



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**MONDAY, SEPTEMBER 10, 2018, 4:00 PM
CITY HALL, ROOM 604**

A. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, Deby Dehn, James Blumreich, Kathy Hinkfuss, and Melanie Parma.

Liaisons: Chelsea Kocken, Jeff Mirkes, and Leah Weycker.

Members Present: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Barbara Dorff, James Blumreich, Kathy Hinkfuss, and Melanie Parma, Excused: Deby Dehn

Liaisons Present: Jeff Mirkes and Leah Weycker

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the September 10, 2018, special meeting of the Redevelopment Authority.

Moved by James Blumreich, seconded by Ald. Barbara Dorff to approve the agenda for the September 10, 2018, special meeting of the Redevelopment Authority. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma,
No- None, Abstain- None

C. PUBLIC HEARINGS.

I. Public Hearing regarding Adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park, which proposes the addition of 926 Erie Road (Tax Parcel 21-171).

Chair Gary Delveaux asked three times if anyone present wished to speak at the Public Hearing. No one wished to speak.

2. Public Hearing regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block North Broadway.

Chair Gary Delveaux asked three times if anyone present wished to speak at the Public Hearing. No one wished to speak.

3. Public Hearing regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan, which identifies potential redevelopment activities, including disbursement of grants and loans as well as the installation, construction or reconstruction of streets, utilities, parks, and other public infrastructure.

Chair Gary Delveaux asked three times if anyone present wished to speak at the Public Hearing. Adam Prochaska, 400 N. Monroe, provided comments.

4. Public Hearing regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan, which identifies potential redevelopment activities, including disbursement of grants and loans as well as the installation, construction or reconstruction of streets, utilities, parks, and other public infrastructure.

Chair Gary Delveaux asked three times if anyone present wished to speak at the Public Hearing. No one wished to speak.

D. REGULAR BUSINESS.

1. Consideration with possible action on a Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park.

Moved by James Blumreich, seconded by Kathy Hinkfuss to recommend Common Council adopt a Resolution regarding the adoption of a Territory Amendment to the Project Plan for Tax Incremental District Twelve (TID 12): I-43 Industrial Park. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Melanie Parma, No- None, Abstain- Matt Schueller

2. Consideration with possible action on a Resolution regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block North Broadway.

Moved by Ald. Barbara Dorff, seconded by James Blumreich to recommend Common Council adopt a Resolution regarding the dissolution of Tax Incremental District Seventeen (TID 17): 900 Block

North Broadway. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma,
No- None, Abstain- None

3. Consideration with possible action on a Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan.

Moved by James Blumreich, seconded by Matt Schueller to recommend Common Council adopt a Resolution regarding the creation of rehabilitation and conservation Tax Incremental District Twenty (TID 20): Whitney Park and adoption of the Project Plan. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma,
No- None, Abstain- None

4. Consideration with possible action on a Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan.

Moved by Ald. Barbara Dorff, seconded by Matt Schueller to recommend Common Council adopt a Resolution regarding the creation of blight elimination Tax Incremental District Twenty-One (TID 21): Green Bay Packaging and adoption of the Project Plan. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma,
No- None, Abstain- None

E. ADJOURNMENT.

Moved by James Blumreich, seconded by Matt Schueller to adjourn. Motion carried.

Yes- Barbara Dorff, Gary Delveaux, James Blumreich, Kathy Hinkfuss, Matt Schueller, Melanie Parma,
No- None, Abstain- None

VERBATIM MINUTES

- Alright, we're gonna open up the special meeting of September the 10th,
- Alright Chair Gary Delveaux.
- Here.
- Vice Chair Matt Schueller.
- Here.
- Person Barbara Dorff.

- Here.
- Debbie Dane asked to be excused, Blumreich.
- Here.
- Kathy Hinkfuss.
- Here.
- Melanie Parma.
- Here.
- Okay. I'd like to make a motion of approval of the agenda.
- So moved.
- Second.
- Jim and Barb, all in favor say aye.
- Aye.
- Motion so carried. So the first part of the meeting if public hearing, hearings and so we're gonna have Borus, individual public hearing. Number one is public hearing regarding adoption of a territory amendment for project plan for Tax Incremental District 12 I-43. The park with the supposed addition of 926 Erie Road, Tax parcel 21-71, here.
- [Man] So chart and we'll talk about these under regular business, this is what's being proposed to add once parcel to 1012 and so this is part of the process for that to have a public hearing.
- Okay. Have that parcel read.
- Correct. Yeah, this is parcel southwest corner of Mason Street and Erie Road.
- Tax owned or privately held?
- It was privately held, the city purchased it and transferred it to Nature's Way as part of the redevelopment project involving all the other parcels.
- Anybody here like to speak in regard to this particular adoption? Anybody here like to speak in regards to this particular adoption to the public plan for Tax Incremental District 12? Is there anybody here like to speak in regard to adoption of a territory amendment for public plan for Tax Incremental District 12? Hearing none. So really, we're not really gonna get into the actual business of adopting them until the regular business. Right now this is public hearing which is, right. Okay, right, okay. So we'll move onto the next public hearing. Which is public hearing regarding the resolution of

the Tax Incremental District 17 which is 900 Block North Broadway, okay, that's right there. So we're just gonna continue that particular kit.

- Correct, it's a few small parcels. It's one that's created for a particular project, 900 North Block of Broadway. Project since been completed. So I'll talk about the numbers a little bit more when we get into it but there's no reason for this district to continue moving forward.

- Okay. Does anybody here like to make any comments regarding the public hearing regarding the resolution of Tax Incremental District 17? Does anyone here who would like to speak in regard the resolution of Tax Incremental District 17? Is there anybody here who would like to speak in regard to the resolution of Tax Incremental District 17 which is 900 Block North Broadway? Okay hearing none, the next public hearing regarding the creation of the rehabilitation, conservation Tax Incremental District 20 with regard to the adoption of a project plan to identify potential redevelopment activities including dispersements of grants and loans as well, insulation, construction or reconstruction of streets, utility parks and other public infrastructure.

- So this is a project that we've discussed earlier this year, really brought on by some development projects in this neighborhood, school redevelopment. We need part town homes in 901 Main. We've been working internally to create a, the proper size for this Tax Increment District. We believe that we have it. We're proposing creating a new reup and conservation district, just over the threshold of 50% of the properties needing rehab and conservation work. And so with that, we're recommending adoption of this district and again, I'll discuss a little bit more in the project plan after the public hearing.

- Yeah, there we go, just in time Jeff. Is anyone here that would like to make comments regarding the creation and rehabilitation and conservation Tax Incremental District 20? Is there anybody in the public that would like to make comments in regard to the creation and rehabilitation, oh yes, please.

- Could you please just get up? I mean, if you could just state your name and address for the record.

- Adam Prochaska, 400 North Monroe. I'm just wondering, 'cause I can't really see where, how far towards the river does this go? Like what is the border on this?

- So here is Main street where I comes around the curve. This is the East River.

- Yeah.

- So like there's the old Greyhound station here which is just outside of it. It's basically around Main Street between Van Buren and Webster Avenue. So this is where the CVS is on the corner.

- Oh okay.

- Excuse me, where the town homes, this is the old Whitney School and that's properties along Van Buren Street. So Monroe, this is Quincy, Monroe was here. River's over here.

- Oh okay. 'Cause if we're, if the city is going to do something with this, I would strongly suggest because obviously from my address, we walk to the attic. My partner is in a poor wheelchair. The sidewalks along Border are in serious need of some attention, resurfacing and stuff and there was the

fire at the Asian grocery store at the corner that, I think, if this is something that can be done with this funding, I think that would be somethin' that the they should consider including and expanding this district. This is just complete, this was completely just off the top of my head. I didn't even know you were doin' this. I just figured I might as well throw that up there.

- Absolutely, absolutely, thank you. Is there anybody else that would like to make comments in regard to creation and rehab and the conservation Tax Incremental District 20? I'm not sure that's the second or third time. I think that's the second though.

- One more time, one more time.

- Three times, right? Anybody in the public like to make comments in regard to creation of rehabilitation and conservation of Tax Incremental District 20? Thank you, thanks for your comments, very much appreciate it. Okay, last public hearing regarding the creation of a blight elimination in Tax Incremental District 21 which is being made packaging, adoption, project plan which identifies potential redevelopment activities including these personal grants, enrollments, as well as installation, construction or reconstruction of creeks, utilities, parks and other public infrastructure.

- Alright.

- Back to you.

- Yup so this is regarding the packaging, no expansion or new build and Oxplan expansion. The properties pretty much encompass packaging properties from the river over to Webster Avenue along Radison Street, this is a project we talked about this summer, significant investment for the company and for the city and so in order to forward that development agreement, we'd recommend the creation of a blight elimination district 21. Blight elimination, designation being provided here. We know that Mill is several decades old, parts of it in terms of just general health safety welfare can be classified as blight and would like to move forward with creating the district for that project to move forward.

- Excellent. So does anybody here in the public like to make comments regarding the creation of blight elimination Tax Incremental District 21? Is there anybody in the public that would like to make comments in regard to blight elimination Tax Incremental District 21? Is there anybody in the public that would like to make comments with regard to the creation of blight elimination Tax Incremental District 21? You guys regular comments, did we get your name and address?

- I got his, yes.

- Excellent, thank you.

- Could you spell your last name though?

- [Adam] Yes, P as in Paul, R-O-C-H-A-S-K-A.

- Thank you.

- Okay. With the four public hearing, we will move from the public hearings to our regular business. And the first thing on regular business is consideration of public action a resolution regarding the adoption of a territory amendment project plan for Tax Incremental District 12 one I 43, Astor Park.

- Yes so this was mentioned. This is the existing 12 basically. Kind of the second phase of their second phase of the I-43 and industrial park, really created in terms of providing more expansion and really a lot of the properties east of here on road. This last year, we talked about the expansion of Nature's Way and signed a development agreement with Nature's Way to construct a new health food manufacturing facility, bought 28 acres from the city. Then the city also purchased two smaller parcels, one you can see the farm house at the far bottom left and then an abandoned farm house at the bottom right. With that, originally the parcel at the bottom right was not included in the original Tax Incremental District, as you can see, it was not part of that. But we would like to put it into the Tax Increment District in order to help gain compliance with their building and zoning codes. We cannot combine the parcels until they are both in the TID and so where that facility is being built, it's very close to the property lines. Nature's Way owns all the properties right now. But we need them to or we need to incorporate this into the TID in order to be able to combine those parcels into one parcel and make the structure compliant with that. With that, Nature's Way did close on that property at the end of last year so it will go into the TID with I believe, a value of about \$170,000 as a base value.

- So we're at four amendments for boundaries, right?

- Correct.

- And this would be.

- As I've went back and looked, there was one or two others so we're at three or four, I'm sorry, we're at two or three.

- Three.

- Correct.

- So we would have one more kick should that happen to be necessary?

- Correct, I don't think it will be. I think the next action for this and we've discussed is probably gonna be a closure. We are, if you've been out there, you've see part of Erie Road south of Mason Street reconstructed down to the property boundary. We're also gonna be working on reconstruction and expansion of the sewer, a little further south, all the way down to the village of Bell View Line. We ran into a wetland issue that prevented us from going further south. And then also, Sure expansion that will basically enable us to serve everything east of Erie and south of Finger, add some additional capacity. Once that is done, all them project costs should probably be in the range, I think we talked about six and a half to seven million dollars based on the funds in the TID and increment we have coming in, we should be able to pay for that out of TID funds directly without any funding. But we'd like to get those completed first. And once that is done, we can look at closing down that TID and then potentially a new Tax Increment District for the areas east of there.

- Okay.

- Anything else numbers?
- So our motion.
- I'll move to approve.
- Motion by Jim.
- Second.
- Kathy, Kathy.
- And Gary. I'm gonna abstain from voting on this one seeing as I work at Nature's Way.
- Yup. There's a motion, a second, of first of all, before I go to vote is there any comments or questions? Once in a while, I forget to ask that. So make sure I did that. Any comments or questions, if not we will go into voting.
- Motion carried, unanimous.
- Very good. By the way, I think this is going to be a success and this is going to be a continuation. And I'm very very excited.
- Yeah, very, very excited about what's going on out there.
- Alright, item number two, consideration with possible action of repairing the resolution, is that the right term? With Tax Incremental District 17, right here, North Broadway.
- Alright. So this is a small Tax Increment District, I believe, I put the original project plan into your packet. Primarily this was created for the Packer Land Builder's Project 900 Block North Broadway. With that, the project has been completed and substantially completed, however the project did not provide what we felt would be the guarantee amount of increment in there. I think they were looking at guaranteeing a half a million dollars worth of development. I think we're at about, what, 350, 360 in terms of what has been created. With that, there's no future development. It's been redeveloped and there's nothing really more to redevelop in that area. With that, let me pull up, just wanted to pull up a slide that we showed last time. If you remember back when I gave TID reports earlier, this past summer here. This North Broadway one. It's currently scheduled to close in 2035. It is bringing in some increment but slowly and it's about \$64,000 in the hole. If we left it open, it's gonna take 10 years to come out of that. With that, we do have some guarantees in the original developer's agreement in order to seek relief for the value that they were supposed to create. And so we plan on going to recoup that. And that really doesn't matter whether the tax increment district is in effect or not. That agreement, I think allows us to go forward and work on collecting that, those funds. And so with that, we feel it's best to as this time, close the district down, again, nothing more is really going to be developing there and it's best just to move forward, those funds back on.
- Absolutely.

- So were there any loans as a part of the approval of that that were granted to the owner?
- Yes.
- There was some money that was spent for property acquisition and that's where the funding went or was tied up in that acquisition.
- Okay, yeah. Because improvement number two lists loans or grants to the owner of the development. So we didn't do any of that.
- My understanding, it wasn't a direct loan. It was just the property.
- Property transfer.
- Correct.
- What's the security on the far note?
- Personal guarantee.
- When was it first opened?
- 2008.
- Okay. Nothing more to be done so we close it.
- Yeah it's small handful of parcels. If you wanna go further and discuss the legal stretch another time but yes, it happened and we looked through to the properties themselves and there's not much more that could be developed. It was an old Dairy Barn, some type of warehouse. I mean, in serious disrepair but what's been put there is basically all we're going to get. There's not much more room to build anything more there.
- Okay. Any other comments or questions? Otherwise I'll take a motion either way.
- Move to approve.
- I'll second.
- By Barb and second by Jim. So any comments or questions besides that?
- Keep me honest writing.
- Yes, yes, absolutely. Alright, if not, we shall vote. It's just Matt again. I can't believe it, just teasin' ya, Matt.
- Alright, passed unanimously.
- Yeah.

- [Woman] Yeah, it did say sometimes more than once.

- And item number three. Consideration with possible action of a resolution regarding creation of the rehabilitation and conservation Tax Incremental District 20 with the park and adoption of project plan.

- [Man] So earlier this year with the board, we had talked about the creation of a new Tax Increment District in and around the Whitney Park area, at least on a number of projects that were at the time in progress and since those talks, we've had three development agreements come through. Earlier this year, redevelopment of Whitney School, taking the school, rehabing it into 22 Market rate apartments, in addition putting a dozen town homes around the perimeter of that parking lot. We've also done a development agreement to redevelop 901 Main Street and do a project called Main 901 which will have 20 market rate apartments along with a small retail space and then the fourth phase of the Whitney Park town homes which will look at, this is a northwest corner of Cherry and Van Buren, starting with four town homes in this area, looking to expand in the future but these three projects within the last few months, we've done development agreements for, all of them have been predicated upon us asking the JRB to create a Tax Increment District to support the financing. We've talked about these projects. All of them are pay go projects. So with that, we've built in the project plan. You can see the perform up, some funds for, I guess what we'll call management in terms of just, some administration and developing development agreements and then working on getting things underway right up front. With that, the Incremental taxes we anticipate most of them coming online by 2021. Buildings, start construction now, basically completed in 2019 so while they're online one one of 20 and basically generating increment in 2021. With that, most of these agreements, the Whitney School, we've looked at probably carry throughout most of the TID but the Main 901 and Whitney Park Town Homes, both of those have about a 12 year payback in terms of their caps and they're supposed to reach those. So with that, it's just a projected TID balance that we're looking but then that, also the project plan does call for a number of other improvements. When we talk about other infrastructure pieces, there is nothing imminent that is needed right now. With that, Mr Prochaska, is that how you say your last name?

- Prochaska.

- Prochaska has talked about potentially some pedestrian improvements, sidewalk improvements, like some other ones. I think once we are able to accumulate cash balance in that account, we can look at infrastructure improvements in the district but then also adjacent to the districts so long as they service the district in terms of providing transportation to and from. So that, I think, we can take a look at, if you wanna identify specifically in there maybe some things along Bodart Street. But right now, all of those infrastructure projects, we do not have any, I guess, capital outlays from the start. Those are things that we'd like to consider once balances come there but we do not plan on spending any money or taking out any debt service out front for any of those projects. So with that, again, the project plan was in your packet and I'd be happy to answer any questions.

- The word pay go just struck my memory on the prior conversation on Broadway, that one was not a pay go.

- Correct.

- And you wouldn't be lookin' to recover from the developer so just proves the benefit of a pay go methodology so you don't have to go back and slap 'em on the wrist and take 'em to the bank.

- Absolutely. Trying to learn.

- In your grants, you have a management fee. Is that to the City of Green Bay? Is that to fund the work that your department does?

- Yes.

- That's good.

- [Man] So generally what I do and I won't bore you. You don't wanna see all of the spreadsheets.

- No, I think it's smart, so that that's built into these projects.

- Yup. So generally what we do without going too much. We look at basically the staff amount and this is something that Director Ellenbecker and I work on in terms of look, there's certain expenses that myself, Director Ellenbecker, Director, I mean, our whole development team so you spend time on and so some of that, those funds get charged back to the TIDs, I think those are based on, we look at projects we're talking about in this funding. Right now, there's three projects, active projects that we're working on development agreements and going things through so I'm starting with an amount but then rolling it down as time goes on 'cause generally they just, they need less attention. I mean, they still do need some annual maintenance.

- Absolutely.

- We have to file those things, the other is just a budget for professional services, sometimes things come up where we need to go and do some do diligence on a property or figure somethin' out whether it's environmental thing or somethin' else so there's a small budge built in for that. We don't have to spend that if nothing comes up, we don't use it and then the DOR, the fee, just it's got kicked up to \$1,000. I don't anticipate it escalating as fast as I put here. But just in case, you never know with the state, what those fees may be so those three things together, I guess, I'll call the management fee, what it costs us to administer these TIDs.

- That's, I'm glad to see it.

- What is DOR?

- Department, Department of Revenue so for having a Tax Increment District within the community, every year you have to pay an annual fee per district. And I believe it's \$1,000 per district. It was 800, they just knocked it up.

- Really?

- This year, yeah. And then there's also, we'll have to pay, there's a creation fee, I think you can close 'em for free, right?

- Mm hmm.
- Okay, right. But those are annual fees that you have to pay. Because again, they have to do work to maintain and administer all these things too.
- So regardless of the size of the TID, it's \$1,000?
- Regardless of the size.
- Okay.
- Yeah, so big or small, yes.
- Questions or comments.
- I'll make a comment. It's in regard to our TIF capacity or TID capacity. I looked, I had to, to see what the Green Bay packaging. So municipalities are allowed 6% equalities evaluation, 12%.
- 12.
- 12.
- As the cap and with even with Green Bay packaging, it will end up being 5.7 so we're less than half of our capacity so we're well within the boundaries in my prior history, I remember some being over 12%.
- I remember some too.
- Some close by.
- [Man] No names in here, right?
- One with kid, anyway.
- So, reasonable.
- Right, I agree with you.
- You said 6%.
- Yeah, 5.7 with the Green Bay packaging and the max is 12.
- Alright, comments or questions?
- I just need these notes.
- I'm ready for a motion.

- I'll move to approve.

- Second.

- Motion by Jim, second by Matt. Any other comments or questions in regard to the motions? If not, we shall vote. So the bottom line is you feel we're doing a good job with our TIDs overall.

- The lower it is, the less I would say that. But I mean, you wanna use the tool that's available for development.

- Oh my gosh, absolutely.

- Even where it's not so long ago, we're in the two to 3% range and that's like, that's not enough.

- No it's not, more to our ability, absolutely.

- Motion passed unanimously.

- Good. Number four, consideration with possible action a resolution regarding a creation of a blight elimination Tax Incremental District 21. Green Bay packaging adoption of the project plan.

- Alright so this, earlier this year we discussed the Vill Green Bay Packaging along with room for some additions to their box plant facility on Radison Street, some small improvements throughout their facilities. So we did sign a development agreement in June to move forward with this expansion, probably as a stand alone, more, if not most significant individual investment we've had on a piece of property in our city, again goes without saying, we're really thankful, Green Bay packaging had a lot of options when they were looking at this project. And we're glad that they chose to stay with the city of Green Bay so with that, in order to help finance this project, creating a Tax Increment District that involves their property. Again talking about blight elimination here, the facilities that are outdated in terms of health and safety from industrial aspect. So we're looking, they're looking to replace some of those with some new modern updated facilities. Again, very impressed by their environmental footprint here that they're looking at reducing for the project, moving from coal to natural gas and the whole water discharge system are pretty much going to zero discharge, recirculating their water. Those are really great things for our community. In terms of the project plan and what we're looking at for costs, really this was a joint effort between us, the state, the county, NEW water coming together to make this project work, our portion involves a pay go. It's an aggressive pay go, it's 90%. But with that, we're talking about some pretty substantial dollars and with that, we see this thing cash flowing in terms of creating an account, to that add some money to do some minor projects going forward in the future if things come up in terms of some smaller infrastructure things. We're redoing Webster Avenue right now but maybe in a few years we figured out some signal optimization or crossings or other things that need to be done. We can have some funds to be able to move forward with that. So with that, again, we're recommending creation of this district and I'd be happy to answer any questions about the project plan.

- Just one comment I'll make on the fiscal impact discussion on the agenda item. It lists incremental availability of \$46 million which is the net of, I presume, tearing down the \$18 million of old property and adding \$64 million of new real estate and I say real estate for the purpose of tax ability within the state. Machinery and equipment is not taxable. So if you hear \$500 million mill, the biggest proportion

of that is machinery and equipment which is not taxable, it would be the real estate or the \$64 million.

- Correct. These numbers came in consultation with DOR, just knowing at the end of the day they're gonna be the ones who are assessing this facility. It does seem a little crazy that you spend half a billion dollars on a project and at the end of the day, this is what you have to show for it. With that, the machinery and in these projections, we actually have accounted for zero personal property, just knowing the availability with the state, most of it ends up being exempt or if they go away with it, When I'll go back that's the same thing for the previous district, if it comes in, great, we'll take it. But if not, we never really counted in our assumptions. So thank you for pointing that out.

- Comments or questions? If not.

- I'd like to approve this one.

- Alderperson Dorff.

- I'll second that, Gary.

- Okay. Seconded by Matt, very good, Barb, thank you.

- I'm excited.

- Absolutely.

- For a motion, ask for more discussion.

- Oh yes, I did. Any other comments or questions?

- Keepin' ya honest.

- I'll get better at this.

- If you want a room named after you.

- Well done Jim.

- God bless you.

- Passed unanimous.

- Passed unanimously. Fantastic, is there anything else on the agenda that we want to discuss? If not, I'll take a motion to adjourn.

- So moved.

- Second.

- Third.
- Yeah.
- Melanie and Matt.
- Sure.
- Sure, thank you we are adjourned.
- [Man] Tomorrow we'll be meeting at 12:30.