would put a new roof on Hurrle without financing. Hurrle Hall qualifies for certification on the National Register of Historic Buildings, which opens the door for grants and financing options. With these programs I can renovate and return to use 1/3 of the building immediately. In terms of partnerships, I am in talks with an experienced general contractor for a joint venture. Additionally, I am soliciting the services of New History, a highly respected firm specializing in historic renovation.

The Council will notice that in the 3 days since learning of Hurrle I have not produced definitive plans. These will take time to put together, and are subject to any stipulations the Franciscan Sisters might have. I am eager to work with them to find a solution. Thank you for your consideration.

Respectfully,

Colin Francis