

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA

2 Office of Zoning

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Case No. 07-26F (City Market @ O Condo - PUD

8

Modification @ Square 398); Case No. 13-18 (WBJ

9

Wheeler Road, LLC - Consolidated PUD & Related Map

10

Amendment @ Square 5925); Case No. 03-12Q/03-13Q

11

(Capper/Carrollsborg - Modification to PUD @

12

Squares 739, 767, & 768)

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6:30 p.m. to 6:59 p.m.

16

Monday, January 26, 2015

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Jerrily R. Kress Memorial Hearing Room

20

441 4th Street, N.W.

21

Suite 220 South

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Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairperson

3 MARCIE COHEN, Commissioner

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 SHARON SCHELLIN, Secretary

7

8 Office of Planning:

9 STEVE COCHRAN

10 KAREN THOMAS

11

12

13 Also Present:

14 ALAN BERGSTEIN, ESQ., Office of Attorney General

15 MEREDITH MOLDENHAUER, Griffin Murphy Moldenhauer

16 &

17 Wiggins

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## P R O C E E D I N G S

1  
2 CHAIRPERSON HOOD: We're ready to get  
3 started. Good evening, ladies and gentlemen.  
4 This is the 1,402nd meeting session of the Zoning  
5 Commission, Monday, January 26th, 2015, 6:30 p.m.

6 We're located at Jerrily R. Kress  
7 Memorial Hearing Room. My name is Anthony Hood.  
8 Joining me are Vice Chair Cohen, Commissioner  
9 Miller, Commissioner May, and Commissioner  
10 Turnbull; Office of Zoning staff, Ms. Sharon  
11 Schelling; Office of Attorney General, Mr.  
12 Bergstein; Office of Planning, Mr. Cochran and Ms.  
13 Thomas.

14 We do not take any public testimony at  
15 our meetings unless we ask someone to come  
16 forward. We ask you to please turn off all  
17 beepers and cell phones so not to disrupt this  
18 meeting.

19 Ms. Schellin, do we have any preliminary  
20 matters?

21 MS. SCHELLIN: No, sir.

22 CHAIRPERSON HOOD: Okay. What I would  
23 like to do, colleagues, is to move the proposed  
24 action item, which is Zoning Commission Case No.  
25 03-12Q-03-13Q, Capper-Carrollsborg, Modification

1 to PUD at Squares 739, 767, and 768. I'd like to  
2 take that up first.

3 Ms. Schellin.

4 MS. SCHELLIN: Yes, sir. On this case,  
5 we have Exhibits 52 and 52A, submissions from the  
6 applicant; Exhibit 53, we have a letter from the  
7 ANC asking that it be able to provide a written  
8 statement from after its February 9th meeting, but  
9 prior to final action on this case. We'd ask the  
10 commission to consider proposed action.

11 CHAIRPERSON HOOD: Okay, commissioners.  
12 Again, this is set for proposed action. We do  
13 have a request. I read that request as different.  
14 Even though they say "final action," I would like  
15 for everything to be in place in order for us to  
16 move forward in the proposed action stature, or  
17 stance.

18 And I would ask that we honor this and  
19 not necessarily say that we would move forward  
20 with this tonight, and give them an opportunity to  
21 give their comments to us before we move forward  
22 in proposed action. And I will just put that on  
23 the table.

24 Any other comments?

25 (Pause.)

1 CHAIRPERSON HOOD: Mr. May.

2 MR. MAY: I would agree with you, Mr.  
3 Chairman. I know that the letter says "final  
4 action," but I'm reluctant to take action until  
5 we've seen what they have to say in their report.

6 CHAIRPERSON HOOD: Okay. Anyone else?  
7 Commissioner Miller.

8 MR. MILLER: Well, I would say that I  
9 think I just want to -- I'm appreciative that the  
10 applicant has come back with a range of both a  
11 base and a cap on the public housing units to be  
12 located on each square. So I think it is  
13 responsive to what we were asking about and what  
14 the residents were asking about at the last  
15 hearing.

16 But I have no problem with waiting for  
17 ANC.

18 CHAIRPERSON HOOD: Okay. Any other  
19 comments up here?

20 (No audible response.)

21 CHAIRPERSON HOOD: Okay. Vice Chair  
22 Cohen?

23 MS. COHEN: Thank you, Mr. Chairman.

24 Unfortunately -- well, it wasn't  
25 unfortunate, because I was in New Zealand. But I

1 did miss the January 5th or 6th meeting -- I  
2 forgot which -- January 8th. Thank you. And I do  
3 have a couple of observations that I want to share  
4 with my colleagues and the applicant and, of  
5 course, the ANC.

6 First of all, my observations, based on  
7 what has taken place in the neighborhood, the  
8 neighborhood is very integrated. And the  
9 buildings that have the low-income units, of  
10 course, are integrated. And although it is always  
11 preferable to have each building integrated, I  
12 think that the neighborhood meets the definition  
13 of "integrated."

14 I also strongly believe that the points  
15 that were made by the Housing Authority, somewhat  
16 articulately and some of them inarticulately, but  
17 the financing for this project continues to be  
18 very difficult. The problem, one of the problems,  
19 is not just the capital costs of providing what's  
20 called the annual contributions contracts, but  
21 it's also the management costs.

22 When a resident pays 30 percent of their  
23 income, which is required by law, or \$50, which I  
24 think is required by DCHA, that really doesn't  
25 even cover the costs of operations. So, their

1 intent to sell the land so that they would have  
2 two parcels, two buildings, one fully affordable,  
3 one mixed -- I mean, one fully market. What  
4 they're attempting to do, I believe, is have the  
5 income from the sale of the portion of the project  
6 to be used as capital and probably a reserve fund  
7 for the operations.

8 I'm assuming that a little bit, but I do  
9 know that the Department of Housing and Urban  
10 Development, which gets its financing from  
11 Congress, has really placed housing authorities in  
12 an awful situation. The cutbacks are cruel not  
13 only for to-be-built projects, but for existing  
14 projects. And it is a major struggle.

15 And with HUD deciding to not finance with  
16 a  
17 -- it's called a 220, section of the Act -- market  
18 rate insurance, and the reason why they're not  
19 doing that is because, again, they're concerned  
20 about oversupply of market-rate units in that  
21 neighborhood.

22 When FHA takes that stand, it's not  
23 surprising other lenders take that stand as well,  
24 because FHA is usually the entity that takes the  
25 risk in the neighborhood. And since they're

1 unwilling to do that, others follow. So I think  
2 that the Housing Authority is between a rock and a  
3 hard place.

4 One of the things that I did notice from  
5 the ANC is they have embraced the idea, and it was  
6 other people who testified, they embraced the idea  
7 of a mixed-income community. And as I said, I  
8 think that it exists. But they also embraced the  
9 idea of diversity.

10 One of the concerns, however, is that  
11 there was this innuendo that, and somewhat of a  
12 bias for low-income people. Low-income people  
13 have been severely limited in their choice, their  
14 choice of schools to send their children, their  
15 choice of being able to shop and have retail  
16 nearby, their choice to really go wherever they  
17 want to go. That's been a historic problem in our  
18 country.

19 Isolation is a problem. Isolation  
20 exists. There are a lot of reasons, and there are  
21 a lot of unintended consequences. But one of the  
22 things that I know low-income people do have is  
23 community. And that is one of the problems we  
24 have when we attempt to redevelop communities and  
25 we face displacement.

1           So I just want to reassure everyone that,  
2 even if it is a building of affordable people, or  
3 affordable housing, they will see community within  
4 their building and within the neighborhood.

5           DCHA happens to have files, I believe, of  
6 people they've displaced from Capper-Carrollsburg.  
7 I know their housing -- they have said this  
8 repeatedly in other venues, including in front of  
9 the Zoning Commission, that much of their list,  
10 waiting list, is for two-bedrooms.

11           But I would like to see for, whether it's  
12 for probably second stage, I want to see how many  
13 people have been displaced, how many people came  
14 back, and of those displaced, will we able to  
15 match their bedroom size? Will we able to --  
16 because I believe one of the people who testified  
17 had been displaced from Capper. She did go back,  
18 but she's aware of some people who either have had  
19 additional children or their children have moved  
20 out. So there may be a mismatch, and I think we  
21 need to know more about that.

22           I would also like to say something about  
23 400 M Street and the mention that it is so  
24 isolated. I visited this property many years ago,  
25 many times. And I know in the spring and summer

1 and early fall months, the residents love sitting  
2 outside. They love their area, which is, you  
3 know, private, with benches. It's park-like.

4 But I would like to see the ANC actually  
5 reach out either to the Housing Authority or to  
6 the building management and see if they could  
7 actually give something to these residents. Visit  
8 them. Make sure that they are connected to the  
9 community more. I think seniors are more  
10 reluctant to make that first effort, but I know  
11 and I really strongly believe the ANC was  
12 concerned about this. And maybe they could take  
13 those extra steps.

14 So, Mr. Chairman, I know you want the ANC  
15 to comment on the proposal of the floor and the  
16 ceiling. I think that they did seem to be --  
17 since I just, you know, read the record in the  
18 last couple of days, my reading was that they  
19 would be satisfied with what the proposal from OP  
20 and working with DCHA would be.

21 And I don't see a problem in moving  
22 forward today and giving them the opportunity not  
23 only at final, but also at the second stage. But  
24 again, I want to repeat, this neighborhood is  
25 integrated. And I think that that is a great

1 success and achievement that was made by the  
2 Housing Authority. Thank you.

3 CHAIRPERSON HOOD: Okay. Thank you, Vice  
4 Chair.

5 I just want to correct for the record,  
6 you did not go out to this site --

7 MS. COHEN: No.

8 CHAIRPERSON HOOD: -- while it was a  
9 potential case. I just want to make sure I put  
10 that on the record.

11 MS. COHEN: I did that years ago.

12 CHAIRPERSON HOOD: Right. That's what  
13 I'm saying. I just wanted to clarify that.

14 The other thing is, I think we will move  
15 in the fashion that we have all agreed to. We  
16 appreciate your comments.

17 The ANC meets on February 9th. Ms.  
18 Schellin, are you going to help me with this  
19 schedule? I'm assuming you gave it to me. The  
20 ANC report would be needed by February 13th. The  
21 applicant's response, if they choose to, is  
22 provided on February 19th, and we'll take this up  
23 on February the 23rd, going forward.

24 MS. SCHELLIN: Correct.

25 MR. TURNBULL: Mr. Chairman, I would just

1 add that I agree with your comments and would go  
2 along with that.

3 CHAIRPERSON HOOD: Okay. All right.

4 Okay. So we will take this up on  
5 February 23rd. And the schedule, I don't think I  
6 need to repeat that.

7 MS. SCHELLIN: No, sir.

8 CHAIRPERSON HOOD: All right. Let's move  
9 to the next final action. Zoning Commission Case  
10 No. 07-26F, City Market at O Condo, PUD  
11 Modification at Square 398.

12 Ms. Schellin.

13 MS. SCHELLIN: Yes, sir. At Exhibit 26,  
14 we have the applicant's post-hearing submission.  
15 Exhibit 27 is an NCPC report that was delegated  
16 action that said it would not be inconsistent with  
17 the National Comprehensive Plan. It asked the  
18 commission to consider final action this evening.

19 CHAIRPERSON HOOD: Okay, commissioners.  
20 Any comments? Questions? And we do have an NCPC  
21 report, which Ms. Schellin has mentioned as  
22 Exhibit 27.

23 (Pause.)

24 CHAIRPERSON HOOD: Okay. Any comments?  
25 Commissioner Miller.

1           MR. MILLER: Mr. Chairman, I think this  
2 hearing went relatively -- went smoothly, and I  
3 think this is ready for final action. I'm  
4 prepared to make a motion to approve, if that's  
5 okay with you.

6           So, I would move that the Zoning  
7 Commission take final action on Zoning Commission  
8 Case No. 07-26F, City Market at O Condo, PUD  
9 Modification at Square 398, and ask for a second.

10          MR. TURNBULL: Second.

11          CHAIRPERSON HOOD: It's been moved and  
12 properly seconded.

13          Any further discussion?

14          MS. COHEN: Yes, Mr. Chairman. I was not  
15 -- attended this hearing.

16          CHAIRPERSON HOOD: Okay. So noted.

17          Any further discussion?

18          (No audible response.)

19          CHAIRPERSON HOOD: All those in favor,  
20 aye?

21          (Chorus of ayes.)

22          CHAIRPERSON HOOD: Any opposition?

23          (No audible response.)

24          CHAIRPERSON HOOD: So ordered. Ms.  
25 Schellin, would you record the vote?

1 MS. SCHELLIN: Yes. Staff records at  
2 four to zero to one to approve final action on  
3 Zoning Commission Case No. 07-26F, Commissioner  
4 Miller moving, Commissioner Turnbull seconding,  
5 Commissioners Hood and May in support,  
6 Commissioner Cohen not voting having not  
7 participated.

8 CHAIRPERSON HOOD: Okay. Next, Zoning  
9 Commission Case No. 13-18, the WBJ Wheeler Road,  
10 LLC, Consolidated PUD Related Map Amendment at  
11 Square 5925.

12 Ms. Schellin.

13 MS. SCHELLIN: At Exhibit 55, we have a  
14 letter from the applicant updating the commission  
15 on the meeting with the ANC regarding the CBA.  
16 Exhibit 56 is a letter from the ANC regarding that  
17 meeting. And Exhibit 57, we have the applicant's  
18 response to the ANC's letter.

19 They ask the commission to consider final  
20 action on this case. This is a carryover from a  
21 prior meeting.

22 CHAIRPERSON HOOD: Okay. Thank you, Ms.  
23 Schellin. This is actually a carryover from, I  
24 think, two prior meetings.

25 This is very troubling to me. You know,

1 you afforded, I afforded, we afforded an  
2 opportunity for the ANC, and typically I've seen  
3 them come back looking a lot better than this.

4 This is very troublesome to me. And some  
5 of the stuff that we're talking about, and I just  
6 think that this was a missed opportunity for ANC  
7 8E. I really have a problem with what I had to  
8 read. And being one of the advocates to ask the  
9 applicant in ANC, that's what I typically do.  
10 That's how Anthony Hood rolls.

11 But what I got back was very, very  
12 disheartening. I don't even know what else to say  
13 about it. So let me open it up for my colleagues.

14 Commissioner Miller.

15 MR. MILLER: I would agree with you, Mr.  
16 Chairman, regarding -- well, I would agree with  
17 your comments that you just made. I think the  
18 applicant has strength in the community benefits  
19 agreement that it was proffering to the ANC. And  
20 they represent that it totals -- it has a value of  
21 1.185 -- \$1,185,000 in combined community  
22 benefits.

23 And I guess I had a question for you or  
24 for our -- for Mr. Bergstein as to how do we get  
25 into the proposed -- into the draft order, the

1 public benefits that have been proffered here?  
2 I'm not sure all of them were listed in the draft  
3 order that I reviewed, but maybe I missed  
4 something.

5 MR. BERGSTEIN: I don't believe that the  
6 applicant suggested that the public benefits that  
7 are now being proffered in the order have been  
8 augmented in any way. So, unless the applicant  
9 agrees to specific portions, to community benefits  
10 package, they can't be placed in the order.

11 MR. MILLER: Can I ask the -- I don't  
12 want to open up the hearing, but can I ask the  
13 applicant's representative if that's still the  
14 case that you're not proffering that? You're not  
15 proffering what you offered to the ANC to be  
16 included in the Zoning Commission's order?

17 CHAIRPERSON HOOD: Can you come to the  
18 table and identify yourself?

19 MS. MOLDENHAUER: Good evening. Meredith  
20 Moldenhauer, from Griffin Murphy Moldenhauer and  
21 Wiggins, on behalf of the applicant.

22 We were under the impression that the CBA  
23 would be a separate, side agreement. So we were  
24 not augmenting the conditions that were already  
25 part, but rather that this would be a separate

1 agreement. And since there are members of the ANC  
2 that this would be the proffered CBA, would be  
3 with, that we would still move forward with that  
4 and honor those representations. But it wouldn't  
5 be part of the order, since we've kind of already  
6 gotten past that stage.

7 And we'd prefer not to have this delay  
8 any longer, but that obviously we put that  
9 forward. And the applicant has made the  
10 commitment to work and provide those. So that's  
11 something that they will be doing.

12 MR. MILLER: Thank you for that answer.

13 Well, I guess I would ask, Mr. Bergstein,  
14 is there any way we can reference that commitment?

15 MR. BERGSTEIN: The commitment for, that  
16 the applicant will continue to work with segments  
17 of the ANC to arrive at an agreed-to CBA? I mean,  
18 we can't compel that.

19 MR. MILLER: Right.

20 MR. BERGSTEIN: We can note that as part  
21 of the finding fact that that representation has  
22 been made. We can put that in the findings of  
23 fact.

24 MR. MILLER: Yeah. That's what I was  
25 asking.

1 MR. BERGSTEIN: Yes, sir. Yes.

2 MR. MILLER: Thank you.

3 Thank you, Mr. Chairman.

4 CHAIRPERSON HOOD: I would agree with the  
5 discussion I just heard. The only exception I  
6 would have is that we -- that the applicant will  
7 work with segments. I know there are some  
8 difficulties, obviously. But I guess to work with  
9 the ANC, and I guess maybe work with those who  
10 cooperate, or whatever the case is. I don't know  
11 what's --

12 (Cross-talk.)

13 MR. BERGSTEIN: Yes. That just came out  
14 of my mouth.

15 CHAIRPERSON HOOD: Okay.

16 (Laughter.)

17 CHAIRPERSON HOOD: I just want to make  
18 sure that we didn't say "segment of." It's  
19 already divided --

20 MR. BERGSTEIN: And I can work with  
21 applicant's counsel for the final wording, too, if  
22 that's permissible.

23 CHAIRPERSON HOOD: Okay. All right.

24 Okay. I'm actually very sorry that  
25 Chairman Muhammad is not here. But anyway.

1           Any other comments? Would somebody like  
2 to make a motion?

3           MR. MAY: Mr. Chairman, I'm not ready to  
4 make a motion. But I mean, this really is an  
5 unfortunate circumstance that we don't have, I  
6 guess, a clear agreement with the ANC. And we  
7 know it's possible for this ANC, in particular, to  
8 negotiate agreements, because they have on other  
9 projects that we've seen very recently. So it's  
10 unfortunate that it hasn't come to that.

11           But I think that the applicant has, from  
12 the evidence in the record, has really gone very  
13 far to try to meet the needs of the community and  
14 respond to the concerns of the ANC. And as much  
15 as I'd like to have that agreement, I don't see  
16 any reason not to move ahead at this moment.

17           I am -- I'm not totally comfortable with  
18 the idea of simply saying that they continue to  
19 work with the ANC to try to come up with a  
20 community benefits agreement as a side. I would  
21 rather have that memorialized in the order. I  
22 mean, that there be, you know, the conditions  
23 would be augmented. But I guess it's hard to do  
24 if there's not agreement.

25           I mean, basically, if we don't -- if we

1 say we encourage them to do more, there's nothing  
2 that compels them to do that. And yet they put  
3 more on the table. I don't know.

4 CHAIRPERSON HOOD: The only thing I know  
5 to do, which we can't do, is go to the ANC meeting  
6 ourselves.

7 (Laughter.)

8 CHAIRPERSON HOOD: And unfortunately -- I  
9 mean, we've given the opportunity. I think we're  
10 on track with what we're dealing with. And I'm  
11 not casting aspersions on any side, because I'm  
12 staying neutral. But I think the only thing we  
13 can do to deal with that issue is to do exactly  
14 what was mentioned by Commissioner Miller and Mr.  
15 Bergstein in that discussion.

16 I don't know what else to do unless maybe  
17 you want to go by to the ANC meeting and help them  
18 work that out.

19 MR. MAY: No, I mean, I was -- the only  
20 thing I might have suggested is that we get  
21 modified conditions from the applicant about what  
22 they're willing to do and then vote on those. But  
23 that would mean putting it off for another couple  
24 of weeks.

25 CHAIRPERSON HOOD: Yeah. And I think

1 we've already put it off twice, if I'm not  
2 mistaken.

3 MR. MAY: Right.

4 MR. MILLER: Since July.

5 CHAIRPERSON HOOD: Let's just say twice.  
6 Let's not say how long.

7 (Laughter.)

8 CHAIRPERSON HOOD: It sounds bad. The  
9 government should be predictable. So, anyway.

10 Any other comments?

11 MS. COHEN: Mr. Chairman, my recollection  
12 from an earlier ANC vote, which I don't think was  
13 reflected in this latest letter, was there seemed  
14 to have been a tie, three-three. Is that -- I  
15 think that's my recollection. And there was a lot  
16 of confusion about the actual position of the  
17 members of the ANC, with the exception of the  
18 chairman.

19 I think that we've given them sufficient  
20 time to work together. I think it behooves the  
21 applicant to continue to keep the ANC engaged and  
22 informed. I think that it's going to make  
23 everybody's life easier if we keep the  
24 communication channels open.

25 But as of now, I am -- I think we've

1 really delayed this long enough and tried to get  
2 the ANC to be more forthright and accurate in  
3 detailing its opposition.

4 I'm still not sure I understand the  
5 opposition. I'm still not sure what the vote, the  
6 final vote is. It's those types of things that  
7 are still up in the air that it seems like it's  
8 been difficult to pull together for the ANC on  
9 this particular case.

10 So that was my reaction, I guess, to the  
11 latest communication.

12 (Pause.)

13 MR. TURNBULL: I would agree with the  
14 comments of the rest of my colleagues. I think,  
15 for whatever reason, and I'm not sure what  
16 happened on this particular case with the ANC.  
17 This has been a very convoluted process. And the  
18 reports that the ANC has produced don't meet our  
19 standards, and they really are confusing.

20 And I think the -- as Commissioner May  
21 says, the record does show that the applicant has  
22 tried to reach out and meet and go through all  
23 this. So, and I think, after -- I won't repeat  
24 Commissioner Miller's -- well, I should. It goes  
25 back to July when this has been stalled.

1           But, so I think we need to go forward. I  
2 think the project needs to be approved.

3           CHAIRPERSON HOOD: And I'll say this.  
4 Yeah, we're saying July. And it makes it sound  
5 like it's a long time, which it is. Typically,  
6 when we do this, it usually works. And, you know,  
7 we have a hard-fast position sometime that we  
8 take. We afford the opportunity of both the ANC  
9 and the applicant.

10           And I'm not just saying the ANC is at  
11 fault, because I really don't know. Everybody  
12 doesn't do zoning every day. So, articulated in a  
13 letter, they may not do it as well as somebody  
14 else may do it who does it every day, all day.

15           So I want to make sure I give them  
16 deference and understand that they have ways that  
17 they articulate. I'm not saying the ANC was all  
18 wrong, because I don't believe that. I don't  
19 believe that. They have their issues.

20           But I also believe that, in this City, we  
21 need to work together to try to move things  
22 forward, and I just didn't see that happening.  
23 So, and again, this applicant has tried to make  
24 some progress, from what I see here and evidence  
25 to the record.

1           So I think it's enough soap-boxing on  
2 that. Maybe we'll move forward, and maybe the  
3 next time that this ANC has something, maybe we  
4 can -- maybe the Office of Zoning will be able to  
5 help them formulate some of their letters and  
6 their comments. I'm not sure, but we'll see what  
7 happens. And also, the ANC office.

8           So, let's make a motion.

9           MR. MILLER: Mr. Chairman, I would move  
10 that the Zoning Commission take final action on  
11 Zoning Commission Case No. 13-18, WPJ Wheeler  
12 Road, LLC, Consolidated PUD and Related Map  
13 Amendment at Square 5925, with leave for Mr.  
14 Bergstein to work with the applicant's  
15 representative to reference the commitment that  
16 she has indicated tonight that she intends to --  
17 they intend to make good, in a separate agreement  
18 with somebody, the benefits that were outlined in  
19 the proposed CBA.

20           And with that, I'll ask for a second.

21           MS. COHEN: Second.

22           CHAIRPERSON HOOD: Okay. It's been moved  
23 and properly seconded.

24           Any further discussion?

25           (No audible response.)

1 CHAIRPERSON HOOD: All those in favor,  
2 aye?

3 (Chorus of ayes.)

4 CHAIRPERSON HOOD: Any opposition?

5 (No audible response.)

6 CHAIRPERSON HOOD: So ordered. Staff,  
7 would you record the vote?

8 MS. SCHELLIN: Staff records the vote  
9 five to zero to zero to approve final action  
10 Zoning Commission Case No. 13-18, Commissioner  
11 Miller moving, Commissioner Cohen seconding,  
12 Commissioners Hood, May, and Turnbull in support.

13 CHAIRPERSON HOOD: Okay. Ms. Schellin,  
14 do we have anything else?

15 MS. SCHELLIN: That's it.

16 CHAIRPERSON HOOD: Okay. So with that,  
17 thank everyone for their participation, and this  
18 meeting is adjourned.

19 (Whereupon, at 6:59 p.m., the meeting was  
20 adjourned.)

21

22

23

24

25