

CITY COUNCIL  
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON FINANCE

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October 7, 2014  
Start: 10:27 a.m.  
Recess: 10:53 a.m.

HELD AT: Committee Room - City Hall

B E F O R E:  
JULISSA FERRERAS  
Chairperson

COUNCIL MEMBERS:  
Ydanis A. Rodriguez  
James G. Van Bramer  
Vanessa L. Gibson  
Robert E. Cornegy, Jr.  
Laurie A. Cumbo  
Corey D. Johnson  
I. Daneek Miller  
Helen K. Rosenthal  
Vincent M. Ignizio  
Ritchie J. Torres

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

Blaise Backer

Deputy Commissioner

Neighborhood Development

Department of Small Business Services

James Mettham

Assistant Commissioner

Neighborhood Development

Department of Small Business Services

Patrick Cammack

Director

Business Improvement District Development

Department of Small Business Services

Wilma Alonso

Executive Director

Fordham Road BID

David Rose

Chairperson

Fordham Road BID

President, Automotive Realty Corp.

[gavel]

[background comments]

CHAIRPERSON FERRERAS: Good morning. I'd like to first acknowledge Chair Cumbo and Chair Gibson; today is DV Awareness day and we are wearing any shades of purple, so thank you to the colleagues also; this is something that's very important to both chairs and to all of us as council members, so DV Awareness Month is something very important to all of us.

Welcome to today's Finance Committee hearing; I'm Council Member Julissa Ferreras and I chair the Finance Committee. There are four items on our agenda today; a transparency resolution, two land use items and a BID item.

The transparency resolution sets forth new changes in the designation of certain organizations receiving local aging and youth discretionary funding as well as new changes in the designation of certain organizations receiving funding pursuant to initiatives in the budget. The transparency resolution is needed as a cleanup resolution to make technical corrections to prior designations, but has also set forth new designations

1  
2 for three council initiatives -- the New York City  
3 Youth Build Project initiative, the Food Pantry  
4 initiative and the Adult Literacy initiative.

5 Organizations appearing in the resolutions that have  
6 not yet completed the prequalification process  
7 conducted by the Mayor's Office of Contract Services,  
8 the Council or any other entity are identified in the  
9 attached charts with an asterisk. As with all  
10 transparency resolutions, council members will have  
11 to sign a disclosure form indicating whether or not a  
12 conflict exists with any of the groups on the  
13 attached list. If any council member has a potential  
14 conflict of interest with any of the organizations  
15 listed, he or she has the opportunity to disclose the  
16 conflict at the time of their vote. As a reminder,  
17 please disclose any conflicts you may have with  
18 proposed subcontractors that are used by  
19 organizations sponsored by discretionary funding.  
20 These disclosures must be made... excuse me... these  
21 disclosures must be made before the subcontractor can  
22 be approved; Jeremy Plofker from the General  
23 Counsel's Office can assist you with any questions or  
24 concerns regarding disclosures.

1  
2           Next are the land use items; the first is  
3 the Alberta Alston House, sponsored by the  
4 Presbyterian HDFC in my district in Queens. This  
5 property provides 150 units of affordable housing for  
6 low-income seniors. Last June the Council granted  
7 the property a full 40-year property tax exemption,  
8 but the resolution omitted one tax lot and one  
9 demapped panel. This resolution will correct the  
10 omission and include all of the project's tax lots.  
11 I'm very proud to support this project; the Alberta  
12 Alston House has been serving low-income seniors  
13 since 1984; the property is geared towards seniors  
14 who live independently and provides its residents  
15 with numerous opportunities to engage in new  
16 activities, attend health and cultural events and  
17 interact with a variety of people. I want to welcome  
18 the Executive Director of the Presbyterian Senior  
19 Services, Rimas Jasin, who's in the back -- thank you  
20 for joining us -- who is here today and thank him for  
21 all the important work.

22           The second land use item is renewal of  
23 HDFC, which is a 7-building, 129-unit project  
24 spanning Council Member Cabrera's and Council Member  
25 Torres' district in The Bronx. Through a prior

1  
2 resolution passed last year, the Council granted the  
3 property a full 40-year property tax exemption;  
4 however, there was a typographical error related to  
5 the block and lot numbers receiving the exemption, so  
6 this resolution corrects the error. The council  
7 members have been notified of this technical  
8 amendment and representatives from HPD are here to  
9 answer any questions you may have on the land use  
10 item.

11 The last item on the agenda is a BID  
12 item, Int 0480, which relates to the Fordham Road  
13 business improvement district in Council Member  
14 Torres' district. On September 23rd this Committee  
15 voted on Res 0415 to set today as the hearing date to  
16 hear from individuals who may be affected by the  
17 proposed changes of the Fordham Road BID. The  
18 Fordham Road BID was established in 2005 and  
19 generally covers the regional commercial centers of  
20 The West Bronx. The BID includes the third busiest  
21 retail corridor in New York City and serves over  
22 80,000 visitors a day. It includes over 300  
23 businesses which have total annual sale revenues of  
24 over \$500 million. The retailers in the BID are both  
25 small, independent merchants as well as large and

1 national and regional chain stores. At this time the  
2 BID is seeking Council approval for three things: 1.  
3 to expand its boundaries to include two additional  
4 tax lots, including 1 Fordham Plaza, a 14-story  
5 office building with numerous retail establishments  
6 on the ground floor and Fordham Plaza; a public plaza  
7 that also serves as a major transportation hub; also,  
8 to increase its annual expenditure for \$625,000 to  
9 \$670,000 a year and to amend the district plan to  
10 include a cap on all assessments so that the maximum  
11 annual assessment to be paid by any individual  
12 property will not exceed \$45,000.

14 First we will hear from any witnesses who  
15 wish to testify; once we've heard from any testimony  
16 we will then adjourn the hearing at least 30 days to  
17 allow any property owners within the existing BID or  
18 proposed extension to file an objection to the  
19 extension of the BID with the City Clerk. In the  
20 absence of objections filed either by the majority of  
21 all impacted property owners or by property owners  
22 owning a majority of the assessed value of the  
23 property within proposed extended BID, the Committee  
24 and the Full Council may adopt the legislation  
25 extending the Fordham Road BID. In order to do so,

1  
2 the Committee and the Full Council must be prepared  
3 to answer the following four questions in the  
4 affirmative: Were all the notices of hearings for all  
5 hearings required to be held published and mailed as  
6 required by the law and otherwise sufficient; does  
7 all the real property within the extended district  
8 boundaries benefit from the extension of the district  
9 except as otherwise provided by the law; is all the  
10 real property benefited by the extension of the  
11 district included within proposed extensions, and is  
12 the extension of the district in the best interest of  
13 the public? If the Committee and the Full Council  
14 find in the affirmative of these four questions and  
15 the number of objections required to prevent the  
16 extension of the BID are not filed, then legislation  
17 can be adopted. In addition, the Committee and the  
18 Full Council must determine if it is in the public  
19 interest to authorize an increase in the maximum  
20 annual expenditure amount, that the relevant tax and  
21 debt limits will not be extended and that notice of  
22 the increased proposed expenditure amount was  
23 properly published.

24 Council Member Torres supports the  
25 proposed extension and other changes to the BID. For



1 further details on the management and district  
2 profile of the Fordham Road BID and a description of  
3 the services that are and will be provided and the  
4 information regarding the properties located within  
5 the BID and the proposed extension, please refer to  
6 the Committee Report and the attached City Planning  
7 Commission Report and the BID proposed extended  
8 district plan.  
9

10 Those are the four items for today; I  
11 will first open the floor to questions on the  
12 transparency resolution and then the land use items  
13 and then we will hear from the Department of Small  
14 Business Services and anyone else who wishes to speak  
15 on the Fordham Road BID. We've been joined by  
16 Council Members Ignizio, Johnson, Cumbo, Van Bramer,  
17 Rosenthal, Gibson, Rodriguez, and Torres.

18 [background comment] Does anybody have any questions  
19 on the transparency resolution? Are there any  
20 questions or concerns on the land use? [background  
21 comments] And now we'll have Torres say a few words  
22 on his BID and then we'll also at this time call SBS  
23 to come forward and testify. And I did all of that  
24 with no glasses.

25 [laughter, background comments]

1  
2 COUNCIL MEMBER TORRES: Thank you.

3 [background comments] I'll just say a few brief  
4 words. I am strongly supportive of the Fordham BID  
5 expansion; it is the largest BID in The Bronx and one  
6 of the largest in the City, so what is good for  
7 Fordham will be good for The Bronx as a whole. I  
8 think the word that would describe the BID expansion  
9 is logical. It's going to be expanded to include  
10 Fordham Plaza, which is undergoing a federally-funded  
11 reconstruction and 1 Fordham Plaza, which is a 14-  
12 story commercial building that has large retail  
13 tenants like T.J. Maxx and Applebee's and so you  
14 know, I wish this would've been the original  
15 cashvenary [sic] of the BID and I see this as a  
16 culminating moment in the revitalization of Fordham  
17 Road and I'm strongly supportive.

18 CHAIRPERSON FERRERAS: Thank you Council  
19 Member. SBS. And due to our reform in policies,  
20 we're gonna swear you in. [background comment]

21 FEMALE VOICE: Do you affirm that your  
22 testimony will be truthful to the best of your  
23 knowledge, information and belief?

24 BLAISE BACKER: I do. Good morning,  
25 Chair Ferreras and members of the Finance Committee;

1  
2 I am Blaise Backer, Deputy Commissioner of  
3 Neighborhood Development at the Department of Small  
4 Business Services. I am joined today by my Assistant  
5 Commissioner, James Mettham and Director for BID  
6 Development, Patrick Cammack.

7 SBS supports the expansion and amendments  
8 of the district plan of the Fordham Road Business  
9 Improvement District in the Borough of The Bronx.  
10 The Fordham Road BID has successfully completed the  
11 planning and outreach work consistent with SBS  
12 program rules. In addition, SBS has reviewed the  
13 boundaries of the proposed expansion and found them  
14 to be acceptable.

15 Geographically, the existing BID includes  
16 properties generally bounded by East 192nd Street to  
17 the north, Jerome Avenue to the west, East 198th  
18 Street to the south and Webster Avenue to the east.  
19 The proposed expansion would extend the district to  
20 include properties bounded by East Fordham Road to  
21 the north, Washington Avenue to the east, East 189th  
22 Street to the south and Park Avenue to the west. The  
23 expansion would integrate two significant assets,  
24 including 1 Fordham Plaza, a 14-story office building  
25 opened in 1986 with over 25 nonprofit, government and

1  
2 for-profit tenants and Fordham Plaza, which is being  
3 renovated by the City and the BID expects to enter  
4 into a maintenance agreement with Department of  
5 Transportation.

6           The proposed expansion area is within  
7 City Council District 15, which is represented by  
8 Council Member Ritchie Torres; the existing BID is  
9 located in Bronx Community Boards 5, 6 and 7 and the  
10 expansion area is represented by Community Board 6.  
11 All three community boards support the proposed  
12 expansion and the district plan amendments. The  
13 Fordham Road BID will extend the same security,  
14 sanitation and promotion services that are provided  
15 in the existing BID to the expanded area.

16           SBS worked with the BID on developing the  
17 proposed increase to the annual assessment of the  
18 district from \$625,000 to \$670,000, extended  
19 boundaries and to change the method of assessment to  
20 include a maximum assessment for each individual  
21 property of \$45,000.

22           As required by law, the Fordham Road BID  
23 mailed the summary of the City Council resolution no  
24 less than 10 days and no more than 30 days before  
25 today's hearing to the following parties: to each

1  
2 owner of real property within the proposed district  
3 at the address shown in the latest city assessment  
4 roll to such other persons as are registered with the  
5 City to receive tax bills concerning real property  
6 within the district and to tenants of each building  
7 within the proposed district.

8 In addition, SBS arranged for the  
9 publication of a copy of the summary of the  
10 resolution at least once in the City Record and the  
11 BID published in a newspaper having general  
12 circulation in the district and notice stating the  
13 time and place of the public hearing and stating the  
14 increase in the amount to be expanded annually in the  
15 district.

16 I would also like to acknowledge that  
17 members of the BID staff and board of directors are  
18 present today to testify and answer any questions  
19 about the specifics of the BID plan. At this time  
20 we're happy to take any questions.

21 CHAIRPERSON FERRERAS: Members; any  
22 questions? No, you did an excellent job. Thank you.

23 BLAISE BACKER: Thank you, Chair.

24 CHAIRPERSON FERRERAS: Now we will have  
25 the BID Executive Director and the BID Chairperson

1  
2 come to testify. Welcome. Also, while they settle  
3 in, I know that we had had conversations about having  
4 a briefing on BIDs; we still have that in the  
5 pipeline and it's gonna be scheduled as soon as  
6 possible. You may begin.

7 WILMA ALONSO: No... sorry. [background  
8 comments] Good morning to all. The Fordham Road BID  
9 was established in 2005; since then, through the core  
10 services of Sanitation, marking, promotions and  
11 capital improvement projects, the Fordham Road  
12 commercial corridor has been transformed into a  
13 robust, fast-growing economic engine, the largest and  
14 prime shopping destination of the world, with over  
15 300 stores. The BID promotes Fordham Road's unique  
16 character and its accessibility as a major  
17 attraction. Our overall marketing campaign includes  
18 a wide range of programs and events, discount  
19 programs, sidewalk sales, seasonal events, and our  
20 holiday promotions, all of which have definitely  
21 helped to increase sales and attract shoppers to  
22 experience Fordham Road.

23 In 2012 the Fordham Road BID seized the  
24 opportunity to offer its core services and increase  
25 commercial vibrancy to the eastern portion of Fordham

1  
2 Road by expanding its boundaries to include East  
3 Fordham Road from 3rd Avenue to Washington Avenue,  
4 Washington Avenue from East Fordham Road to 189th  
5 Street and 189th Street from Washington Avenue to  
6 Park Avenue. By doing so, a major commercial office  
7 and retail anchor of 1 Fordham Plaza and the Center  
8 Public Plaza of Fordham Plaza will be added into the  
9 BID.

10 The BID conducted extensive community  
11 outreach for this expansion by hosting numerous  
12 public meetings, presentations with area  
13 stakeholders, seeking their support and input.  
14 Through these efforts we achieved full support from 1  
15 Fordham Plaza LLC, Bronx Community Boards 5, 6 and 7,  
16 Applebee's, Apple-Metro, St. Barnabas Hospital, Union  
17 Health Community Center, the Four Bronx Institutions  
18 Alliance, Bronx Zoo, Botanical Garden, Montefiore  
19 Hospital and Fordham University, to mention a few.

20 We strongly believe that local  
21 businesses, residents and visitors will benefit for  
22 the addition of these properties into the Fordham  
23 Road BID boundaries. Our strong commitment and  
24 innovative approach is a major part of our role in  
25 the community. I would like to ask all of you to

1  
2 vote in favor of the Fordham Road BID expansion.

3 Thank you very much.

4 [background comments]

5 DAVID ROSE: Good morning. My name is  
6 David Rose; I'm the Chairperson of the Fordham BID  
7 and the President of Automotive Realty Corp., a  
8 member of the BID. Thank you for the opportunity to  
9 testify in connection with the expansion of the BID  
10 to include the proposed boundaries. At this time I  
11 would like to register the endorsement and support of  
12 Automotive Realty Corp. for the expansion as  
13 described earlier.

14 In 2004 I testified in front of the City  
15 Council Finance Committee in favor of the creation of  
16 the BID; I am thankful for its creation and the  
17 positive impact it has had on the commercial corridor  
18 known as Fordham Road.

19 I have been doing business on Fordham  
20 Road since 1999 and my family since 1948. I can see  
21 on a daily basis the tremendous impact the Fordham  
22 Road BID has had on the district. Our streets and  
23 buildings are cleaner, our merchants feel a greater  
24 sense of safety and pride and business is improving  
25 and expanding. The vision of making Fordham Road,



1  
2 the outdoor mall, a cleaner, safer, brighter and more  
3 desirable place to shop continues. Business  
4 participation has been consistently rising, with many  
5 stores joining the vast array of BID marketing  
6 programs and events. Automotive Realty Corp. owns  
7 two properties in the existing boundaries, 327 East  
8 Fordham Road and 2490 to 2500 Webster Avenue. The  
9 second property is adjacent to the open space known  
10 as Fordham Plaza, which up until now has been an  
11 eyesore and a detriment to our property and soon to  
12 be another major enhancement to the district. This  
13 property will greatly benefit by the completed park  
14 which will substantially enhance the area.

15 As property owner and BID chairperson, I  
16 strong support the expansion, as it will include two  
17 properties that were in the original boundaries of  
18 the BID during the first days of its design and which  
19 are largely part of the BID. It will improve the  
20 surrounding area and further strengthen the district  
21 by adding the businesses in the expansion area to our  
22 programs. The businesses in 1 Fordham Plaza have  
23 been asking to participate in our programs for quite  
24 some time now.

1  
2           So in conclusion, I believe that the  
3 expansion, if approved, will build on the strength of  
4 the Fordham Road retail, keep it a desirable place to  
5 shop and attract new shoppers and their families. I  
6 thank you again for the honor and opportunity to  
7 speak today and ask for the unanimous approval of the  
8 City Council Finance Committee on the proposed  
9 expansion of the Fordham Road Business Improvement  
10 District.

11           CHAIRPERSON FERRERAS: Thank you very  
12 much for your testimony. As procedure, we will have  
13 a follow-up hearing and then we'll vote on this BID,  
14 so now we have to let it sit for 30 days. Thank you.  
15 Council Member Torres; anything else you would like  
16 to add?

17           COUNCIL MEMBER TORRES: Sure. Who's your  
18 favorite council member? [laughter] So I'm actually  
19 supportive of the BID despite the high rent that my  
20 landlord, David Rose charges for my office, so I  
21 will... it's fine. [sic]

22           CHAIRPERSON FERRERAS: Thank you Council  
23 Member Torres; Council Member Cumbo.

24           COUNCIL MEMBER CUMBO: I just wanted to  
25 ask one question. I'm from Brooklyn, so I don't make

1  
2 my way to The Bronx as frequently as I would like to,  
3 but I have frequented lately in my new role. I guess  
4 my question is, just looking at all of the stores  
5 that are listed here, from Best Buy to Walgreens and  
6 Marshall's and so on and so forth, is there in that  
7 particular area; are there... or is there an  
8 encouragement to local Bronx business stores as well  
9 that are locally homegrown that have an opportunity  
10 to grow and develop and flourish there? Although  
11 this is like outside the scope of what you're  
12 proposing today, but has there been a lot of  
13 consideration given to trying to preserve or create  
14 or promote or support or establish or to give a  
15 pipeline for local businesses that are coming from  
16 the community specifically and coming from the  
17 community specifically not through an avenue of  
18 existing franchises, but through their own  
19 businesses?

20 WILMA ALONSO: Our membership is very  
21 diverse; we have from big chain stores to small mom  
22 and pop stores; we have stores that have been there  
23 for 45, 75 years and they are very small, they are  
24 family-owned. So I think that they are the ones that  
25 receive the benefit because they don't have marketing

1  
2 dollars, they don't have any kind of like sense of  
3 what to do, what kind of like involvement; sometimes  
4 they don't even have an email. So I think that the  
5 core of our members, even though we list a lot of  
6 like national chain stores, we have a lot of family-  
7 owned businesses and I think they receive most the  
8 benefit of our services.

9 COUNCIL MEMBER CUMBO: Do you see...  
10 because like in Brooklyn, we have a major  
11 thoroughfare as well, on Fulton Street and I went to  
12 two of the businesses last night, just  
13 coincidentally, and both of them are slated to be  
14 closed, two local businesses that had been there for  
15 quite some time. Are you finding that a lot of the  
16 local businesses, as a lot of the chain stores locate  
17 to The Bronx and set up, is the same trend happening  
18 where a lot of these local mom and pop stores are  
19 being bought out or closed or can't make ends meet in  
20 the transition that The Bronx is going through?

21 WILMA ALONSO: That has not been the case  
22 in our district; most of the national chain stores  
23 have been in properties that have large spaces; the  
24 mom and pops have been there for a long time and they  
25 own small stores, but they receive the benefit and

1  
2 they grow; sometimes they move from one building to  
3 the other and they get a bigger space, but definitely  
4 the receive a lot of help from us, you know.

5 COUNCIL MEMBER CUMBO: And I apologize  
6 for taking up so much time on this, but I'm new to  
7 the world of BIDs in some ways, but are there any  
8 provisions or steps put into place to see that a BID  
9 also has mechanisms to place to support the smaller  
10 existing mom and pops and so on and so forth that  
11 have been there?

12 WILMA ALONSO: Do you wanna say  
13 something?

14 DAVID ROSE: So yes, the BID has a lot of  
15 programs that we've introduced over the last few  
16 years that work with these mom and pop stores to  
17 bring them some of the things that they lack the  
18 chain stores have; you know, from bringing them  
19 documents on rules and procedures, things from  
20 Consumer Affairs, like programs that are designed to  
21 give them the things that they lack. Automotive  
22 Realty Corp. has about 35 commercial tenants on  
23 Fordham Road, both in and out of the boundaries; of  
24 those 35, 31 or 32 of them are actually mom and pop  
25 stores, so I don't see, from my experience as a

1  
2 landlord, I don't see displacement of mom and pop  
3 stores; I haven't actually removed any mom and pop  
4 stores in favor of a chain and I think that Fordham  
5 Road was built on mom and pop stores and we have a  
6 healthy mix of mom and pop stores as well as chains  
7 and one of the things that we're doing is to see why  
8 people leave the district to shop and try to fill  
9 those gaps and I think one of the things that's  
10 important is that we offer both, the mom and pop  
11 experience and some of the chains, so.

12 CHAIRPERSON FERRERAS: Thank you, Council  
13 Member Cumbo; thank you for your testimony. I think  
14 all your questions were very valid and they're gonna  
15 be part of that training that we're trying to do for  
16 members only so that we're able to have a very  
17 intimate conversation with SBS. But in many cases, a  
18 lot of the small businesses also sit on the boards,  
19 so before decisions are made, they have a voice on  
20 the boards of a lot of these BIDs, but you know;  
21 these are all the intricacies that we'll hopefully be  
22 informed by SBS on. Thank you very much for your  
23 testimony. We've been joined by Council Member  
24 Cornegy.

25

1  
2 I also want to mention one housekeeping  
3 item; next Tuesday, October 14th, the Committee will  
4 be holding a hearing on an intro that would require  
5 the Department of Finance to report to the Council  
6 outstanding environmental control board judgments;  
7 the hearing will be at 10 a.m. in this room and I  
8 want to encourage my fellow council members to please  
9 be on time.

10 We will now call the vote. Billy Martin,  
11 if you can... Committee Clerk, if you can call the co..  
12 we have quorum.

13 COMMITTEE CLERK: William Martin,  
14 Committee Clerk, roll call vote Committee on Finance.  
15 Chair Ferreras.

16 CHAIRPERSON FERRERAS: I vote aye.

17 COMMITTEE CLERK: Rodriguez.

18 COUNCIL MEMBER RODRIGUEZ: Aye.

19 COMMITTEE CLERK: Van Bramer.

20 COUNCIL MEMBER VAN BRAMER: I vote aye.

21 COMMITTEE CLERK: Gibson.

22 COUNCIL MEMBER GIBSON: Aye on all.

23 COMMITTEE CLERK: Cornegy.

24 COUNCIL MEMBER CORNEGY: Aye on all.

25 COMMITTEE CLERK: Cumbo.

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COUNCIL MEMBER CUMBO: Aye.

COMMITTEE CLERK: Johnson.

COUNCIL MEMBER JOHNSON: Aye.

COMMITTEE CLERK: By a vote of 7 in the affirmative, 0 in the negative and no abstentions, all items have been adopted; members please sign the committee reports. Thank you.

CHAIRPERSON FERRERAS: We will leave the roll open for 10 minutes. [background comment] Oh, okay. Oh, here comes Vinny. [background comment]

COMMITTEE CLERK: Ignizio.

COUNCIL MEMBER IGNIZIO: Yes.

[pause]

COMMITTEE CLERK: Rosenthal.

COUNCIL MEMBER ROSENTHAL: Aye.

COMMITTEE CLERK: Council Member Miller.

COUNCIL MEMBER MILLER: Aye.

COMMITTEE CLERK: Vote now stands at 10 in the affirmative.

CHAIRPERSON FERRERAS: Council Member Levine's staff, if you're in the room, have him come in the next 15 minutes; we'll keep the roll open. Thank you.



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COMMITTEE ON FINANCE

COMMITTEE CLERK: Final vote in Committee  
on Finance is now 10 in the affirmative, 0 in the  
negative and no abstentions.

[background comments]

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 October 9, 2014