

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING & FRANCHISES

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September 4, 2019
Start: 9:30 a.m.
Recess: 10:26 a.m.

HELD AT: Committee Room, City Hall

B E F O R E: FRANCISCO MOYA
Chairperson

COUNCIL MEMBERS: Barry S. Grodenchik
Rory I. Lancman
Stephen T. Levin
Antonio Reynoso
Donovan J. Richards
Carlina Rivera

A P P E A R A N C E S (CONTINUED)

Frank St. Jacques
Akerman LLP

Jay Goldstein
Adam Sokol
Jacob Shafron
Community Board 8

Sheena Kang
Policy Analyst
Citizens Housing and Planning Council

2 CHAIRMAN MOYA: This is the Zoning &
3 Franchises Subcommittee, and today we are joined by
4 Council Members Grodenchik, and Richards. If you are
5 here to testify, please fill out a speaker slip with
6 the sergeant-at-arms indicating your full name, the
7 application name or LU number and whether you are in
8 favor or against the proposal. Today we are holding
9 a hearing on LU 507, an application by Sabor Latino
10 for a renewal application request for a four-year
11 term approval for the continued operation of an
12 unenclosed sidewalk café located at 9535 40th Road in
13 Queens which includes 18 tables, gentlemen, 18 tables
14 and 36 chairs and is located in my district. I want
15 to now open the public hearing on this application
16 but I'd like to also enter into record that we have
17 received a letter from the applicant that is
18 outlining certain commitments related to the
19 operation of the café in response to community
20 concerns and we will be moving forward with the vote
21 a little later. I now will call the first panel.
22 Oh, I'm sorry. Are there any other members of the
23 public who wish to testify on this item? Seeing
24 none, I now close this hearing on this application.
25 We will now hear the preconsidered LU item for the

2 3513 Atlantic Avenue rezoning in Council Member
3 Espinal's district in Brooklyn. The applicant seeks
4 a zoning map amendment to establish a C2-4 commercial
5 overlay district within an existing R5 district along
6 the northern of Atlantic Avenue between Nichols and
7 Grant Avenues. The proposal would facilitate the
8 construction of a new one-story building with local
9 retail use at 3513 Atlantic Avenue. I now open the
10 public hearing on this application, and I would like
11 to call up Frank St. Jacques. Counsel, please swear
12 in the panel.

13 Counsel: Please state your name as part
14 of your response. Do you swear or affirm that you
15 swear to tell the truth, the whole truth and you will
16 answer all questions truthfully?

17 FRANK ST. JACQUES: Good morning, Frank
18 St. Jacques. I do.

19 Counsel: Thank you. You may begin.

20 FRANK ST. JACQUES: Thank you, good
21 morning Chair Moya and Committee members. Again, my
22 name is Frank St. Jacques of Akerman LLP for the
23 applicant. Excuse me, one moment. That's it, the
24 applicant is Leemilt's Petroleum, Inc., the owner of
25 3513 Atlantic Avenue. This application is for a

2 zoning map amendment to add a C2-4 overlay in an
3 existing R5 district on the north side of Atlantic
4 Avenue between Nichols Avenue and Grant Avenue which
5 would allow the redevelopment of the site with a new
6 one-story commercial building. The rezoning area
7 outlined in red in the slide consists of three tax
8 slots with a combined area of approximately 24,000
9 sq. ft. 3513 Atlantic Avenue is shaded in red. The
10 area was zoned R5 in 1961. The rezoning area is one
11 block east of the boundary of the 2016 East New York
12 rezoning that established mid-density, residential,
13 commercial and mixed-use districts along Atlantic
14 Avenue including C2-4 overlays within existing R5 and
15 newly mapped R7-A zonings on Atlantic Avenue from
16 Euclid Avenue to Lincoln Avenue. The surrounding
17 area is characterized by a mix of low and mid-density
18 residential uses. Commercial uses are concentrated
19 along Atlantic Avenue and Fulton Street, one block to
20 the north. The development site is an 18,760 sq.
21 foot corner and interior lot. It is improved with
22 two abutting one-story buildings occupied by a gas
23 station with a car wash and a convenient store. The
24 gas station use was permitted in the R5 district by a
25 pre-1961 board of standards and appeals variance that

2 was initially granted in 1955. The existing
3 structures are not suitable for conversion to another
4 commercial use without significant structural
5 alterations. The adjacent site that's also included
6 in the proposed rezoning, 3485 Atlantic Avenue, is a
7 small one-story building occupied by a non-conforming
8 auto sales business with an open sales lot. He was
9 permitted in the R5 residential district also by BSA
10 variance initially granted in 1959. There's a small
11 tax lot, Lot 107, that's 625 sq. ft. It's a vacant
12 unimproved interior lot that has no street frontage
13 that is also included in the proposed rezoning just
14 to make a clean zoning district boundary. 3485
15 Atlantic Avenue, the auto sales lot, was included in
16 the rezoning area because it has the same constraint
17 as the development site. It can continue to operate
18 as a non-conforming auto sales lot in the R5 district
19 but cannot be redeveloped to anything other than
20 residential use without a zoning change or new BSA
21 approval. The requested rezoning is to map a C2-4
22 overlay in the existing R5 zoning district. As I
23 mentioned, this is necessary to permit the
24 development of new commercial use within the rezoning
25 area because the zoning resolution prohibits

2 structural alterations to a building occupied by a
3 non-conforming use. The existing gas station and car
4 wash buildings cannot be converted to another
5 commercial use without the rezoning because
6 significant structural alterations would be required
7 to accommodate such a new use. Note that the request
8 for the rezoning for the C2-4 overlay does not change
9 the underlying R5 zoning district. Subject to the
10 rezoning, the applicant intends to redevelop the site
11 with a new one-story commercial building for lease.
12 The building would have approximately 9,800 sq. ft.
13 of commercial floor area. That's about a .53 FAR and
14 six unenclosed parking spaces. The one-story
15 building would rise to a height of 19' and there's an
16 illustrative rendering on the slide. We had met with
17 the community district, community district 5, several
18 times. They unfortunately didn't have a quorum but
19 had indicated they would have recommended approval of
20 this application. The Brooklyn borough president
21 also recommended approval as has the City Planning
22 Commission so I'm happy to answer any questions.

23 CHAIRMAN MOYA: Thank you. Just a few
24 questions. How long has the current gas station auto
25 body establishment been in place?

2 FRANK ST. JACQUES: It's now closed. My
3 understanding, I actually don't have the information
4 with respect to the former gas station tenant. I can
5 provide that to the Council.

6 CHAIRMAN MOYA: And did the owner
7 consider any alternatives for redevelopment of this
8 property, such as housing?

9 FRANK ST. JACQUES: They had not. This
10 is Lettmilt's Petroleum, the owner of the site, is a
11 subsidiary of Getty Realty Corp. They are a real
12 estate investment trust so their plan for site had
13 been to redevelopment it with a new commercial use
14 all along. They hadn't considered residential for
15 his site.

16 CHAIRMAN MOYA: And is the, what type of
17 retail will you be seeking for the location?

18 FRANK ST. JACQUES: So subject to the
19 rezoning and other variables, there is a lease with a
20 national auto parts retailer. You can see in the
21 rendering, we've shown illustratively, but based on
22 the nature of the existing uses along this portion of
23 Atlantic Avenue, there are a number of auto related
24 uses so the applicant believes that this auto parts
25 retailer would be a good fit.

2 CHAIRMAN MOYA: Okay, and is the property
3 owner on the other side of the rezoning area aware of
4 this application and if they are, are they
5 supportive?

6 FRANK ST. JACQUES: So, we haven't done
7 any direct outreach to the adjacent owner. I will
8 note that we haven't received any concerns or
9 complaints from the Community Board or the local
10 Council Member who we've also met with. Just to be
11 clear, that site, although it's within the rezoning
12 area, can continue unaffected as a non-conforming use
13 subject to the prior BSA variance in the rules
14 regarding nonconforming uses so they can continue to
15 maintain the status quo at their site but would
16 benefit from the rezoning if they chose to redevelop
17 or they could also develop as right, under the R5.

18 CHAIRMAN MOYA: And does the applicant
19 intend to retain Brooklyn based and MWB contractors
20 for the construction?

21 FRANK ST. JACQUES: So, the applicant
22 hasn't made a specific commitment there both to the
23 community board and the borough president. The
24 applicant's indicated a willingness to do so and to
25 continue to be in touch with the community board and

2 the borough president. The site will ultimately be
3 constructed, built-out by the commercial tenant so
4 the applicant/owner of the site will maintain contact
5 with the community board, the borough president, and
6 the local council member to facilitate that
7 conversation.

8 CHAIRMAN MOYA: And, last question, will
9 the applicant look to follow the borough president's
10 recommendations regarding street safety and
11 sustainability?

12 FRANK ST. JACQUES: So, a note that the
13 site as it currently exists, it's essentially a,
14 there's really no sidewalk. There's no pedestrian
15 condition. It's essentially one large curb cut where
16 vehicles can come in and out. The proposed site plan
17 would actually create a sidewalk, increasing
18 pedestrian safety, but it would only be two 12' wide
19 curb cuts so as planned, there will be a large
20 increase in pedestrian safety but the applicant will
21 also consider implementing further measures as
22 necessary based on the borough president's
23 recommendations and any input from the local council
24 member or the community board.

2 CHAIRMAN MOYA: Great, thank you very
3 much for your testimony today.

4 FRANK ST. JACQUES: Thank you.

5 CHAIRMAN MOYA: Are there any other
6 members of the public who wish to testify? Seeing
7 none, I now close the public hearing on this
8 application and now we will move to our votes. Today
9 we will vote to approve LU 507, the Sabor Latino
10 Café, heard today by this subcommittee. I am in
11 support of this application for a sidewalk café
12 renewal, but I'd also like to acknowledge that we've
13 been joined by Council Member Lancman and Council
14 Member Rivera. I now call for a vote to approve LU
15 507. Will Counsel please call the roll?

16 COUNSEL: Chair Moya?

17 CHAIRMAN MOYA: Aye.

18 COUNSEL: Council Member Richards?

19 COUNCIL MEMBER RICHARDS: Aye.

20 COUNSEL: Council Member Lancman?

21 COUNCIL MEMBER LANCMAN: Aye.

22 COUNSEL: Council Member Grodenchik?

23 COUNCIL MEMBER GRODENCHIK: Aye.

24 COUNSEL: Council Member Rivera?

25 COUNCIL MEMBER RIVERA: Aye.

2 COUNSEL: The vote will remain open.

3 CHAIRMAN MOYA: Thank you, we will now
4 move to hear LU numbers 508 and 509 for the Kew
5 Gardens Hills Rezoning related to property in Council
6 Member Lancman's district in Queens. This is a
7 rezoning application by Queens Community Board 8,
8 seeking approval for a zoning map amendment to rezone
9 portions of the existing R-2 district to R2X district
10 as well as a related zoning text amendment to allow
11 such districts to be mapped in Queens Community
12 District 8. There is no specific development
13 associated with this rezoning. The proposal would
14 establish contextual bulk regulations in order to
15 maintain the existing built character of the rezoning
16 area and I now the public hearing on this application
17 and I'd like to turn it over to Council Member
18 Lancman for some remarks.

19 COUNCIL MEMBER LANCMAN: Thank you,
20 Mr. Chairman and thank you to the members of the
21 committee who are here this morning to hear testimony
22 on this proposal. I'm very pleased that the Kew
23 Gardens Hills rezoning is being heard today. I'm
24 proud to shepherd this rezoning through the Council
25 and stand in support of the application made by

2 Queens Community Board 8 and endorsed by the Kew
3 Gardens Hills civil association to rezone Kew Gardens
4 Hills, portions of it, from an R-2 district to an
5 R2X district. This restricting will increase the
6 floor area ratio impacting about 400 homes in my
7 district. This rezoning will give property owners
8 the flexibility to expand their homes about 10' into
9 their backyards and 3' on each side allowing them to
10 develop larger single-family homes to accommodate
11 their growing families. This change is necessary for
12 this growing community. The high cost of living in
13 New York City continues to push families to Long
14 Island, Up-State and New Jersey in search of more
15 space at a lower cost. By approving this rezoning,
16 New York City will provide a better incentive to
17 native New Yorkers to remain in our City. I want to
18 again thank the Chairman and all the members of the
19 Subcommittee on Zoning & Franchises for conducting
20 this hearing. Thank you.

21 CHAIRMAN MOYA: Thank you Council Member
22 Lancman. I now would like to call us the next panel
23 which is Jay Goldstein, Adam Sokol and Jacob Shafron.
24 Counsel, if you can please swear in the panel.

2 COUNSEL: Please state your name as part
3 of your response, do you swear or affirm that the
4 testimony you are about to give will be the truth,
5 the whole truth, and nothing but the truth and that
6 you will answer all questions truthfully?

7 JAY GOLDSTEIN: Jay Goldstein, I do.

8 COUNSEL: Please make sure the speaker
9 light is turned on.

10 ADAM SOKOL: Adam Sokol, I do.

11 JACOB SHAFRON: Jacob Shafron, I do.

12 COUNSEL: Thank you. You may begin.

13 JAY GOLDSTEIN: Good morning, thank you
14 very much for having us today. My name is Jay
15 Goldstein. I think the Council Members, especially
16 Council Member Lancman for being here today. As
17 Council Member Lancman did mention, this is a
18 community driven application. I'm here today
19 representing an interesting role. The Community
20 Board, Community Board 8 in Queens as well as
21 constituents within the neighborhood. With me is
22 Adam Sokol and Jacob Shafron, two residents of the
23 neighborhood who really spearheaded this grassroots
24 movement, which is a unique rezoning in the City,
25 spearheaded and really pushed forward by a group of

2 community residents to preserve their community. The
3 rezoning application before you encompasses two
4 areas, project area A and project area B. Project
5 area A and project area B combined have a total of
6 about 378 lots. Project area A is generally bounded
7 by 22nd Avenue and Main Street, 77th Avenue and Park
8 Drive East, that encompasses 283 tax lots on 10 tax
9 blocks. Project area B is generally bounded by Union
10 Turnpike, Park Drive East, 78th Avenue and Bly Place,
11 encompasses 94 tax lots on 6 tax blocks. The project
12 area is well serviced by Mass transit. People can
13 take the express bus to the City, walk to the F train
14 or the E train and take buses throughout the Queens
15 area within a very easy walking distance. The
16 proposal seeks to change the R-2 to an R2X district.
17 The proposal will keep the single-family nature of
18 the neighborhood, will not allow for mass development
19 and will allow the property owners and the homeowners
20 to enlarge their lots to accommodate their larger
21 families and their existing families. As mentioned,
22 the FAR will go up from .5 to .85 with a 1.02 attic
23 allowance. It will decrease the rear yard from 30 to
24 20 feet and as a benefit it will limit the heights on
25 houses to 35' as opposed to the sky exposure plan

2 which currently exists. Here's a graph showing the
3 difference between the existing zoning and the
4 proposed zoning. As mentioned, not much will change
5 in terms of the density. It's a single-family home
6 area. Here's a pre-1961 house which has not yet been
7 enlarged. Here's a picture of a home which has been
8 enlarged under the current zoning. This home is
9 indicative of the houses which are going up.
10 However, they are shorter homes which don't allow for
11 larger kitchens and more bedrooms which is necessary.
12 Here's an additional picture of a pre-61 home with
13 another home that was recently enlarged under the
14 current zoning. If you have any questions, I'm happy
15 to answer them.

16 CHAIRMAN MOYA: Just two quick questions
17 before I turn it over to Council Member Lancman. Can
18 you just go back and just provide some additional
19 detail regarding the height and yard requirements in
20 a R2X district and how it differs from the R-2, R-A
21 district.

22 JAY GOLDSTEIN: Sure, so the major
23 difference that you will see in practicality is gonna
24 be at the rear yard. The rear yard right now is
25 required at 30'. This will allow a 20' rear yard.

2 That's really the impetus for this is that we had a
3 town hall meeting with City Planning where they
4 explained that the current R-2, if you play with
5 certain deductions, have a driveway in your first
6 floor, you can really achieve a 1 FAR home as well.
7 However, it's a taller home as opposed to a larger
8 home and this neighborhood is really the impetus for
9 pushing this forward was to have larger dining rooms,
10 larger kitchens on the first floor and more bedrooms
11 on the second floor which this rezoning will allow.
12 The front yard stays the same. The side yards
13 currently it's required 2 at 13', 1 @ 5, 1 @ 8 as
14 your minimum. The proposal will be 10', 1 @ 2 and
15 1 @ 8. However, giving the existing homes, we don't
16 see many reapportionments so it's gonna be hard to
17 really accommodate that since you're gonna be
18 required to keep the minimum of 8' between the homes
19 anyways so again the major difference in this is
20 going to be at the rear of the home. In terms of the
21 height, current height allows for a 25' front wall
22 and then set back with sky exposure so you can have
23 very tall houses. The proposal under the R2X would
24 have a 21' front wall and the max. of the house would
25 be at 35' so it does cap you at a, essentially a

2 three-story home as opposed to now where you can have
3 a taller house.

4 CHAIRMAN MOYA: Got it and what type of
5 expansions are the most common or anticipated in R2X
6 district?

7 JAY GOLDSTEIN: We really anticipate it
8 being at the rear of the home. While some of the
9 homes such as this will obviously go under larger,
10 more extensive enlargements in all directions, this
11 house if they do seek to enlarge it will only be at
12 the rear. This house again, a larger development but
13 this home will, again, only be at the rear if they do
14 seek to expand it.

15 CHAIRMAN MOYA: And just, last question.
16 What other areas in the city are mapped R2X?

17 JAY GOLDSTEIN: So, there's, within Far
18 Rockaway, there is an area of Far Rockaway by Beach
19 9th area, there's an R2X district and also in areas
20 of Brooklyn, there's an R2X district. Both those
21 areas have similar demographics, were meant to do
22 similar things as our proposal is today. They've
23 seemingly worked out very well. The City was happy
24 with them and that's how we geared in and modeled our
25 rezoning request.

2 CHAIRMAN MOYA: Great, thank you very
3 much and now I want to turn it over to Council Member
4 Lancman for some questions.

5 COUNCIL MEMBER LANCMAN: Thank you, if
6 the residents of Kew Gardens Hills could just tell us
7 why this is important for you and for the community.
8 As I think has been said, this is not an application
9 that is driven by City planning or something that I
10 thought of, this is something that really came from
11 the community so putting aside the height and FAR
12 ratios and all the other technical talk, can you just
13 tell the Subcommittee why this is important for the
14 people who live in this area and what it means to
15 this community to get this done?

16 ADAM SOKOL: All right, I'm Adam Sokol.
17 So, when I embarked on this program, I had built my
18 home already.

19 COUNCIL MEMBER LANCMAN: Just talk a
20 little closer to the mic, please.

21 ADAM SOKOL: I apologize for my cold,
22 Councilman Lancman. So, when I embarked on this
23 project, I did it merely out of a lot of frustration
24 on two separate sets. On the first one, friends were
25 moving out of the neighborhood because they were

2 getting a lot more value in other neighborhoods and
3 being able to build houses big enough that can, you
4 know, suffice for their family. Second of all, I
5 built my home already but went through four or five
6 years with the City trying to get what I need and at
7 the end of doing that, I did, and have a [Inaudible]
8 but it was just, it was a long, long tail and I just
9 wanted to try to do something good for the
10 neighborhood to make it easier on others to stay and
11 this is definitely a necessity. The plan, the R2X is
12 something that works very well, and we basically had
13 like a majority of the neighborhood all in favor for
14 it so it's something that we're looking forward to
15 and we could keep people around like Mr. Shafron in
16 the neighborhood that was gonna run away to Long
17 Island but we're gonna try and keep him here.

18 JACOB SHAFRON: Thank you. Jacob Shafron
19 so my mother grew up in the neighborhood. I grew up
20 in the neighborhood. I currently purchased a house
21 in the neighborhood. I haven't done anything with
22 the home in anticipation of, you know, the R2X coming
23 through. I have four young kids. Space is always
24 something that we need in terms of the house.
25 Bedrooms for a large family. Relatives abroad who

2 like to come in for holidays and so on. It's a
3 challenge I guess to want to have a large home and
4 this would give us the ability to do that. I know
5 10' makes a big difference. The side yards as well
6 make a big difference in order to get us a bigger box
7 and the FAR we need. It's something that, you know,
8 we had reached out to Jay early on. We had the
9 support of everyone and we're very appreciative we
10 got to this point and we thank everyone for their
11 time.

12 COUNCIL MEMBER LANCMAN: That's all I
13 have.

14 [pause]

15 CHAIRMAN MOYA: Thank you very much for
16 your testimony today. I'd like to call up the next
17 panelist which is Sheena Kang.

18 [pause]

19 SHEENA KANG: Morning.

20 CHAIRMAN MOYA: Just make sure that the
21 button is turned on.

22 SHEENA KANG: Got it, thank you. Good
23 morning, Chair Moya, and members of the Subcommittee.
24 My name is Sheena Kang and I am a policy analyst at
25 the Citizens Housing and Planning Council. Thank you

2 for this opportunity to speak today about the Kew
3 Gardens Hills rezoning. CHPC is a non-profit
4 research organization that has helped initial public
5 policy in New York since 1937. We are committed to
6 the advancement of policies that enable the City's
7 housing stock to better meet the diverse and changing
8 needs of its population. We commend the Kew Gardens
9 Hills community for seeking the land use changes
10 before us today which will better allow the local
11 housing stock to meet the needs of growing resident
12 families. Yet the details of the proposed actions
13 also must be carefully considered. Cities across the
14 U.S. are banning single family zoning to try to
15 combat shortage of housing supply which is an issue
16 that is all too familiar here in New York and in this
17 context, zoning changes to a single family area that
18 would not allow for additional density should be
19 thoroughly evaluated to ensure that their outcomes
20 are optimal. CHPC is eager to see that the changes
21 sought would reduce the minimum rear yard depth from
22 30' to 20', an allowance that is unique to R2X
23 districts. This would allow for additional FAR with
24 minimal impacts to your neighborhood, character or
25 resident exposure to light and air. We commend the

2 applicants and City Planning and everyone involved in
3 this for pursuing this particular change and we would
4 also be enthusiastic to see the City explore options
5 for incorporating this allowance into other low
6 density residential zoning districts by recognizing
7 the desire to maintain the character, we would also
8 urge the consideration of two-family zoning or a
9 single-family zoning with the allowance for accessory
10 dwelling units. Families in Kew Gardens Hills today
11 are growing and as a result, they're encountering the
12 need for larger homes and in the future, many of
13 these same residents may wish to age in place. A
14 secondary unit could allow for a caretaker to live on
15 site or provide a fixed income homeowner with
16 supplemental income through rent and these are needs
17 that CHPC has frequently encountered through our work
18 on basement apartment conversions and which are well
19 worth anticipating ahead of time. In some housing
20 needs in New York City are constantly fluctuating and
21 it is critical to maintain flexibility in the housing
22 stock so that it can react to our most pressing
23 needs. We're happy to answer any questions you may
24 about these suggestions and appreciate your time.
25 Thank you very much.

2 CHAIRMAN MOYA: Thank you. Thank you for
3 your testimony today. Are there any other members of
4 the public who wish to testify? Seeing none, I now
5 close the public hearing on this application. We're
6 going to pause for a minute to keep the vote open.

7 [pause]

8 CHAIRMAN MOYA: Council Member Levin, I
9 now ask Counsel to continue our vote for today.

10 COUNSEL: On the continuing vote on the
11 Land Use items. Council Member Levin?

12 COUNCIL MEMBER LEVIN: Aye on all.

13 COUNSEL: By a vote of 6 in the
14 affirmative, 0 in opposition and no abstentions, the
15 item is approved and referred to the full Land Use
16 Committee.

17 CHAIRMAN MOYA: We have been joined by
18 Council Member Reynoso.

19 COUNSEL: On the continuing vote on the
20 Land Use items. Council Member Reynoso?

21 COUNCIL MEMBER REYNOSO: Thank you so
22 much. I vote aye.

23 COUNSEL: No problem, by a vote of 7 in
24 the affirmative, 0 in the negative and no

2 abstentions, the item is approved and referred to the
3 full Land Use Committee.

4 CHAIRMAN MOYA: Thank you and this
5 concludes today's meeting. I'd like to take a point
6 of privilege to acknowledge that this is John White's
7 last hearing today. He is moving on to bigger and
8 better things and I couldn't be more grateful and
9 thankful for his work and service. I know that he's
10 made me a better chair and I just want to wish him
11 all the best in his future endeavors. He has been a
12 tremendous help and support to me and my staff, so
13 John White thank you so much for your service. We
14 wish you all the best and God speed. I would like to
15 thank the members of the public, my colleagues,
16 Counsel and land use staff for attending. This
17 meeting is hereby adjourned. [gavel]

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C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date September 10, 2019