



## *HEDRA Memorandum*

**To: HEDRA Commissioners**  
**From: John Hinzman, Community Development Director**  
**Date: July 13, 2017**  
**Item: Review Great River Landing Plan Modifications**

### **Action Requested:**

Review proposed changes to Great River Landing as proposed by Confluence Development including:

- Location and design of the proposed parking ramp.
- Landscape Plan
- Proposed Uses

Upon favorable review by HEDRA and the City Council, staff will seek to amend existing grant agreements with Metropolitan Council providing funding for the improvements. The City received almost \$2.5 million in LCDA grant funding from Metropolitan Council for development of the riverfront park and parking structure.

More detailed plans will be submitted in the near future in conjunction with formal revisions to various Site Plan and Land Use Applications.

### **Background Information:**

HEDRA and the City have been working towards redevelopment and sale of the property for many years. Please see the attached Site History of Hudson Activities for further information.

### **HEDRA & City Council Workshop – July 11, 2017**

Review follows a joint HEDRA and City Council Workshop with Confluence Development at the Hudson site on July 11<sup>th</sup>.

### **Landscape Plan**

Changes are proposed for the approved Landscape Plan to address comments from the Minnesota State Historic Preservation Office (SHPO) that the landscape plan be more reflective of the industrial history of the site. Changes include:

- Preservation of footing pylons from the demolished 1974 addition and incorporation into a deck area.
- Creation of a plaza near the north central portion of the site.
- Creation of a turnaround area south of the plaza to that can be closed for special events.

- Incorporation of additional parking north of the Lock and Dam Road entrance.
- Changes to the patio area at the northeast corner of the site including elimination of parking.
- Providing a “loop” trail into the site from the main Mississippi River Trail.
- Elimination of the rooftop seating area over the 1945 building addition.

**Parking Plan**

A parking structure was originally planned for the southwest corner of the Hudson site (directly west of the building). Confluence seeks to relocate the parking structure to the former 1<sup>st</sup> National Bank site (directly south of the Hudson Building). In general the 1<sup>st</sup> floor of the parking ramp would be constructed in the footprint of the existing building. The second story deck would extend further south (taking advantage of the existing site grade) into the existing parking lot behind the bank building. The height of the structure would be slightly lower than the top of the existing bank building. Changes to parking are further detailed below:

	Approved Parking Plan	Proposed Parking Plan
Hudson Site	169 parking spaces - 155 in parking structure - 14 surface parking spaces	94 parking spaces - All surface parking
1 <sup>st</sup> National Bank Site	57 parking spaces - All surface parking	119 parking spaces - 108 in parking structure - 11 surface parking spaces
TOTAL PARKING	226 parking spaces - 155 in parking structure - 71 surface parking spaces	213 parking spaces - 108 in parking structure - 105 surface parking spaces

**Building Uses**

The approved site plan included development of 60 apartment units, and 20,000 s.f. of commercial space including event, restaurant and retail space. The developer is seeking to develop a hotel in lieu of most of the apartment space. The size and uses of the commercial space appears to be unchanged. More specific information on the number of hotel units and apartments will be necessary to determine adequacy of parking; hotel units require less parking apartments.

**Attachments:**

- Site History
- Approved Site and Landscape Plans – 2015 Approval
- Concept Landscape Plan
- Concept Parking Plan

**Great River Landing - Hudson Manufacturing  
Historic Redevelopment Timeline**

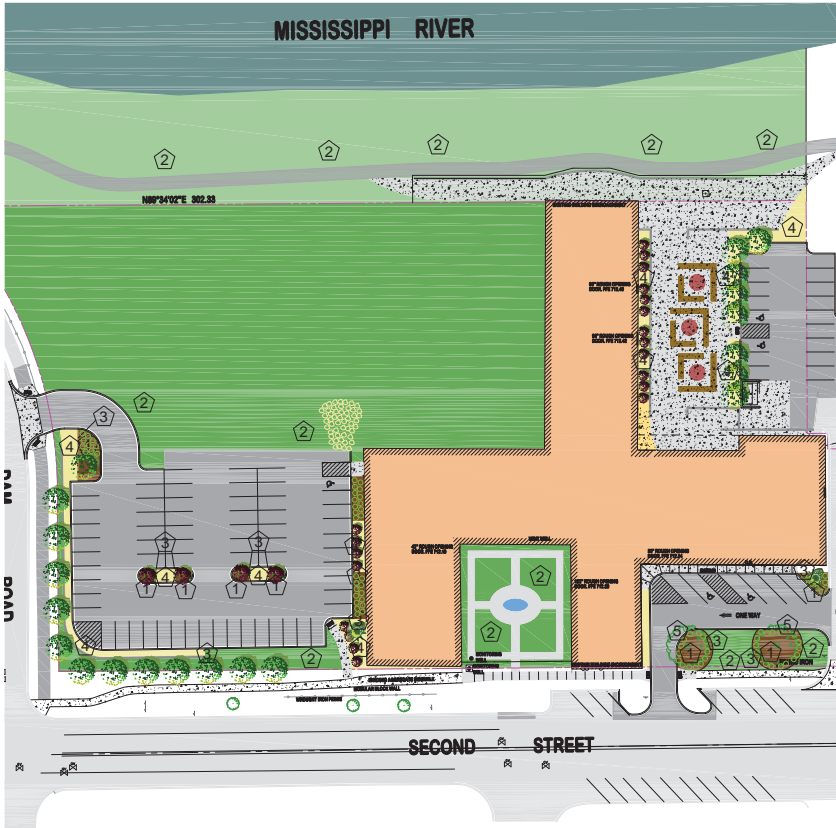
1884-1909	Pre Hudson Manufacturing	Prior to the establishment of the H. D. Hudson operation in 1909, the parcels comprising the facility included a woodworks factor, a hotel, a farm implement company, and grain warehouses and elevators.
1909-1913	Brandt Manufacturing – Original Building	H.D. Hudson has been in operation at their current site since 1909. The original operation known as Brandt Manufacturing relocated from Chisago City, Minnesota produced small compression sprayers for agricultural pest control.
1913-1914	Building Fire, Reconstruction, and Growth	The original building was entirely destroyed by a fire in 1913. A two story 7,200 s.f. warehouse and office building was rebuilt in 1914. The company continued to grow through acquisitions. In 1914 it merged with Hudson and Thurber Company of Chicago.
1920	Warehouse Addition	In 1927 a 29,700 s.f. warehouse addition was added. This completed the historic “F” shaped portion of the building.
1946	Warehouse Addition	In 1946 a 28,800 s.f. warehouse addition was added.
1966	Warehouse Addition	In 1966 a one story 20,280 s.f. warehouse was added.
1974	Warehouse Addition	In 1974 a 48,000 one story warehouse was added.
2003	Heart of Hastings Plan	City Council adoption of the Heart of Hastings Master Plan identifying reuse of the Hudson Manufacturing Building as a mixed use development
2009	Hastings Bridge Project Planning affects operations	Reconstruction of the TH 61 Mississippi River Bridge requires acquisition of a portion of the Hudson Building. Additional space is needed to preserve operations.
2010	Intek Building Available	Intek Manufacturing consolidates operations in Hastings. The 800 East 10 <sup>th</sup> Street building is available for sale. The building is suitable for a relocation of Hudson’s operations.
February 2010	\$250,000 Grant Award – Dakota CDA	City receives a Redevelopment Incentive Grant (RIG) for purchase of the Hudson Building
Spring 2010	HEDRA-Hudson-Intek Negotiations	HEDRA, Hudson, and Intek discuss sale of the Intek Building to Hudson, and sale of the Hudson Building to HEDRA.
August 2010	Completion of Phase I Environmental Site Assessment	Liesch completes Phase I analysis of environmental contaminants.
December 2010	Hudson Purchases Intek Building	Hudson purchases the former Intek Building at 800 East 10 <sup>th</sup> Street.
December 2010	HEDRA purchases Hudson Building	HEDRA purchases the Hudson Manufacturing building at 200 West 2 <sup>nd</sup> Street for \$3.0 million dollars.
February - December	Hudson Reuse Study	Stark Preservation Planning completes a reuse study for the building. The study included open houses and

2011		community input. Demolition of the 1974 addition is recommended with reuse of the remaining structure as a mixed use development. Cost of the study is fully paid by MN DOT
June 2011	\$145,000 Grant Award – Dakota CDA	City receives RIG Funding for partial demolition of the 1974 addition and environmental cleanup.
July 2011	\$50,000 Grant Award – Metropolitan Council	City receives Tax Base Revitalization Account (TBRA) funding for environmental cleanup
July 2011	Hudson Fully Vacates Structure	Hudson Manufacture completes their move to 800 East 10 <sup>th</sup> Street. Building becomes vacant.
August 2011	\$51,754 Grant Award – EPA – Dakota County	City received a Brownfield Assessment – Hazardous Substance Grant through Dakota County for environmental cleanup
April 2012	\$110,125 Grant Award – Dakota CDA	City receives RIG funding for demolition of the 1974 addition and environmental cleanup
April 2012	\$2,500 Grant Award – Dakota CDA	City receives RIG Planning funding for completion of a market study
April 2012	Completion of Phase II Environmental Site Assessment	Stantec completes Phase II analysis of environmental contaminants.
May 2012	\$18,618 Grant Award EPA – Dakota County	City received a Brownfield Assessment – Petroleum Grant through Dakota County for environmental cleanup
May 2012	Approval to Demolish 1974 Addition	City and HEDRA approve demolition of the 48,000 s.f. concrete tip-up addition consistent with the reuse plan.
September 2012	Initial Market Assessment	Maxfield Research completes an Initial Market Assessment for Redevelopment. Development of a mix of housing, retail, office and civic uses is supported. Fully paid through grant funding.
December 2012	Developer Roundtable	City and HEDRA conduct a roundtable with selected developers to determine interest in redeveloping the site.
March – October 2013	Developer Concepts	HEDRA review of redevelopment concepts by The Beard Group, Sherman and Associates, Artspace, and Confluence Development
March 2013	Rezoning of Property	Property is rezoned from I-1 Industrial to DC – Downtown Core
May 2013	\$238,865 Grant Award – Dakota CDA	City receives RIG funding for environmental cleanup.
May 2013	\$4,200 Grant Award – Dakota CDA	City receives RIG Planning funding to conduct a full market study
October 2013	Demolition of 1974 Addition	Rachel Contracting completes demolition of the 48,000 s.f. addition. The total cost of \$200,000 was fully paid through grant funding.
November 2013	Approval of Response Action Plan (RAP)	MPCA approval of the RAP cleanup plan for hazardous materials based on Phase II assessment.
December 2013	Selection of Confluence Development	HEDRA selects Confluence Development to redevelop the Hudson site. Confluence proposes to two options for reuse of the building. Option 1 includes for residential,

		restaurant, banquet, art, retail space, and rooftop use of the 1945 addition. Option 2 includes all of option one, except a hotel in lieu of a portion of the housing.
January 2014	Signature of Preliminary Development Agreement	HEDRA Authorizes signature of the agreement with Confluence Development.
June 2014	\$93,400 Grant Award – Metropolitan Council	City receives TBRA funding for asbestos and hazardous material removal.
October 2014	\$2,844 Grant Award – US EPA – Dakota County	City receives EPA Environmental Investigation funding via Dakota County for an invasive asbestos survey.
October – December 2014	Contaminated Soil Removal	Rachel Contracting completes contaminated soil excavation and removal from Areas 1 and 3 of the RAP. Total cost of \$78,000 is fully paid through grant funding.
November 2014	Completion of Full Market Study	Completion of Full Market Study by Maxfield and HVS. Funded through grant dollars.
December 2014	Hotel Concept Eliminated	Confluence Development eliminates the hotel concept from the approval. All other mixed use items remain.
December 2014	Extension of Preliminary Development Agreement	HEDRA agrees to extend the Preliminary Development Agreement until March 31, 2015.
December 2014	\$256,142 Grant Award – MN DEED	City receives a Contamination Cleanup Grant for soil and vapor remediation
January 2015	\$980,000 Grant Award – Metropolitan Council	City receives Livable Communities Demonstration Account (LCDA) funding for riverfront and site amenities
January 2015	\$78,000 Grant Award – Metropolitan Council	City receives TBRA funding for asbestos and hazardous material removal.
January – May 2015	Confluence Development Activities	Confluence hires an architect and engineer to complete project plans and continues to meet with interested commercial users
February 2015	Part 1 Historic Preservation Application	The National Park Service accepts the Part 1 application of Historic Tax Credit eligibility.
March 2015	Purchase of 1 <sup>st</sup> National Bank for Phase II	Confluence Development closes on the adjoining 0.63 acre 1 <sup>st</sup> National Bank Property for inclusion as Phase II of Great River Landing.
March 2015	Extension of Preliminary Development Agreement	HEDRA agrees to extend the Preliminary Development Agreement until June 30, 2015.
May 2015	Abatement of Asbestos and Hazardous Materials	Mavo Contracting completes removal of asbestos and hazardous materials with all costs paid through grant funding.
May 2015	Confluence Development Proforma	Development proforma is complete for City and HEDRA review
May 2015	Preliminary Grant Application submitted – LCDA	\$1.5 million dollars in grant funding submitted to Metropolitan Council for construction of structured parking.
May 2015	\$600,000 Grant Award – US EPA	City receives three \$200,000 Brownfield Cleanup Grants for soil and vapor remediation
June 2015	Agreement of Terms of Sale & Use of TIF	City Council and HEDRA conduct a joint meeting and agree to sell the property to Confluence for one dollar and retain all TIF proceeds from the site.

June 2015	Extension of Preliminary Development Agreement	HEDRA agrees to extend the Preliminary Development Agreement until July 31, 2015.
August 2015	Approval of Environmental Services Contract	HEDRA approved the continuation of an Environmental Services Contract with Stantec Consulting.
October 2015	Establishment of a TIF District	HEDRA and City approved a Tax Increment Finance District to assist in site redevelopment
October 2015	\$600,000 Grant Award – US EPA	City received three \$200,000 grants for environmental cleanup.
November 2015	Approval of Land Use Application for Site Development	City Council granted plat, site plan, and special use permit approvals for the construction of Great River Landing.
December 2015	Execute a Purchase and Development Agreement	HEDRA and City executed a Purchase and Development Agreement for sale of the property to Confluence Development.
December 2015	\$1.5 Grant Award – Metropolitan Council	City received a Livable Communities Demonstration Account (LCDA) funding for construction of a parking ramp at Great River Landing.
January 2016	Removal of Underground Storage Tanks	Rachel Contracting completed removal of two underground storage tanks from the site.
February 2016	Approval of a Remedial Soil Contract – Exterior	HEDRA approved a Remedial Soil Contract to remove remaining exterior soil to Frattalone Excavating
May 2016	Rejection of Bids – Interior Contaminated Soil Removal	HEDRA rejected the bids due to exceeding the engineer's estimate. Contractors cited difficulty to assess methods and cost of remediation due to the floor.
June 2016	EPA Approval of Section 106 Review	EPA found the environmental impacts will not pose an adverse effect on cultural resources.
August 2016	Advertisement of Interior Floor Removal Contract	Contract advertised, no bids were received.
November 2016	SHPO Conditional No Adverse Effect Letter	Letter issued by SHPO to allow for EPA approval to proceed with remediation.
December 2016	Awarding of Interior Floor Removal Contract	HEDRA awarded the Interior Floor Removal Contract to Frattalone Excavating contingent on EPA approval to use grant funds.
March 2017	Demolition of Interior Walls and Offices	Confluence completed demolition of interior office spaces to allow for removal of flooring above crawlspace areas
March 2017	Removal of Interior Flooring	Interior flooring above crawlspace areas removed by Frattalone
April 2017	Removal of Exterior Contaminated Soil	Contaminated soils removed by Frattalone
May 2017	\$250,000 Grant Award – Dakota CDA RIG	City received Dakota County Community Development Agency Redevelopment Incentive Grant funding for environmental cleanup
June 2017	Awarding of Interior Contaminated Soil Contract	HEDRA awarded the Interior Contaminated Soil Contract to Ram Excavating

# 2015 Approved Plans



## PLANT PALATE

Plant Name	Latin Name	Size	Type
A Autumn Blaze Maple	<i>Acer x freemanii</i> "Jeffersred"	2-1/2" DIA.	B&B
B Prairie Fire Crab Apple	<i>Malus sp.</i> "Prairiefire"	2-1/2" DIA.	B&B
C Snowdance Japanese Lilac	<i>Syringa reticulata</i> "Snowdance"	2-1/2" DIA.	B&B
D Royal Red Norway Maple	<i>Acer platanoides</i> "Royal Red"	2-1/2" DIA.	B&B
E Fat Albert Blue Spruce	<i>Picea pungens</i> "Fat Albert"	2-1/2" DIA.	B&B
F River Birch Clump	<i>Betula nigra</i> "Heritiae" "Clump"	10-FT	B&B
G Diablo Nine Bark	<i>Physocarpus opulifolius</i> "Monlo" "Diablo"	#5	Container
H Spirea Tor Birchleaf	<i>Spiraea betulifolia</i> "Tor"	#2	Container
J Purple Emperor Sedum	<i>Sedum</i> "Purple Emperor"	#1	Container
K Strawberry Candy Daylily	<i>Hemerocallis</i> "Strawberry Candy"	#1	Container
L Karl Foerster Reed Grass	<i>Calamagrostis x acutiflora</i> "Karl Foerster"	#1	Container
M Cardinal Dogwood	<i>Cornus sericea</i> "Cardinal"	#5	Container



Strawberry Candy Daylily



Karl Foerster Reed Grass



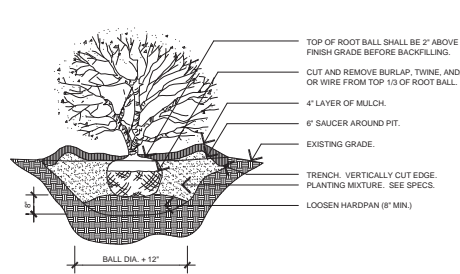
Spirea Tor Birchleaf



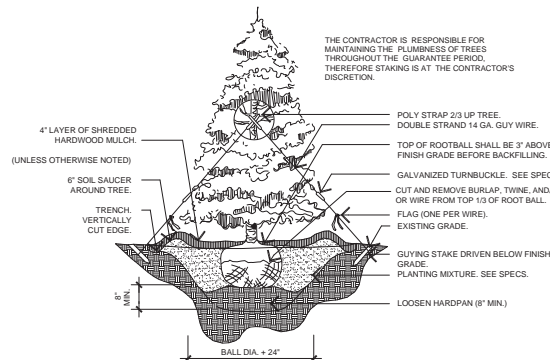
Diablo Nine Bark



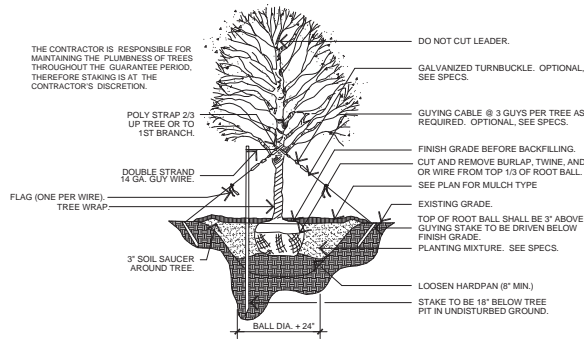
Purple Emperor Stonecrop



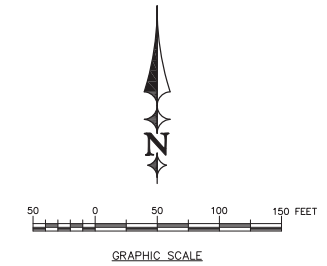
## SHRUB PLANTING



## CONIFEROUS TREE PLANTING



## DECIDUOUS TREE PLANTING



## LEGEND:

EXTERIOR PROPERTY BOUNDARY

DENOTES PROPOSED DECIDUOUS TREE

DENOTES PROPOSED ORNAMENTAL TREE

DENOTES PROPOSED CONIFEROUS TREE

DENOTES PROPOSED #5 SHRUB (5 TO 6-FT MATURITY SIZE)

DENOTES PROPOSED #5 CONIFEROUS SHRUB (2 TO 3-FT MATURITY SIZE)

DENOTES PROPOSED #1 PERENNIAL

## KEYED NOTES:

- 6" COARSE SHREDDED HARDWOOD MULCH (NO FABRIC)
- 6" OF TOPSOIL AND HYDROSEED 220 LBS./ACRE LOW GROW FESCUE WITH 20 LBS./ACRE ANNUAL RYE. WITH TACKIFIER AND FERTILIZER.
- HEAVY DUTY BROWN METAL EDGING.
- 4" OF 2"-4" LIMESTONE ROCK OVER MNDOT TYPE IV GEOTEXTILE. NON-WOVEN
- APPLY A DEEP ROOT FERTILIZER TO EXISTING BOX (EDGERS) TO REMAIN.

## NOTES:

- ALL PLANTING BEDS SHALL RECEIVE MIN. 6" TOPSOIL, HEAVY LANDSCAPE FABRIC AND BROWN METAL EDGING WHERE MULCH MEETS LAWN.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL.
- ENTIRE SITE SHALL BE IRRIGATED. DESIGN/BUILD BY CONTRACTOR.
- SEE PLAN FOR AREAS OF SEED AND BLANKET AREAS. AREAS CALLED OUT FOR SEEDING SHALL RECEIVE LOW GROW FESCUE MIX FROM TWIN CITY SEED COMPANY AND BE SEEDDED AT A RATE OF 220 LBS. PER ACRE. W/ 20 LBS./ACRE ANNUAL RYE.
- BUILDING CONTRACTOR SHALL INCLUDE COST OF ELECTRICAL AND PLUMBING FOR INSTALLATION OF IRRIGATION SYSTEM. IRRIGATION CONTROL BOX SHALL BE BY LANDSCAPE CONTRACTOR.
- MAINTENANCE STRIP AND OTHER AREAS IDENTIFIED FOR MULCH SHALL BE 4" MINUS WASHED LIMESTONE PLACED AT A MIN. DEPTH OF 4" OVER GEOTEXTILE FABRIC. TYPE IV. PERENNIAL AND ANNUAL PLANTING AREAS SHALL RECEIVE 6" OF COARSE SHREDDED HARDWOOD MULCH WITH NO FABRIC.

**ERICKSON CIVIL**

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DRAWING PHASE:  
OWNER REVIEW  
AGENCY REVIEW  
BID DOCUMENT  
FOR CONSTRUCTION  
AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.  
TODD A. ERICKSON, P.E.  
40418  
LICENSE NO.  
09/03/2015  
DATE:

**CONFLUENCE LLC**  
101 East 10th Street, Suite 300  
Hastings, MN 55033

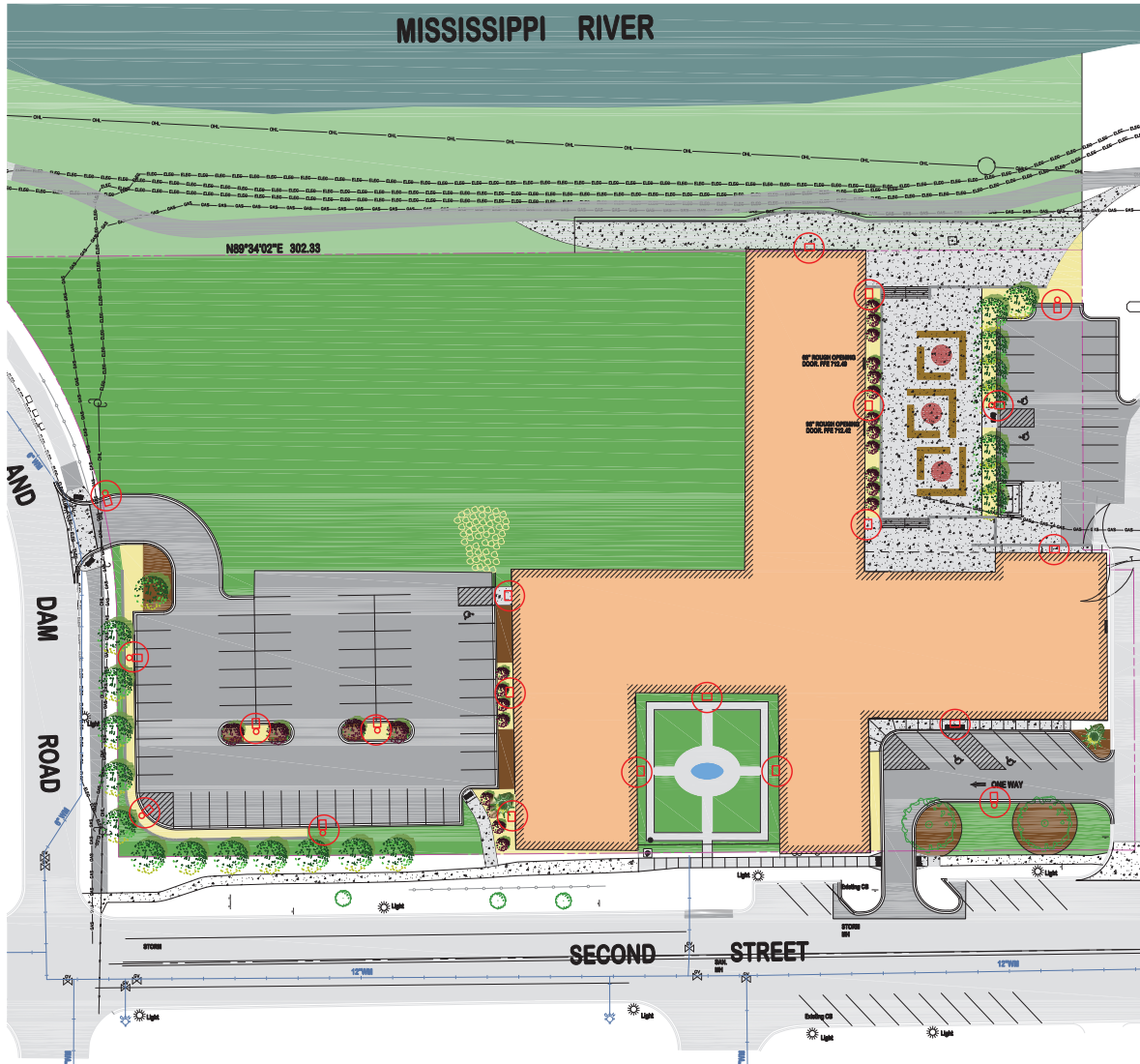
**GREAT RIVERS LANDING**  
HASTINGS, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 15-143

**SHEET TITLE**  
LANDSCAPE PLAN

**SHEET NO.**  
L1  
SHEET 1 OF 1



**LEGEND:**

- PROPOSED BOUNDARY**
- SINGLE - 20-FT POLE MOUNTED - LED - FULL CUT OFF - SR3 TWO ENGINE
- SINGLE - 14-FT BUILDING MOUNTED - LED - FULL CUT OFF - CSXW SR4
- CALCULATED LUMEN

**NOTES:**

- 1) FINAL DESIGN OF ELECTRICAL SYSTEM BY LICENSED ELECTRICAL CONTRACTOR
- 2) WIRING LOCATION AND SIZING TO BE DETERMINED BY INSTALLING ELECTRICIAN
- 3) INSTALLATION SHALL INCLUDE CONNECTION TO EXISTING POWER PANEL ON INTERIOR OF BUILDING
- 4) INSTALLATION SHALL INCLUDE THE INSTALLATION OF A TIMER AND LIGHT SENSOR

**PARKING LOT LIGHTING**

**CSX1 LED LED Area Luminaire**

**Specifications:**

- Height: 11.0'
- Width: 11.0'
- Depth: 11.0'
- Weight: 11.0'

Item	Description	Quantity	Unit	Notes
1	CSX1 LED LED Area Luminaire	1	Each	

**BUILDING MOUNTED LIGHTING**

**CSXW LED LED Wall Luminaire**

**Specifications:**

- Height: 11.0'
- Width: 11.0'
- Depth: 11.0'
- Weight: 11.0'

Item	Description	Quantity	Unit	Notes
1	CSXW LED LED Wall Luminaire	1	Each	

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LICENSE NO.  
09/03/2015  
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**CONFLUENCE, LLC**  
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Hastings, MN 55033

**PROJECT TITLE**  
CONVENTRY COOPERATIVE  
HASTINGS, MINNESOTA

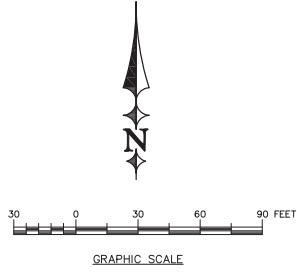
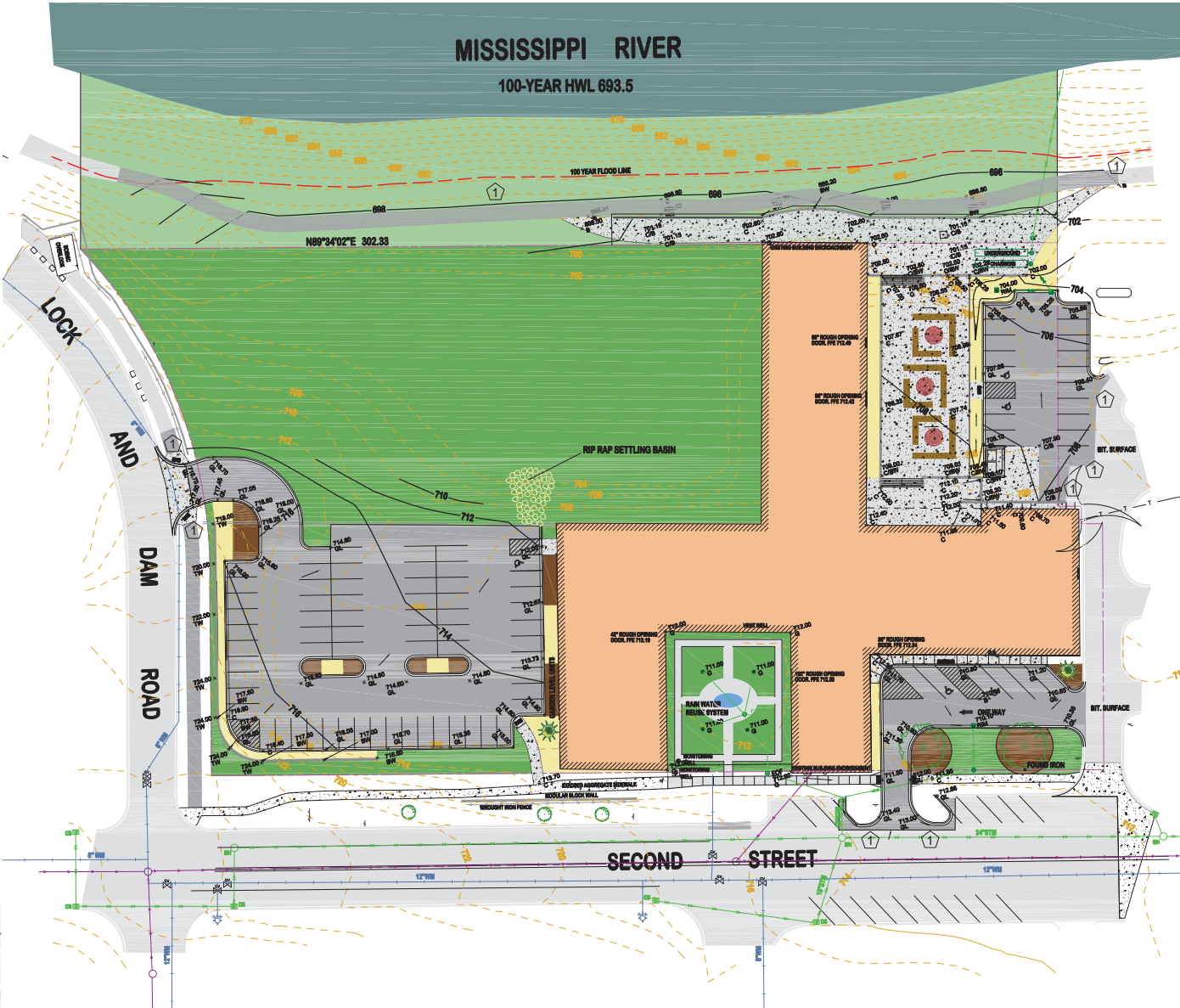
NO.	REVISION DESCRIPTION	DATE

JOB NO. 15-143

**SHEET TITLE**  
LIGHTING PLAN

**SHEET NO.**  
E1





- LEGEND:**
- EXISTING PROPERTY BOUNDARY
  - 710- EXISTING 1-FT CONTOUR
  - 710- PROPOSED 1-FT CONTOUR
  - PROPOSED SPOT ELEVATION
  - G = PROPOSED GROUND SURFACE
  - GL = GUTTER LINE
  - C = CONCRETE SURFACE
  - B = BITUMINOUS SURFACE
  - TW = TOP OF WALL
  - BW = BOTTOM OF WALL
  - NOTE: \* REPRESENTS EXISTING GRADE.

- KEYED NOTES:**
- 1 MATCH EXISTING BITUMINOUS PAVEMENT ELEVATIONS.

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*[Signature]*

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**GREAT RIVERS LANDING**  
HASTINGS, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

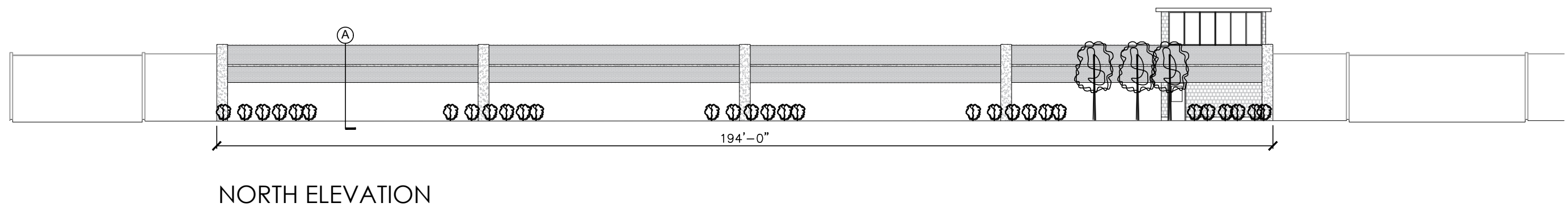
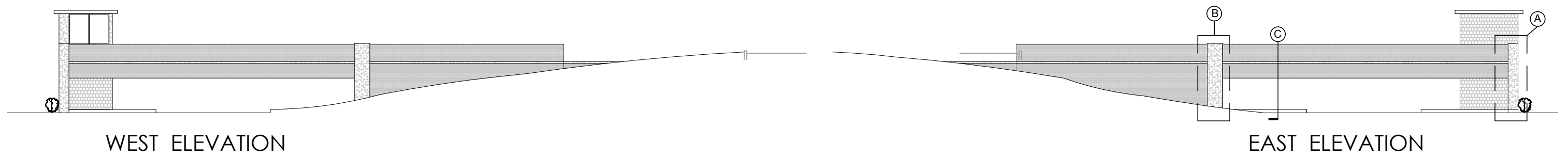
**JOB NO.** 15-143

**SHEET TITLE**  
GRADING PLAN

**SHEET NO.**  
**C3**  
SHEET 3 OF 6

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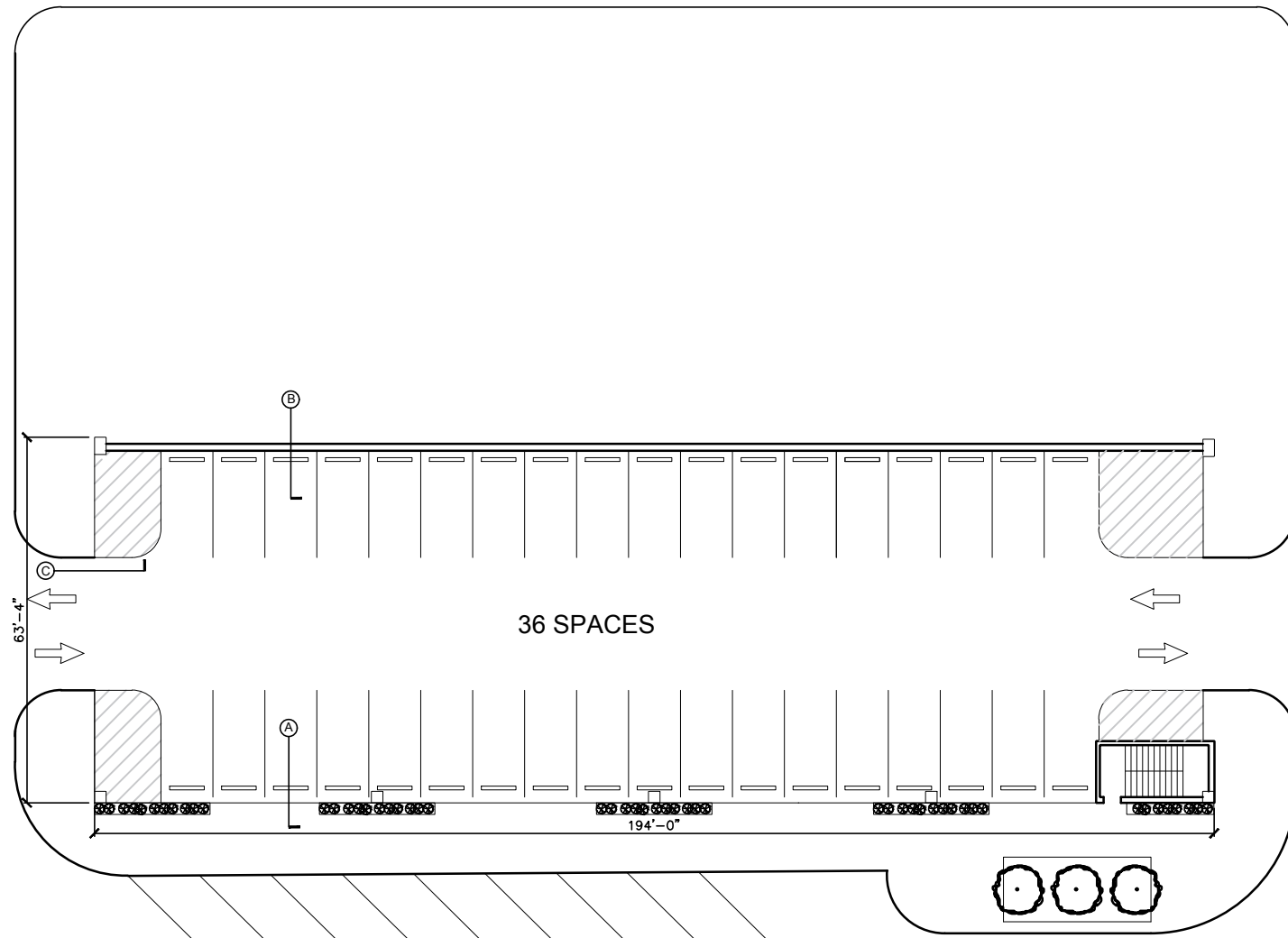




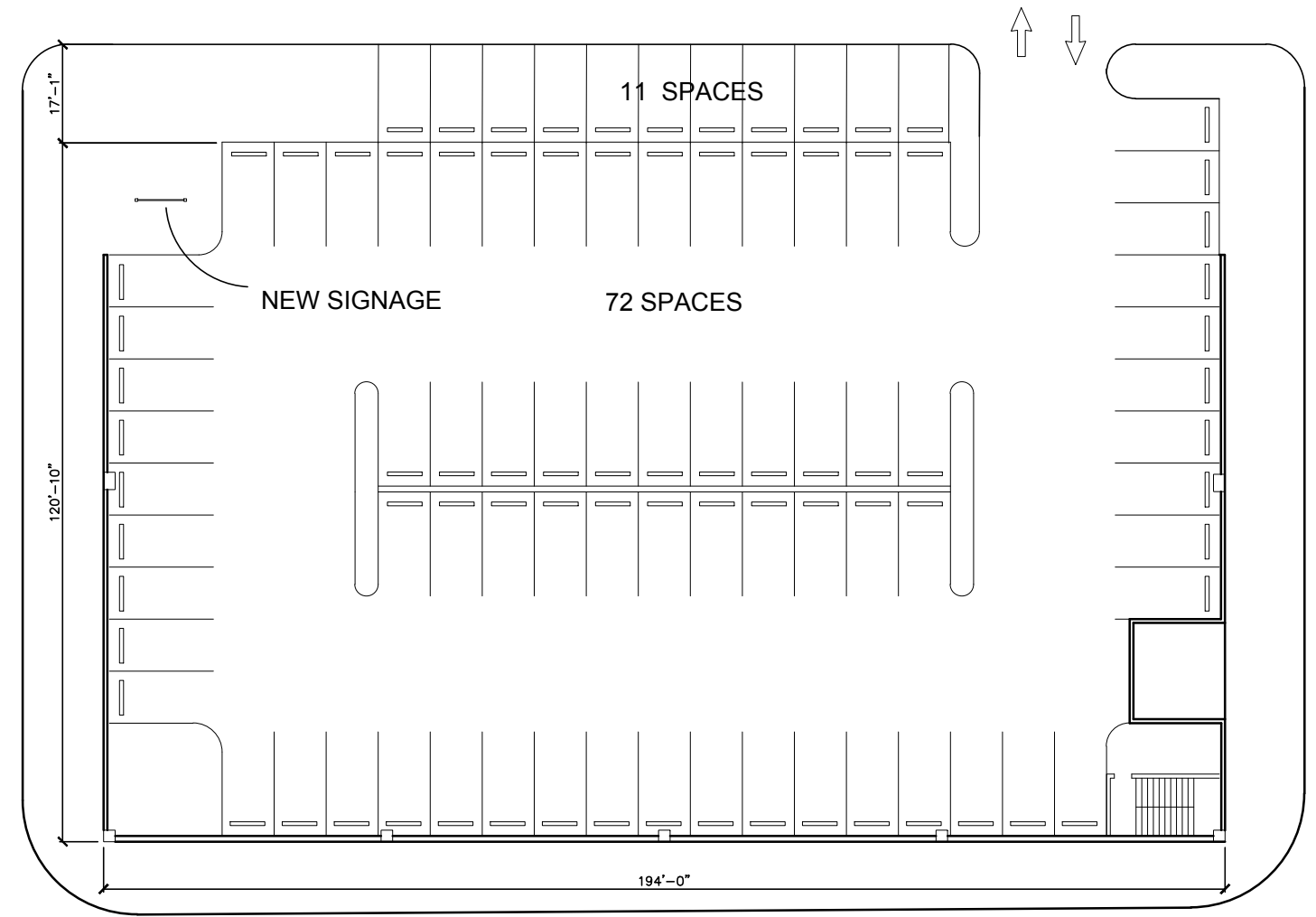
815 W MARKET STREET, LOUISVILLE, KY 40202  
 Phone: 502.515-2489 Fax: 502.584-9414

# ELEVATIONS

HASTINGS, MINNESOTA  
 APRIL 2017



LOWER LEVEL



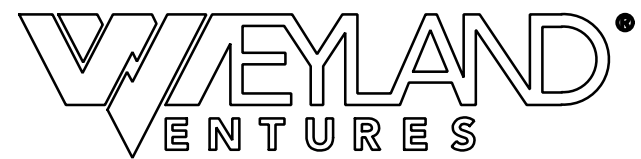
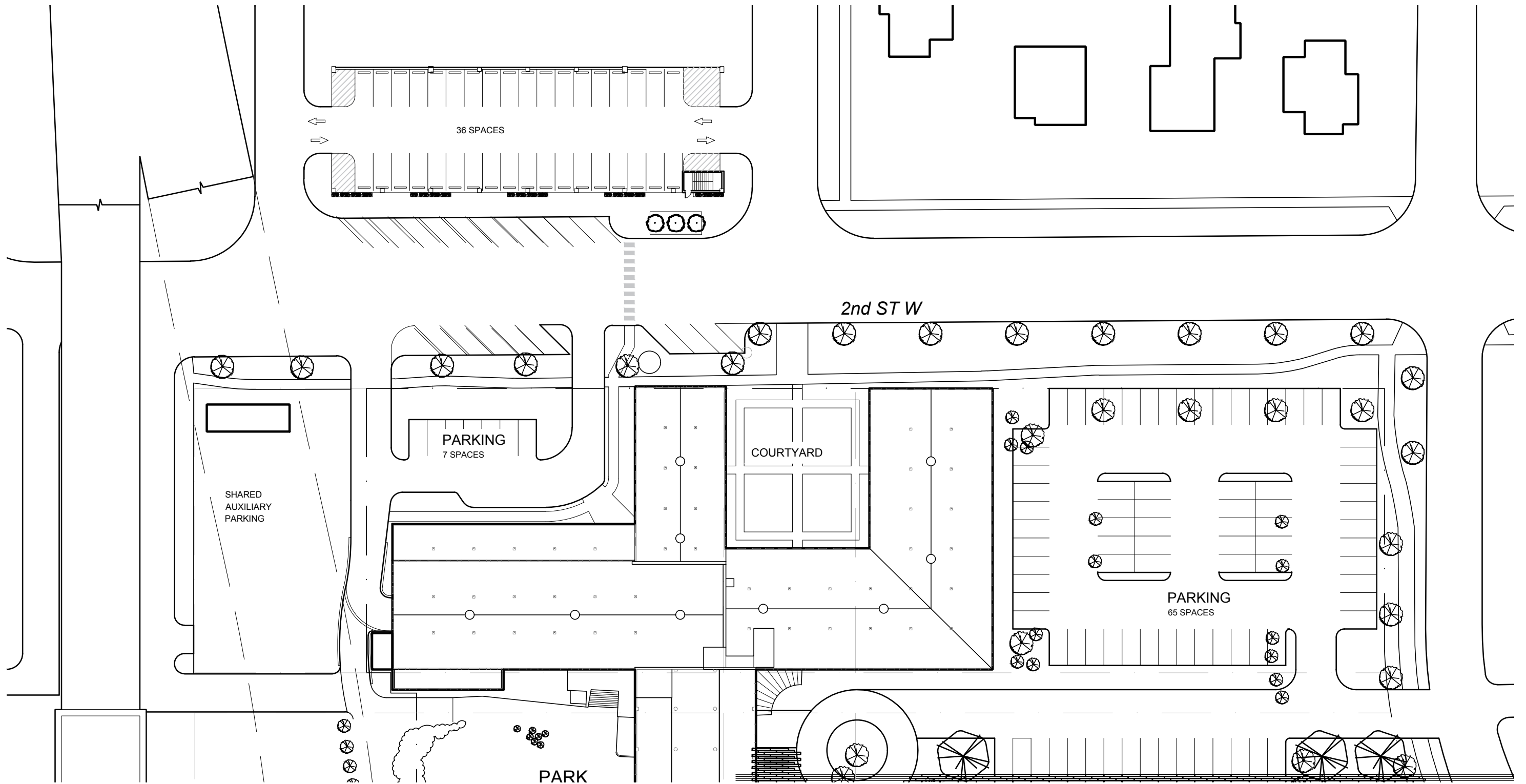
UPPER LEVEL



815 W MARKET STREET, LOUISVILLE, KY 40202  
 Phone: 502.515-2489 Fax: 502.584-9414

# BANK SITE

HASTINGS, MINNESOTA  
 APRIL 2017



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# GRL SITE

HASTINGS, MINNESOTA  
APRIL 2017

