



MINUTES OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY

**TUESDAY, AUGUST 23, 2022, 1:30 PM
CITY HALL, ROOM 604 - THE HARRY MAIER ROOM**

A. ROLL CALL.

I. Members: Gary Delveaux, Chair; Matt Schueller, Vice-Chair; Ald. Randy Scannell, Deby Dehn, Kathy Hinkfuss, Melanie Parma, and Jessica Ganther.

Liaisons: Jeff Mirkes, Leah Weycker, and Brooke Hafs.

Present: Matt Schueller, Randy Scannell, Gary J. Delveaux, Kathy Hinkfuss, Jessica Ganther, Excused: Melanie Parma, Debra Dehn

Liaisons Present: Jeff Mirkes

B. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the August 23, 2022, meeting of the Redevelopment Authority.

Moved by Kathy Hinkfuss, seconded by Matt Schueller to approve the agenda. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

C. REGULAR BUSINESS.

I. Consideration with possible action on a development agreement to replace I9-04 TWG @ the Railyard changing the project from a market rate housing project to an affordable housing project, updating the projected valuation of the project and updating the overall construction schedule.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to open the floor. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to close the floor. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None,

Abstain- None.

Moved by Ald. Randy Scannell, seconded by Jessica Ganther to approve a development agreement to replace 19-04 TWG @ the Railyard changing the project from a market rate housing project to an affordable housing project, updating the projected valuation of the project and updating the overall construction schedule. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

2. Consideration with possible action on an amendment to Development Agreement 20-01 regarding clarification of project dates.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to approve an amendment to Development Agreement 20-01 regarding clarification of project dates. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

D. INFORMATIONAL.

1. Director's report and project updates.

Neil Stechschulte presented the Director's Report.

2. Next Regular Meeting: September 13, 2022 at 1:30 PM

E. ADJOURNMENT.

Moved by Ald. Randy Scannell, seconded by Matt Schueller to adjourn. Motion Passed.

Yes- Gary J. Delveaux, Kathy Hinkfuss, Matt Schueller, Randy Scannell, Jessica Ganther, No- None, Abstain- None.

VERBATIM MINUTES

- All right. We are recording. It's two right up here. All right, we'll go ahead and get started. Delveaux?

- Here.

- Schueller?

- Here.

- Scannell?

- Present.

- Deal?

- Excused.

- Hinkfuss?

- Here.

- Pharma?

- Must be.

- And Ganther?

- Here.

- Okay. We have forum, sir.

- Excellent. Motion to approve the agenda please.

- Kathy?

- Second.

- Seconded, and Matt, , alright?

- All right.

- Aye.

- Motion carried. Regular order of business, consideration of possible action and development agreements being placed 19-04 PWG at the rail yard. Changing the project from a market re-housing project to an affordable housing project. Up the projected value project and updating the overall construction schedule. I share with Neil.

- Yes, sir. Thank you for that. They've been working on this one for quite a while. This has been both DWG and the city and base companies have been working on trying to come to an updated agreement on this. That agreement is attached in your packet. The primary difference, the type of assistance is essentially the same as the original project. The key difference is changing it from a market-rate project to an affordable-rate project. Just if folks remember this was originally a new market tax credits deal for a market-rate project. TWG then lost that financing, that financial backer for some reason, backed out of the project. So they spent the previous year kind of hitting the reset button on their capital stack, which they were successful in applying for WHEDA tax credits for the project. So they have been awarded those tax credits, and this essentially resets the development agreement to essentially reflect that change in the project. The evaluations is still 21 million, as it was previously. And the way the TIF assistance is being actually divided out is exactly the same as it was in the previous agreements. That aspects have not changed. So, obviously with the delay, we did have to update the project schedule to make it reflect so they can get going again. So they are upon approval here, they are ready to get going. And I think they actually have their financing largely in place contingent on this moving forward. So then it's simply a matter of, they would hopefully actually still be under construction yet this fall.

- And the exterior building is the same and very attractive.
- Literally the exact project as was previously composed.
- Same one.
- So normally we'd be working with TWG directly, so help me to understand DBL holdings. How do they fit into this?
- This is essentially, this was done as a three party agreement. DBL is kind of the master developer, I guess. In terms of, of the overall site, essentially they kind of originally had the options and controls on the site. So the way this agreement was done, it was actually done as a three party agreement.
- Right.
- So all three parties essentially have to agree to those changes. So part of the delay, there was some language that DBL was looking for that staff was not necessarily in agreement with. Those things were essentially worked out, and did not end up coming forward in the agreement.
- Okay.
- So certainly having to answer any questions for folks.
- Right. As far as changing it to market, it wasn't market, it's less market-rate, and more of low-income housing, if you will, if that's the right term. And we actually approved that at a previous meeting.
- That's correct.
- Yeah.
- All right, questions, comments, please?
- Just one quick question to Neil, now that we've been through the changes and I think it's changed the total, likely-assessed value of the property. What's the change amount?
- The actual assessment on the project specifically, was essentially 21 million in the earlier agreement. So we kind of had assumed that that was actually, projections actually had the project coming in at a higher valuation than 21 million, but in the agreement we negotiated 21.
- Yep.
- So actually, with the change of doing this, that was actually confirmed and run through our assessing department. They have, TWG has essentially agreed to still retain that 21 million. They feel that they're still comfortable with that number, even with the change to an affordable project. They still believe that that valuation is going to be attainable.

- Okay, because I was reacting to there's a statement in the agenda item that says the lower valuation of the project will create a lower cash flow of TID increment.
- And that's because the guarantee remains the same, but the actual projection we were looking at, I think we were actually expecting a little bit higher valuation on the project.
- Got it.
- We own the other building on the corner as well, right?
- That is correct. They're also owner of Broadway loss.
- I'd like to think we are having good success with them over there?
- We are, I think they've had some maintenance things that they've worked through and they continue to be on site. It will actually help when getting this project, actually having more management site on staff to continue. But yeah, they've been very responsive to staff to this point. Absolutely.
- Okay.
- Question. Did you say there was also a change in schedule, but they're still looking to get under construction in the fall?
- Correct, the development, essentially we're about a year and a half behind on the original development agreement. So it's simply kind of updating those dates to reflect the current schedule. But I do have Mr. Kelly is available at least through Teams, if we have any specific questions for him. So just to make sure, essentially they are still looking at approximately a little over a year construction schedule, but they would like to get started yet this fall.
- Over to Scannell, this is your area, right?
- It is correct, yes indeed.
- What you feel about this?
- Oh yeah, a hundred percent behind it.
- Good.
- Good.
- So I have a question, cause I've been asked this before. So is WHEDA those tax credit that's federal money? Is that federal or state money?
- I think that's, isn't WHEDA state money?
- I think it's state.

- State agency. Every state gets their own allocation, or in front--
- I'm just wondering if they're required to follow the Davis-Bacon act.
- Yeah. Ryan, can you hear me?
- Let's see if I can- Hold on Ryan, I'm gonna try to get your volume turned up here so we can hear you a little bit. Hold on.
- Is it coming from the phone?
- Yeah, he was coming through a second ago here, hold on.
- Oh, yes. If it's not open, you would need to open the floor.
- Oh yes. Motion to open the floor.
- Second.
- Motion is seconded.
- Aye.
- Hold on Ryan, just a second.
- Aye.
- Okay. For some reason, Ryan, I'm not getting my sound to be able to come through, so I'm gonna have to translate for you here. So the question is, are you guys subject to Davis-Bacon because of your WHEDA tax credits?
- Okay. It is still a federal resource, but they said they're not subject to Davis-Bacon because it is essentially a state program.
- Okay. Other questions or comments?
- Oh, wait, motion to close the open meeting.
- Motion to close.
- And just the other questions for developer.
- Motion to close the floor.
- Second.
- Second.

- Second.
- Yes.
- And motion is second to close. Go back to regular business owners, those in favor say aye.
- Opposed? Motion carried. Thank you.
- Motion to approve.
- Motion to approve, open to scale.
- Second.
- Second by Jessica. Any questions or comments in regard to the motion? Not all in-favor of motioning, say aye.
- Aye.
- Aye.
- Opposed, motion carried. Okay. Excellent, thank you.
- You're approved Ryan! Thank you.
- Yeah, we're anxious to see progress.
- Don't be so loud next time.
- Okay, yeah.
- Okay, item number two and next order of business. Consideration of cost-to-action and amendment to development agreement 20-01, regarding clarification of project gates. This is in regard to the Monroe project, right?
- Yep. And this was just at the previous RDA meeting. We went so fast, I know staff kind of reported that we had some date changes requested by the developer. We're quite fully confident that those were addressed in the motion, so we're just bringing it back one more time with those dates actually added to the amendment. And they're highlighted in your packet. So everyone to make sure that we're actually voting, and including those amended dates. I think that was the intention, but we got going so fast, we weren't sure if it was actually included in the motion. So we're just bringing it back one more time to be sure.
- I guess they had a question for you, and you explained it, as far as how the payment for the land and the temp and all that, per se break down. Could you give that to us again please?
- Yeah, absolutely. Specifically the question chairman Delveaux asked was in terms of the debt

service on the actual property. So that is actually incorporated into our cash flow as a dedicated percent. I think we said 8 percent, I believe is what is actually being held back each year to be put towards the debt service to repay the city for that land. So in addition, there's the percentage that is going to the developer, there's a set percentage then that goes back towards the debt service. And then the rest goes to the city for administration and other projects.

- So that percentage, Diana, will go toward closing that bond open that we bought the land with, is that the idea?

- Correct. The TID paid for the land, and that'll go back into the fund balance for that TID. So yes, it will pay off the debt.

- Questions or comments on basically adjusting the dates from the original development agreement?

- What's the official shoveling ground date?

- In terms of this, assuming they have their financing, we like said, I think their intention would be to get them in, hopefully working on some environmental work here yet this fall, but the city will probably still retain ownership of that property so we need to work through exactly what that would look like, in order to get them moving forward. But we could actually see them, I think probably a spring breaking ground for actually moving forward on construction of the project.

- Because this is the grocery?

- Yep.

- Correct.

- If everybody wants, absolutely, we'd be saving.

- So spring break, they'll break ground in spring.

- So this was, obviously the last meeting this came forward as the actual amendment, just to kind of recap, for different members who were here. Essentially, the construction costs came in considerably higher than they originally anticipated. I think a difference of like 33 million to 43 million.

- Whoa.

- So I got their attention. Certainly their interest rate, I think also went from, I think just like about 3.8, 3.9% to 6% on their construction. So obviously that, and then I think the third whammy was they got increased environmental costs on the site, in terms of actually probably having to do a little bit more remediation. Obviously, we had been in pretty regular communication with the developer on this one. They actually offered if there's anything they could do to reduce costs and so forth on the project, we said, "do not change the project." I think everybody likes the project the way it's defined and designed. You really don't want, if you value engineering, fine. But please don't change the nature of the project. Obviously the underground parking is the thing that's certainly causing the conflict with the environmental work.

- Right.
- So that's why they're gonna have to probably do a considerable amount of actually taking the old soil off and then having to put clean fill back in to make the project viable.
- Very nice building design too. Great tractor.
- Yes.
- Absolutely.
- Questions or comments or any motion--
- Motion to approve.
- Motion to approve, on--
- Second.
- And second, right there. And questions or comments regard to the motion? If not, all in the favor, say aye.
- Aye.
- Aye.
- Aye.
- Opposed? Motion carried. Give us an update, Neil. What's happening?
- So I actually have a printed version here for everybody.
- Oh, hey!
- We're getting there. Right? I knew you were coming, so there we go. I'll fire this up. Again, this is kind of just a narrative update on a majority of the large projects. I want to bring that up on the screen here. So we've got just trying to do a quick status update on all of the major projects here, that we're in here. A couple of newer updates, Legacy Hotel is under construction. We've worked in East Town Mall, facade improvements and the credit line building are obviously underway. So, Fort, we just talked about that. Great update here for that one, obviously here today. Good news regarding the merge urban development has kind of, concluded a lot of their soils work and it's looking like they believe they're going to be able to kind of just flip the order of their buildings in order to get going on that. What would've been building two will now become building one. So the soil's information is working out. They figure if they could start on that one and let the soil settle on the other site a little bit longer, they should be able to proceed largely on schedule, but we have to do some final amendments to that development agreement. So that'll probably be coming forward to accommodate those changes. Phase one improvements permits were issued for the construction, So

that construction should be beginning here, hopefully any day now. As soon as we get the contractor mobilized and working on there. We just talked about 200 North Monroe. So, Impact Seven is also another project. They've had some staffing changes on their end, but we'll be looking at trying to get a updated development agreement. Hopefully, maybe it's a September meeting. If we can hustle and get something done by then. So hopefully we're actually in a meeting with one of their staff here on Wednesday. We'll be meeting with them. 200 properties is preparing I think to do some site work, maybe this fall, but we'll probably be under construction really in earnest, in the spring. 222 Cherry Street, that has been approved by this body and by counsel. But we are also looking at possibly doing some last-minute adjustments to the schedule because of some delays on there. There's also some questions about making sure whether or not the first floor will actually be able to be used or not.

- Jeff, Jeff, you have update on that? The first floor.

- I heard you say something earlier.

- So none other than, you know, buses is contemplating another location, depending upon what the plan is.

- Okay.

- So we are working with them.

- Okay, thank you.

- Public market work continues. We just kind of worked on the grant agreement for the sod grant, through arbor funds for that project. So that's moving forward. So they're getting ready to kind of get going on their capital campaign for that project. General Capital, the residential project, is still working on, on their capital stack behind the public market, and figuring out exactly how that would go. A lot of work Being discussed with staff on how their parking might work with onsite, and in the surrounding area. Folks, remember that developer Phillip Barson had brought in the 400 and 500 block of north Broadway, talked about doing a project requesting TIF assistance. He's doing it right now, he's moving forward on a reduced project, and is not planning on asking for financial assistance at this time. So maybe something in the future that may be coming back, but there is still a project moving forward there. We are waiting to hear back from Gorman on 216 Gold Cherry Avenue. This is the site that's in front of the old shop building there, HJ Martin site, possibly having a project there. They have been awarded tax credits and are in negotiations with the Martins on actually acquiring that property and executing that. So we're kind of waiting to see kind of an update, and probably eventually a development agreement with that project as well. Probably, hopefully, sometime before the end of the year One Astro, we have the preliminary CSM has been completed and drafted. We're working on some final comments to actually get that land transfer done for the trail. and so forth. And get that done and actually get Mr. Miller his money that he's owed for doing those improvements. But he is kind of in the process of evaluating some financial options and, deciding whether or not he's going to move forward on his phase two, whether it would actually be the actual apartment construction. So he has not made a full determination as to whether or not he's gonna proceed with that at this point or not yet.

- And Neil, can you refresh me on this one, because this one has now been bogged down for a long

time? Like, are we just kind of stuck now sitting if they don't move forward? Or you know, what are--

- I don't remember the agreements.

- Yeah, essentially it wasn't, the phase one was the actual trail development itself, and then the land swab and we got a little bit delayed on the land swab aspect of it. Because we were waiting, I think both parties were waiting for the other one to do the CSM. So we finally had city's proceeding and getting that done. So as soon as that's done, that was essentially the requirement of phase one of that development agreement. So he completes those improvements, and does the land swab and then actually gets paid. I think it was \$150,000 essentially to help offset the cost of that trail improvement. Which is getting utilized pretty regularly. Every time we go by there, it's pretty busy, a busy segment. So once that's done, so then the phase two is the actual private development project in terms of actually getting some assistance to move forward on that. So he's certainly still looking at that particular project. He's also keeping an eye on development costs. You know, concerned about - certainly hearing about - some of the other folks on riverfront development., and some of the costs there having underground costs in terms of not only contamination, which probably not an issue here, but in terms of soil stability, in terms of putting the foundation in and making sure it's gonna stay where it's not gonna sink when they put things in. So he's still doing a lot of concerns with that particular aspect of it. He's not required to proceed with phase two, and it is a PayGo assistance essentially, from the city's standpoint. So there is no additional financial contribution unless he can score on a project. My guess is, we don't have the TIF in place for this particular project. Our development agreement says we will create one when he's ready to go. So I think the situation is, if Mr. Miller decides to move forward on it, we proceed with the TIF creation and probably, be able to execute the rest of that existing agreement. If he does not, there's probably going to want to be something where he may want to sell that property and still have something in place as an incentive to still possibly do a project. I think we'll know for sure whether or not he's gonna go on probably early, probably January, February of next year. I think he's probably looking to make a decision.

- So he currently owns the site?

- He does own the site, yes.

- Could be a brand new TIF, district nine?

- Yes.

- Okay.

- Green Bay housing authority is going through their capital needs assessments right now, essentially for information manner. I 100 block, east Walnut currently kind of still evaluating some financing options and possibly a couple new partners for a project on that site. Grandview Industrial Park is underway. Obviously the Carnivore Project is broke ground here about a week, week and a half, two weeks ago now.

- Great city.

- All very exciting on that. That's been a lot of staff work has obviously gone into that. We're already moving forward on trying to figure out exactly what the next parcels to acquire, and possibly grow on that site, hopefully. In that area, the city still owns a couple parcels in that area, but maybe looking to see if there's any interest in kind of expanding. We have some contacts with a couple of the property owners in that area. To see what their intentions might be going forward. So right now we are creating the TIF specifically for that project, that is one of the districts that is being created as we speak. In a little company called Nature's Way is getting a little busy, getting busier and getting ready to ramp up and do some things on their end. So I think permits are still anticipated here. Hopefully get this month, I think to get going on the gummy plant expansion. Georgia Pacific is doing site work already. Their existing site work on the Day Street, no specific plans have been really announced on the reuse or sale of that site at this point. But we know, we are anticipating some point, probably this winter, having some discussions with Georgia Pacific and what their intentions there would be. Quick update on the coal piles, since Gary brought in the poster of the guy skiing down the hill. Essentially, we have Brown County is proceeding with engineering studies on the coaling site to try to figure out exactly how they would fit everybody on that site. And then the city's actually starting to engage C. Reiss specifically on how the acquisition of that first, at least the first 10 acres, if not more, would end up being on their current site. So kind of both processes are kind of running parallel right now. C. Reiss kind of wants to have some information, obviously on what their future costs are gonna be at the petroleum site before they would've kind of agreed to a sale price really on their current site, which is reasonable. But we're gonna try to kind of work them concurrently and see if we can continue that process going forward. Let's see here. Similarly, WPS campus they have seen a couple buildings have been taken down. So WPS has actually taken down those that are clean and they aren't using it. And they've actually had a couple of structures come down already, still kind of working with staff a little bit on the overall remediation plan for the rest of the site. Kind of exciting update for the JBS site. We actually had the RFP issued. We actually got nine proposals back on doing concept planning, for that particular site. We're kind of in process of reviewing those right now. So we're excited to kind of get somebody going. I think the mayor's attention will still need to have maybe the first, the community park aspect actually under design and possibly breaking ground as quickly as possible. So we need to get this process moving as quickly as we can, see if we can actually get to move on to the design element of that. So we're probably going to be involving this body in the selection of that consultant at some point. So we'll kind of see, exactly. We haven't quite fully defined how that would be, but probably would've anticipated doing. Try to identify- out of the nine firms, we may be bringing in three or four for interviews. Probably will be involving this body in that interview process.

- So design of the land and all that's gonna happen there, that's done though. The city's done that, right? I mean, as far as what's gonna be where.

- No, this is actually what this is for. A conceptual plan on how all these different elements could fit together.

- Gotcha.

- It is somewhat of a constrained site.

- Yes, yes.

- There's some development things going on there. We got some high expectations on what we'd

like to see on there. So actually, we've got some really good, some very talented firms I think have submitted--

- Excellent.

- --RPs. So we're excited to be bringing a few of those hopefully to this body for some consideration here--

- Yeah.

- --in the very near future. We talk about light park renovation, obviously the dock wall improvements were good. Celebrated the couple of cruise ship stops already this summer. Coverage and plan for the park is still, I think, underway. Hopefully it'll be done by the end of this year.

- You mentioned earlier Dean Haen, the port director told 33rd, he said he's anticipating eight ships next year. That's amazing.

- That'd be fantastic. That'd be fantastic.

- I never heard that.

- That's probably, well, I would imagine that's hopefully the existing company doubling up, and then maybe bringing in a new, a second firm, a second company I would imagine.

- He seemed pretty confident about it.

- We'll hold them to it, because that'd be great if they actually ended up getting that many, that'd be super.

- There's boat traffic that we could get down here, if we build the right- You know, you have the marina or place to get docked.

- If you build it--

- They will come!

- They will come.

- In this case, right.

- There's a lot of people on lane this year about going to Green Bay.

- It's all the research you've been doing, right?

- Yeah.

- That's right.

- Yes! Because I'd love to see more voters do that.

- Obviously RDA has moved forward, all these TID creations and amendments that you see on the screen here. So we're going the city council on the 30th and then joint review board, I believe on the 18th or 19th. We haven't actually set that date yet. Once we have council action, we'll probably go on and schedule that meeting. And then the other thing that staff, especially finance department, has been spending a whole lot of time on is on arbor funding. So quite a few projects have been approved as of last Tuesday, if it was. And there's still several others that are still needing some staff evaluation and will be being brought back here shortly.

- Great. Great update.

- Awesome.

- Yeah. So we'll try to keep that same packet. Now that we've got the format, it's a lot easier to update.

- Yes.

- And we are still looking to add Kathy and Kim for tying in the agreements, the agreement date specifically on when things are gonna happen. I know that was one thing you had asked for.

- Yeah

- So we've got it overall--

- I mean we got this far. Hey, I am really happy.

- Perfect. So this we know, we know this has at least given us a good checkpoint to kind of keep, you know, the idea would be to present this to you guys. If you have any questions, we won't read through the whole thing every single time.

- Right.

- It still has the changes--

- Exactly.

- --from the last part?

- Exactly.

- And Mr. Marcus, a question for you.

- Yes, sir.

- No financial interest in this question.

- When does Tequilas open? I'm just highly interested.
- Yes. It's top secret, but it is in September. They will open in September.
- Okay.
- They're excited about it. I toured it a few weeks ago, the space is beautiful, did a very nice remodel. They purchased the property and invested nicely in it. They will be having a friends and family event taking place there. I can't let you know when that is, but they're excited to be opening in September.
- Awesome.
- Awesome.
- And then, you know, the recent news, Mr. Schneider has announced that Black and Tan's coming back from building, and the Daily Buzz. And that'll be free-standing, we'll take the entire second floor. He is partnering with a well-known chef Andy Miller, from Galley 57 and they are going to build a full, commercial kitchen on the first floor. The Daily Buzz will take the entire first floor and will be standalone. And they've also indicated and gone public that they are acquiring the ten-oh-one, and will bring it back as the ten-oh-one club. Hope to do that yet this year. So, ten-oh-one and Tequilas will be two fine new additions in the Main Street District.
- Fantastic.
- And currently, what I just mentioned to share earlier, we're working with six restaurant groups in the downtown area at this point in time. New, expanded, or revised, by some very nice activity in the realm of hospitality.
- Great.
- Excellent job.
- I know. Cheryl, if there's anything else, housing-wise, that we wanted to update?
- No, I think we were successful in receiving some market dollars for housing projects, which was great. The only thing they held for us was some art asks that we had, held till September. So that was good. Continuing to work with developers on the east Walnut site. We're moving forward on that.
- Doing a tour with WHEDA?
- Yep. WHEDA, the new director of WHEDA is coming into town next week and we're gonna give the dog and pony show for some sites they're interested in seeing.
- Excellent.

- It's ?

- Yes.

- Oh, he's a great guy.

- Great update, lots of exciting things, as always. Thanks. Our next meeting will be September 13th. And with that in mind--

- Motion to adjourn it.

- Motion to adjourn, from Scannell.

- Second.

- And second from Matt, all those in favor say aye.

- And we're adjourned.

- Thank you, everyone.