

CITY COUNCIL
CITY OF NEW YORK

----- X

TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

----- X

November 20, 2017
Start: 11:25 a.m.
Recess: 11:56 a.m.

HELD AT: Committee Room - City Hall

B E F O R E: PETER A. KOO
Chairperson

COUNCIL MEMBERS: Annabel Palma
Deborah L. Rose
Rosie Mendez
Stephen T. Levin
Inez D. Barron
Ben Kallos

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

Michael Mirisola, Director
External Affairs
School Construction Authority, SCA

Kelly Murphy, Director of Real Estate Services
School Construction Authority, SCA

CHAIRPERSON KOO: Good morning. I'm Council Member Koo, Chair of the Subcommittee on Landmarks, Public Siting and Maritime Uses. We are joined by Council Members Palma, Mendez and Rose. Today, we will be hearing and voting on the Proposed 697-seat intermediate school siting in Council Member Van Bramer's district. The proposed school will be located within the Sunnyside Gardens Historic District. There is currently an existing garage on the privately owned site. The School Construction Authority is-is-is requesting that the Council approve the site of selection for an intermediate school on this site under Section 1732 of the New York School Construction Authority, and Council Member Van Bramer supports approval of this application. We are hearing the proposed designation preconsidered. We have Kelly Murphy from SCA and Michael Mirisola from SCA to testify. Please identify yourself and start. Yeah. [pause]

FEMALE SPEAKER: I'll flip it.

MICHAEL MIRISOLA: Good morning. I'm Michael Mirisola. I'm the Director of External Affairs for the School Construction Authority.

1
2 KELLY MURPHY: Good morning. I'm Kelly
3 Murphy. I'm the Director of Real Estate Services for
4 the Construction, the School Construction Authority.
5 If you want to—I didn't know if you have paper copies
6 of this, but they asked that I present some images of
7 the site, it's location and of the building. Good
8 morning, again. The New York City School
9 Construction Authority has undertaken the site
10 selection process for a new public school facility on
11 a site on Block 125, Lot 10 in Queens. The site
12 contains approximately 25,000 square feet of lot area
13 located at 38-04 48th Street at the corner of 48th
14 Street and Barnett Avenue. The site is privately
15 owned and contains a vacant 2-story parking garage
16 with vacant ground floor retail. It's located within
17 the Sunnyside neighborhood within Queens Community
18 District 2 and Community-Community School District
19 No. 30. Under the proposed project, the SCA would
20 acquire the site and construct a new approximately
21 690-seat intermediate school facility. The notice of
22 filing to the site plan was published in the New York
23 Post and the City Record on September 20, 2016.
24 Queens Community Board 2 and the Community Education
25 Council were also notified of the site plan on the

1
2 20th, and we're asked to hold public hearings on the
3 proposed site plan. The SCA had three community
4 meetings with Community Board 2 in September, October
5 and November of 2016, and the Community Board held
6 their public hearing on November 3, 2016 and voted in
7 favor of the site selection. The Community Education
8 Council No. 30 held their hearing on October 17, 2016
9 and voted in favor, and the City Planning Commission
10 submitted comments in support of the site selection.
11 The SCA has considered all comments received on the
12 proposed site plan, and affirms the site plan
13 pursuant to Section 1731 of the Public Authorities
14 Act-Law, excuse me. In accordance with Section 1732
15 of the PAL, the SCA submitted the proposed site plan
16 to the Mayor and City Council by letter dated
17 November 13, 2017. We look forward to the
18 subcommittee's favorable consideration of the
19 proposed site plan, and are prepared to answer your
20 questions. Thank you. [pause]

21 CHAIRPERSON KOO: Thank you. Yeah, I
22 just wanted to ask maybe a few questions. Yeah. So,
23 what is the purchase price for this site?
24
25

1

2

MICHAEL MIRISOLA: Sorry, sir, excuse me.

3

What was that? I didn't hear you. Could you repeat

4

the question?

5

CHAIRPERSON KOO: I said what is the

6

purchase price?

7

MICHAEL MIRISOLA: The purchase price.

8

KELLY MURPHY: Actually, I don't

9

remember.

10

MICHAEL MIRISOLA: I'm sorry, I don't

11

have that.

12

KELLY MURPHY: [interposing] We'll have

13

to follow up with--

14

MICHAEL MIRISOLA: [interposing] We'll

15

have to follow up.

16

KELLY MURPHY: --our attorney on that.

17

CHAIRPERSON KOO: So, this site is a

18

garage, right? It's a public--a private parking--a

19

parking garage?

20

KELLY MURPHY: Yes, it's been vacant for

21

how many--four years?

22

CHAIRPERSON KOO: How many spaces it has?

23

MICHAEL MIRISOLA: And it's been vacant

24

for four years. So, it--

25

1
2 CHAIRPERSON KOO: [interposing] Oh, it's
3 vacant?

4 MICHAEL MIRISOLA: Presently, it's been--
5 it's vacant. Prior to it being a parking--I'm sorry,
6 after it was a parking garage, it was turned into--I
7 think the last use was a pool hall, a billiard hall,
8 and in the interim, since it's been a parking garage,
9 it's had many different real--retail uses there. If
10 you see the site and we do have some photos--

11 KELLY MURPHY: [interposing] Yes, we do.

12 MICHAEL MIRISOLA: --there are several
13 retail stores that were created on the ground floor
14 on both elevations. So, it has not been a parking
15 garage for some time.

16 CHAIRPERSON KOO: Uh-hm. So, is this--
17 it's not really a parking--a parking garage, no?

18 MICHAEL MIRISOLA: No, not--it hasn't been
19 for quite some time.

20 CHAIRPERSON KOO: So, you have no
21 opposition from the neighborhood people?

22 MICHAEL MIRISOLA: Well, there are people
23 who have expressed concern, and not from the parking
24 garage issue, but there are people because of the
25 historic issues involved, and we've worked with--we--

1
2 we're committed to working with them to-to create
3 something there that will be appropriate and will
4 harken back to the original garage, which has gone-
5 undergone extensive renovations-

6 KELLY MURPHY: [interposing] Yes, it has.

7 MICHAEL MIRISOLA: --over the decades.

8 KELLY MURPHY: [interposing] Oh, it has.

9 MICHAEL MIRISOLA: The original garage
10 was built I believe in 1927, and those days it had
11 turrets, and it had a lot of brick work, [background
12 comment] and it's--those are all--all those details are
13 gone. So, we--so we will try and work to bring some
14 of those details back in the--in the proposed school.
15 Yeah, if you take---

16 CHAIRPERSON KOO: [interposing] Oh, okay.

17 MICHAEL MIRISOLA: --that's the--that's
18 what it look like today.

19 KELLY MURPHY: [off mic] This is along
20 Barnett Avenue.

21 CHAIRPERSON KOO: I see.

22 KELLY MURPHY: [off mic] This is along
23 48th Street.

24 CHAIRPERSON KOO: [off mic] I'm sorry. I
25 didn't hear you.

1
2 KELLY MURPHY: [on mic] This is along
3 48th Street.

4 CHAIRPERSON KOO: [off mic] Yeah, we
5 could hear that.

6 KELLY MURPHY: This is the view along 48th
7 Street. The previous one is along Barnett Avenue,
8 and then there's the surrounding neighborhood. This
9 is along—Barnett Avenue is along the Long Island
10 Railroad tracks. So the industrial uses there, and
11 then there's some interior shots of the building to
12 show kind of the construction we had in terms of
13 height and putting, fitting all the venting and
14 school uses that doesn't fit, and then structural
15 issues. If you see the one on the left, you could
16 see cracks in the beams and such. So, we provided
17 all that information to the State Historic Office
18 when we were working with them to try to see if we
19 could re-use the site, and we weren't able to.

20 CHAIRPERSON KOO: Okay. Council Member
21 Mendez, do you have questions?

22 COUNCIL MEMBER MENDEZ: Yes. Thank you,
23 Mr. Chair. So, can you elaborate on what are some of
24 the—I forgot the word you actually used, but some of
25 the preservation concerns?

1
2 MICHAEL MIRISOLA: The Preservation
3 concerns, and as I said, in 1927, this was built as a
4 garage, and in the old days, the original—if you—we
5 don't have photographs of the original garage in
6 1927. There was tower and a lot of brickwork, but
7 in—in the meantime, all of those details are now
8 gone, and so the community in some way—I—I don't want
9 to speak for them, but what they wanted us to do was
10 somehow or another go back to that, or preserve
11 what's there, but as you can see, what's there is
12 nothing like what was built. Those windows were not
13 there. The storefronts were not there. The—and the
14 building has undergone—has experienced significant
15 deterioration over the decades. So, what we plan to
16 do is to work. We've committed with the Council
17 Member and with that State historic folks to work
18 with the community, put a community group together,
19 and to have them sit with our architectural team to
20 build a building that—that is in-- I'm not sure if
21 all of you are familiar with the Sunnyside community,
22 but there are low-rise brick 2-1 and 2-family homes.
23 So, we're going to build something that both works
24 with that community, and harkens back to the original
25 design of the garage.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNCIL MEMBER MENDEZ: (coughs) I don't see it in here. How many stories the proposed building?

MICHAEL MIRISOLA: We're not 100—we don't really know yet, Council Member, because have been playing with several designs. So, we have not— because we haven't acquired the property, we haven't been able to go into design. So, we're—

KELLY MURPHY: [interposing] It's likely four stories.

MICHAEL MIRISOLA: Probably a 4-story building.

KELLY MURPHY: Four to five right now.

COUNCIL MEMBER MENDEZ: And can you tell me is that the only blocks and lots on that block? It looks like it's a triangle block—

KELLY MURPHY: Right.

COUNCIL MEMBER MENDEZ: --and it doesn't look like it's got--

MICHAEL MIRISOLA: [interposing] There are some--

COUNCIL MEMBER MENDEZ: --a lot of width or depth.--

1

2

MICHAEL MIRISOLA: If you look at the-on
the-on the bottom of that drawing or obviously our
space is the pink one. They-there are some homes
that back onto our lot, and then there's an apartment
building on that large triangle.

7

KELLY MURPHY: You can kind of see it
right here.

9

COUNCIL MEMBER MENDEZ: So, I'm-I'm-I'm
sorry. The pink one is your site?

11

MICHAEL MIRISOLA: Yes.

12

KELLY MURPHY: Yes.

13

COUNCIL MEMBER MENDEZ: So, the-the
pictures you're showing us doesn't even look-it-it
looks [background comment] [off mic] It looks like
it's coming from this way.

17

MICHAEL MIRISOLA: No, no, no that's-
that's-that's an apartment building.

19

COUNCIL MEMBER MENDEZ: [off mic] Can you
show us?

21

KELLY MURPHY: Yeah, right there and you
can see the apartment building.

23

MICHAEL MIRISOLA: You see the apartment
building on the right hand side, that's-you're
looking at it from another point. The-the triangle

25

1
2 that you pointed to is actually that apartment
3 building up there on the corner. Right there. That's
4 it.

5 COUNCIL MEMBER MENDEZ: [off mic] Do you
6 have the use of this side?

7 MICHAEL MIRISOLA: The Barnett.

8 KELLY MURPHY: This is on 48th Street
9 here.

10 MICHAEL MIRISOLA: That's 48th Street and
11 if you look at the photograph on the left, the--those
12 are the back yards of the buildings that--of the--of
13 the homes that would--that are joined to lot on that
14 side.

15 COUNCIL MEMBER MENDEZ: [off mic] Where's
16 Barnett?

17 MICHAEL MIRISOLA: Barnett is the
18 photograph on the--that's Barnett--

19 COUNCIL MEMBER MENDEZ: [off mic] This
20 is Barnett.

21 MICHAEL MIRISOLA: --and the other side
22 is 48th Street.

23 KELLY MURPHY: On that, year.

24 COUNCIL MEMBER MENDEZ: [off mic] Just
25 for this.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MICHAEL MIRISOLA: Uh-hm.

KELLY MURPHY: That's 48th Street.

MICHAEL MIRISOLA: That's 48th Street.

KELLY MURPHY: And this is the
surrounding neighborhood.

COUNCIL MEMBER MENDEZ: [off mic] And
what is this side?

KELLY MURPHY: And this is the
surrounding neighborhood.

MICHAEL MIRISOLA: Okay.

COUNCIL MEMBER MENDEZ: [off mic] Thank
you.

CHAIRPERSON KOO: Alright, now, we're
also joined by Council Member Levin.

MICHAEL MIRISOLA:

COUNCIL MEMBER MENDEZ: [off mic] And
can I--since I'm still asking questions.

CHAIRPERSON KOO: Go-go ahead, yeah.

MICHAEL MIRISOLA:

COUNCIL MEMBER MENDEZ: [off mic] 6 -697
seats.

MICHAEL MIRISOLA: Right, approximately.
Somewhere--again, we haven't designed it yet so we

1
2 don't know exactly the number yet. We don't know
3 that.

4 COUNCIL MEMBER MENDEZ: Would this
5 building, school building have an auditorium, a lunch
6 room, a gymnasium? What--what kind of features--

7 MICHAEL MIRISOLA: [interposing] Yeah,
8 again, we haven't designed it, but we are required to
9 put in a lunchroom, a café--a kitchen. At least
10 gymnasium, and we would love--we're trying very hard
11 to--to add recreation--outdoor recreational space back--
12 a yard for the children to play in, and we will have
13 all of the standard--standard requirements for a
14 middle-school, which would be science labs, music
15 rooms, art rooms, et cetera.

16 COUNCIL MEMBER MENDEZ: Middle school,
17 6th, 7th, 8th or 5, 6, 7, 8?

18 MICHAEL MIRISOLA: Probably 5, 6.

19 KELLY MURPHY: I think it's 6, 7 and 8.

20 MICHAEL MIRISOLA: 6 through 8.

21 COUNCIL MEMBER MENDEZ: 6 to 8. Thank
22 you.

23 CHAIRPERSON KOO: Thank you. Council
24 Member Rose.

1

2

COUNCIL MEMBER ROSE: Presently in that
building are there apartments above?

4

MICHAEL MIRISOLA: No,

5

COUNCIL MEMBER ROSE: That-no.

6

MICHAEL MIRISOLA: No, it's vacant. It
is vacant. It's always been commercial.

8

COUNCIL MEMBER ROSE: The whole structure
is vacant?

10

MICHAEL MIRISOLA: Yes, it's always been
a commercial establishment.

12

COUNCIL MEMBER ROSE: Okay, thank you.

13

CHAIRPERSON KOO: [off mic] One of the
things that we want (sic) does it include a
playground?

16

MICHAEL MIRISOLA: Is it-is it large, the
school?

18

CHAIRPERSON KOO: The new construction.

19

MICHAEL MIRISOLA: The new construction
like we said will be four or five stories tall.

21

CHAIRPERSON KOO: No, does it include a
playground for the kids to play around? An outdoor
playground or no?

24

MICHAEL MIRISOLA: Do you understand?

25

KELLY MURPHY: A playground.

1

2

MICHAEL MIRISOLA: A playground. I'm
3 sorry.

4

KELLY MURPHY: We think—we think that we
5 could fit it along the back along where the houses
6 are on the lower part of the--

7

MICHAEL MIRISOLA: [interposing] We do
8 believe we'll be able to put a playground in, yes,
9 and that's again where it's going to go we'll wait
10 and see because we're going to sit with the community
11 and try and design something that works for them and,
12 you know, we're—we have proximity to neighbors. We
13 want to do something that is considerate with them.
14 So, we want—yes. We're not sure exactly where.

15

CHAIRPERSON KOO: Okay.

16

COUNCIL MEMBER ROSE: Um--

17

CHAIRPERSON KOO: Council Member Rose.

18

COUNCIL MEMBER ROSE: --are those—are—are
19 those houses right against the—the building?

20

MICHAEL MIRISOLA: Well, the—the—the-on
21 the street side, you will—just go back. I can—yeah,
22 we—there are back yards along there. So, the homes
23 themselves do not abut the school—the structure. They
24 are between the school, the proposed school and the—

25

1
2 and the house. There is--each one of those has a back
3 yard.

4 COUNCIL MEMBER ROSE: They have a back
5 yard.

6 KELLY MURPHY: [interposing] These are on
7 the photo on that--

8 COUNCIL MEMBER ROSE: So, do you have
9 enough room to build a buffer zone because, you know,
10 in terms of noise, in terms of sort of privacy--

11 MICHAEL MIRISOLA: [interposing] Those
12 are things--

13 COUNCIL MEMBER ROSE: --have you--have you
14 taken into consideration a buffer zone?

15 MICHAEL MIRISOLA: Those are things that
16 we will work out with the community and with our
17 architects when we get into design. We are--we do--do
18 that as a rule when we do build our schools. For
19 instance if we put the back of the school right there
20 and we move say the playground to another side, you
21 wouldn't have the noise of the children and the
22 playground, and the school--the school elevation
23 would probably not have windows on that elevation
24 because it is a lot line and I don't you're allowed
25 put windows on a lot line.

1

2

KELLY MURPHY: No.

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

MICHAEL MIRISOLA: So you—so the school would be—would be—it would be much quieter let's say than the traffic going by. So, the school would not be impacting the community in that way. Now, if we sat with the community and they said, you know, we prefer the playground there, we could probably put a wall between the playground and the—and the folks' back yards.

COUNCIL MEMBER ROSE: Uh-hm.

MICHAEL MIRISOLA: So, we would again work with them to come up with something that impacts them as little as possible.

COUNCIL MEMBER ROSE: And so, the buffer zone won't impact the footprint of the school, will it?

MICHAEL MIRISOLA: Well, we—we don't have a lot of—it's not a big lot.

COUNCIL MEMBER ROSE: [interposing] Or maybe you will have to go higher than—

MICHAEL MIRISOLA: It's not a large lot. So, we would—we would like to use the whole footprint, of course. Would there be some sort of a step back? There could be. I—I don't know. If we

1
2 had the room, sure. If not, we would have to put
3 some sort of a noise abatement issues in there, a
4 wall or-or again, put the building right on the-on
5 the line on the lot, and then just build a wall there
6 such as-similar to what's there now. There's a-
7 there's a brick wall that runs right down the
8 property line at this time. So, we'll have to wait
9 and see.

10 COUNCIL MEMBER ROSE: So, I always have a
11 little issue with this. We always vote before the
12 design is, you know, has been rendered, and how much
13 of a guarantee do, you know, do we have that this is
14 going to be one built sort of contextually as
15 requested by the community? That, you know, the
16 buffer will be--

17 MICHAEL MIRISOLA: Uh-hm.

18 COUNCIL MEMBER ROSE: --you know, an
19 actuality?

20 MICHAEL MIRISOLA: Well, it's--

21 COUNCIL MEMBER ROSE: I always as a-as a
22 landmarks person, I always have and schools.

23 MICHAEL MIRISOLA: Yeah.
24
25

1
2 COUNCIL MEMBER ROSE: I always have some
3 trepidation about how much actually, you know, gets
4 put into the design.

5 MICHAEL MIRISOLA: Well, not only do we
6 have our commitment to you, we have our commitment to
7 Council Member Van Bramer. We have our commitment to
8 the community and the community board to work with
9 them, but we also and our agreement that we've signed
10 with the State Historic Office clears out—very
11 clearly delineates what they expect of us from that
12 point of view. So, and on top of all of that, I
13 would love to share with you some of our designs one
14 day that we have done, which have been, have taken
15 the historic issues of schools. We've had schools
16 where we've received a property for instance in
17 Brooklyn where there was an old, a beautiful old
18 church, and it was a vacant lot when we did it, but
19 we put back something that harkened back to the
20 design of the old church. And we did that with
21 another school, and we've incorporated elements for
22 instance of the—of—of towers and architectural
23 elements from the old buildings that we have been
24 able to save such as stained glass windows and
25

1 things. We've actually incorporated them. So, we're
2 really proud of our historic work, and we've--

3
4 COUNCIL MEMBER ROSE: I have to say you
5 did an annex to Curtis High School--

6 MICHAEL MIRISOLA: Uh-hm.

7 COUNCIL MEMBER ROSE: --which I have no--
8 no problem,

9 MICHAEL MIRISOLA: [interposing] It'
10 melds with the community, doesn't it?

11 COUNCIL MEMBER ROSE: -- but it is a
12 wonderful, you know, piece of architecture. My last
13 question and I think that's--

14 MICHAEL MIRISOLA: We're doing--while
15 you're thinking, we're doing something right now.
16 We're in--we just put it out to bid in Jackson
17 Heights, and it was a very similar situation where
18 the community was concerned that what we were going
19 to build was not contextually in sync with the--with
20 their neighborhood. So, we put a committee together
21 like we're going to do here, and we sat with them,
22 and we had their input every step of the way down to
23 the color of the brick, and the actual stonework that
24 is in it, and we--we presented that to them, and they
25 are thrilled with it. And it's going--it's actually

1

2

just starting our construction now. So, we're used
to this kind of things.

4

COUNCIL MEMBER ROSE: Because the--the
building that exists now doesn't have a lot of the--
the historic elements that it originally had.

7

MICHAEL MIRISOLA: [interposing] Uh-hm.

8

COUNCIL MEMBER ROSE: Are you doing a
complete teardown==

10

MICHAEL MIRISOLA: [interposing] Yes.

11

COUNCIL MEMBER ROSE: --and rebuild?

12

MICHAEL MIRISOLA: Yes.

13

COUNCIL MEMBER ROSE: Okay, so you're not
retrofitting--

15

MICHAEL MIRISOLA: [interposing] There's
nothing. Frankly, there really is--if you look at
that there's nothing left to say.

18

COUNCIL MEMBER ROSE: Right. Okay.

19

MICHAEL MIRISOLA: So, our President has
actually said she thinks that when all is said and
done what we build is going to look more like the
original building than that does now. So, our--it's--
we're probably going to hold this design in-house and
we're very excited about the opportunity to do

25

1 something that's real—that's going to make most
2 people happy.
3

4 COUNCIL MEMBER ROSE: And I hope you put
5 turrets on the. I love turrets. Thank you. [laughs]

6 CHAIRPERSON KOO: Okay, any more
7 questions from our members? Seeing none, are there
8 any other members of the public who wish to testify?
9 Seeing none, I will now close the public hearing on
10 this item.

11 MICHAEL MIRISOLA: Great.

12 CHAIRPERSON KOO: Okay.

13 MICHAEL MIRISOLA: Thank you, Council
14 Member.

15 CHAIRPERSON KOO: And I will call a vote
16 to approve this Preconsidered School Siting
17 Application. Counsel, please call the roll.

18 [background comment]

19 LEGAL COUNSEL: Koo.

20 CHAIRPERSON KOO: I vote aye.

21 LEGAL COUNSEL: Palma.

22 COUNCIL MEMBER PALMA: Aye.

23 LEGAL COUNSEL: Mendez.

24 COUNCIL MEMBER MENDEZ: Aye.

25 LEGAL COUNSEL: Levin.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COUNCIL MEMBER LEVIN: Aye.

LEGAL COUNSEL: Rose.

COUNCIL MEMBER ROSE: Aye.

LEGAL COUNSEL: By a vote of 5 in the affirmative, 0 in the negative and 0 abstentions the item is recommended for approval and referred to the full Land Use Committee.

MICHAEL MIRISOLA: Thank you very much for your time.

CHAIRPERSON KOO: Thank you, yes. Yeah, I—we will hold the vote open for another 15 minutes, and Council Mendez, will hold the—will hold the meeting. [pause]

LEGAL COUNSEL: Council Member Barron.

COUNCIL MEMBER BARRON: I vote aye on all.

LEGAL COUNSEL: Thank you. [pause] Yep, ready? Council Member Kallos.

COUNCIL MEMBER KALLOS: I vote aye on all.

LEGAL COUNSEL: By a vote of 7 in the affirmative, 0 in the negative and 0 abstentions, the measure is approved and referred to the full Land Use Committee.

SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND
MARITIME USES

26

1

2

COUNCIL MEMBER MENDEZ: The Subcommittee

3

on Landmark, Public Siting and Maritime Uses is

4

closed.

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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 November 29, 2017