

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On January 23, 2020
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Regular Meeting on January 23, 2020 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Shane Mallory, Administrator, DAS Leasing & Property Transfer (10:13AM-10:35AM)

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich and Mr. Halpert seconded a motion to approve the minutes of the January 21, 2020 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	19-278
Transaction/Contract Type:	RE/ Assignment of State Owned Space
Origin/Client:	DAS/PFMLIA (Family Medical Leave Insurance Authority)
Project Number:	14-186-008
Property:	450 Columbus Boulevard, Hartford
Project Purpose:	Employee Assignment of Space pursuant to 4b-29

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The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for assigning space for PFMLIA Executive Director to locate on the 15th floor of 450 Columbus Boulevard, within the Commissioner’s office suite. PFMLIA is a quasi-public state agency established pursuant to Public Act 19-25, as amended by Public Act 19-117.

A Memorandum of Understanding between DAS and PFMLIA was executed on October 10, 2019. Section 3 of the MOU states DAS will provide office space, equipment, IT and Telecom all at no cost to PFMLIA.

OPM has previously approved (12-24-19) the location of staff pursuant to CGS 4-67g(f) “(f) Each state agency shall request and obtain the written approval of the secretary or his or her designee prior to any (1) change in ownership of state real property, (2) change in use of state real property, (3) use of state real property by an entity other than a state agency, or (4) use of state real property by a state agency other than the state agency with custody and control over such state real property. For purposes of this subsection, “state agency” does not include a constituent unit of the state system of higher education, a technical high school or an agency in the legislative or judicial branch of state government.”

RECOMMENDATION: Staff recommend approval of the location of a state employee to 450 Columbus Blvd for the following reasons:

- The relocation complies with CGS 4-67g(f) (OPM statutes); and
- The relocation complies with CGS 4b-29 (DAS statutes).

Sec. 4b-29. (Formerly Sec. 4-133a). Allocation of facilities to state agencies. The Commissioner of Administrative Services shall, subject to the approval of the State Properties Review Board, order the assignment and removal of state agencies, other than institutions and the Judicial Department, to and from real estate available to the state, through ownership or lease, when he deems it necessary to provide space, facilities and necessary accommodations to meet the needs of any of such agencies and when such assignment or removal will be in the best interests of the state. If any such agency fails to abide by an order of assignment or removal of the commissioner, the Commissioner of Administrative Services shall promptly inform the Governor of the reason for his order and of the failure of the agency to comply therewith. For the purposes of this section, the term “Judicial Department” does not include the courts of probate, the Division of Criminal Justice and the Public Defender Services Commission, except where they share facilities in state-maintained courts.

PRB #	20-001
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	14-186-004
Grantor:	Thomas J. Howley et al
Property:	Branford, Limewood Ave (13 & 14)
Project Purpose:	CT Route 146 Seawall Rehabilitation
Item Purpose:	Voucher

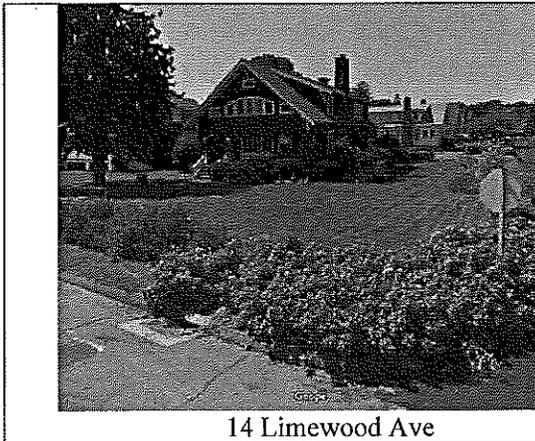
DAMAGES: \$23,000.00

DOT PROJECT:

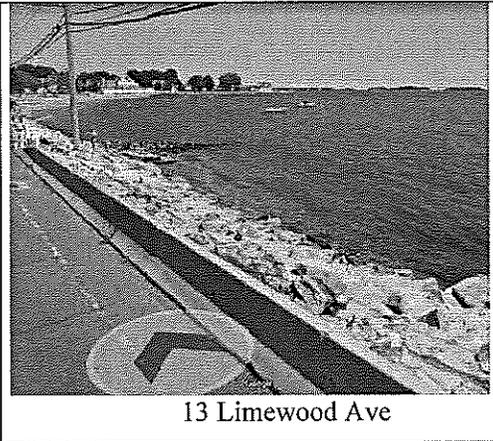
The purpose of the project is to construct a seawall to protect Scenic Route 146 from being eroded by wave action. The existing stone revetment and concrete barrier will be removed in its entirety. It is proposed to construct a 3-foot utility buffer adjacent to the roadway, followed by a 5-foot concrete sidewalk, concrete retaining wall, and a stone revetment to dissipate wave energy.

Construction is anticipated to begin in fall 2020 based on the availability of funding. The estimated construction cost for this project is approximately \$5.8 million. This project is anticipated to be undertaken entirely with State funds. (<https://portal.ct.gov/DOT/Construction-News-from-the-Connecticut-Department-of-Transportation/2018/Public-Information-Meeting-Regarding-the-Proposed-Seawall-Rehabilitation-on-Limewood-Avenue-Scenic-R>)

Subject Property Description, Before the Taking: The subject property (per appraisal) consists of two lots. 14 Limewood Ave is a 10,890 sf corner lot with views of Long Island Sound, improved with a 2,364 sf two story dwelling constructed in 1920. 13 Limewood Ave is a 690 square foot waterfront lot with approximately 61' of direct frontage on Long Island Sound.



14 Limewood Ave



13 Limewood Ave

Before Valuation: An appraisal was prepared by DOT appraiser John P. Kerr as of September 4, 2019.

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of residentially-zoned land with water frontage in Branford and concluded that the fair market value of the subject land was \$40.16/square foot, or

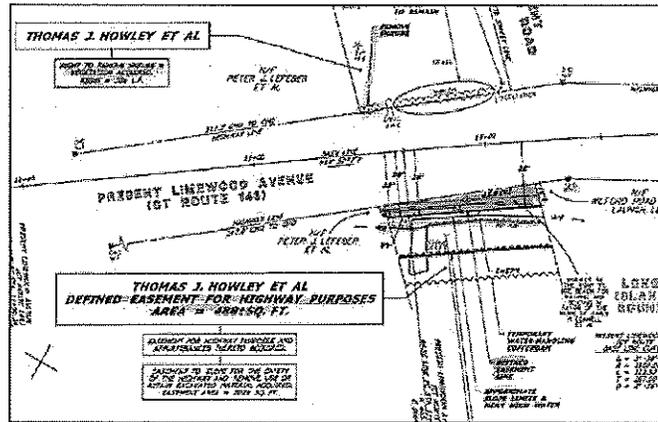
Item	Calculation	Value
Fee Simple	11,580 sf x \$40.16/sf	\$465,000
Contributory value of site imp.	Lump Sum	\$1,500
	Rounded	\$466,500

Improvements on the site are not impacted and assigned an "X" value.

The Taking: DOT will acquire the following:

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1. A Defined Easement for Highway Purposes over an area of 488± sq.ft. of land;
2. Right to remove shrubs and vegetation over an area of 20 LF; and
3. Easement to slope for the safety of the highway and remove, use or retain excavated material over an area of 202± sq.ft. of land.



The following is a summary of the effects of the taking:

1. A loss of use of land during construction for the waterfront parcels during the 2-year construction period.

After Valuation:

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales residentially-zoned land in the Before and concluded that the fair market value of the subject land was \$40.16/square foot, or

Item	Calculation	Value
Fee Simple	10,890 sf x \$40.16/sf	\$437,342
Defined Easement Area	488 sf x \$40.16/sf x 1%	\$196
Slope Easement Area	202 sf x \$40.16/sf x 75%	\$6,084
	Total	\$443,622
	Rounded	\$443,500

Calculation of Permanent Damages

Item	Value
Before Valuation	\$466,500
After Valuation	\$443,500
Permanent Damages	\$23,000

RECOMMENDATION: Board approval of damages in the amount of \$23,000 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The damages are supported by the DOT appraisal.

PRB # 20-002
Transaction/Contract Type: RE/ Voucher
Origin/Client: DOT/DOT

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Project Number: 018-135-004
Grantor: ECB Realty, LLC
Property: Brookfield, Federal Rd (177)
Project Purpose: Safety Improvements along Route 202
Item Purpose: Voucher

DAMAGES: \$5,200.00

DOT PROJECT: The purpose of this project is to improve safety on the lower portion of Route 202 (Federal Road) for all users. The project limits are from the driveway of BJ's/Kohl's to the intersection of Route 202 (Federal Road) and Route 133 (Junction Road).

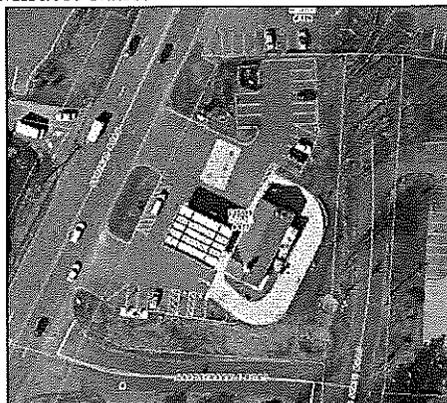
The project consists of four (4) intersection safety improvements:

- The construction of a southbound dedicated left-turn lane into Chick-Fil-A and Shop Rite plaza.
- The installation of a traffic signal at the intersection of Beverly Drive and Hardscrabble Road.
- The installation of a traffic signal at the southern intersection of Route 202 and Old New Milford Road.
- The removal of one of the two traffic signals at the northern intersection of Route 202 and Old New Milford Road.

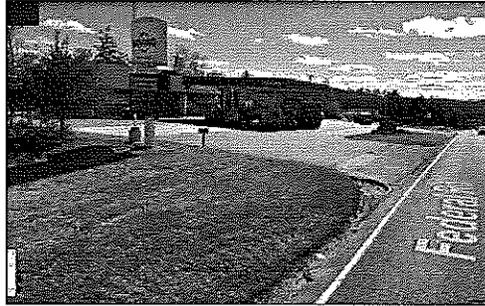
The project also proposes the widening of the roadway along the corridor to provide 4-foot shoulders to improve safety for bicyclists. In addition, the project will include the construction of 5-foot sidewalks to accommodate pedestrian traffic along the corridor.

The present schedule indicates that the design will be completed in January 2021, with construction anticipated to begin in summer 2021. The estimated construction cost for this project is approximately \$6.0 million, anticipated to be undertaken with 80% federal funds and 20% state funds.

Subject Property Description, Before the Taking: The subject property (per appraisal) consists of a commercially-zoned, 40,317 square foot, corner lot, improved with a gas station and 1,980 square foot convenience store. The property is located in an intensely developed retail/commercial neighborhood known as the 'Miracle Mile.'



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Before Valuation: An appraisal was prepared by DOT appraiser Steven C. Miller as of November 25, 2019.

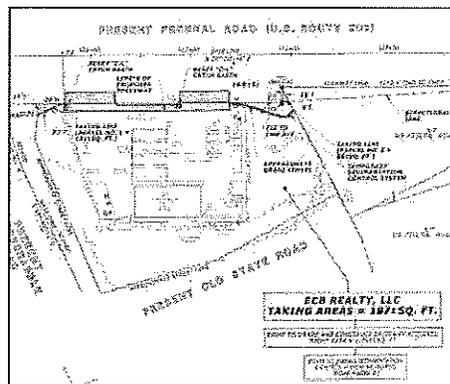
Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of commercially-zoned land in Newtown (1) and Brookfield (2) and concluded that the fair market value of the subject land was \$28/square foot, or

Item	Calculation	Value
Fee Simple	40,317 sf x \$28/sf	\$1,128,876

Improvements on the site are not impacted and assigned an "X" value.

The Taking: DOT will acquire the following:

1. A partial take of two pieces totaling 187± sq.ft. of land;
2. Right to grade and construct driveway acquired over an area of 1,797± sq.ft. of land; and
3. Right to install sedimentation control system acquired over an area of 62± LF of land.



After Valuation:

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales residentially-zoned land in the Before and concluded that the fair market value of the subject land was \$40.16/square foot, or

Item	Calculation	Value
Fee Simple	40,130 sf x \$28/sf	\$1,123,640

Calculation of Permanent Damages

Item	Value
Before Valuation	\$1,128,876
After Valuation	\$1,123,640
Permanent Damages	\$5,236
Rounded	\$5,200

RECOMMENDATION: Board approval of damages in the amount of \$5,200 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The damages are supported by the DOT appraisal.

PRB # 20-003
Transaction/Contract Type: RE/ Voucher
Origin/Client: DOT/DOT
Project Number: 015-371-005
Grantor: Seaview Motors & Repair, LLC
Property: Bridgeport, Seaview Ave (1927)
Project Purpose: Seaview Avenue Corridor Improvements
Item Purpose: Voucher

DAMAGES: \$22,000.00

PROJECT: The City of Bridgeport, with technical and financial assistance from the Connecticut Department of Transportation (CTDOT) and the Federal Highway Administration (FHWA), proposes reconstruction, streetscape enhancements, and a new transportation corridor centered upon Seaview Avenue in Bridgeport. The project will reconstruct and provide streetscape enhancements on Seaview Avenue and construct a new arterial roadway which will provide access to the planned Lake Success Business Park (LSBP), as well as the new Harding High School.

Improvements on Seaview Avenue from Barnum Avenue to US Route 1 are anticipated to include pavement rehabilitation, replacement and upgrade of traffic signal equipment, new sidewalks, streetscape enhancements, transit service features, and relocation of above ground utilities to below grade. The intersection at US Route 1 will be realigned to accommodate a "normalized" four-way intersection with Seaview Avenue and Bond Street, thus eliminating the current offset alignment of the north/south legs.

SITE DESCRIPTION: The subject property consists of a 18,295 square foot corner lot with 138.74 feet of frontage on the west side of Seaview Avenue and 131.78 feet of frontage on the north side of Grant Street. The site is level at grade. The property is located in the I-L zone and conforms to zoning regarding use, but is non-conforming regarding site requirements (lot coverage). The site is improved with a 1,768 square foot, masonry construction, commercial building utilized for automotive sales and service.



The Appraiser opined the highest and best use of the property is for continued automotive use.

Before Valuation: An appraisal was done by independent Appraisers Vincent O'Brien and Michael Fazio, as of 8/01/2019.

Land Valuation: Based on the sales comparison approach, the Appraisers considered five commercially-zone comparable sales, all in Bridgeport, and concluded that the fair market value of the entire property (land only) is \$7.50/sf of land area. The value of the land, before the taking, is then 18,259 sf x \$7.50/sf = \$137,214, rounded to \$140,000.

Sales Comparison Approach: The Appraisers considered four comparable sales improved with automotive-related uses, all in Bridgeport, and concluded that the fair market value of the building is \$155/sf, or 1,768 sf x \$155/sf = \$274,040, rounded to \$270,000.

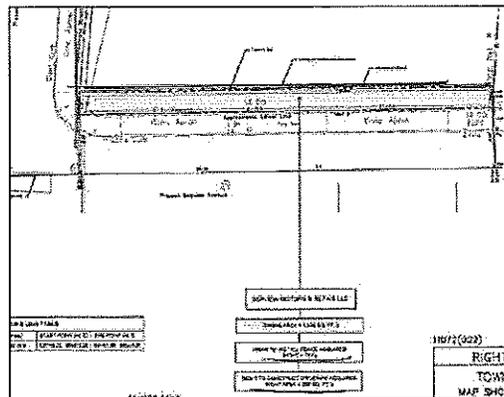
Income Capitalization Approach: The Appraisers considered four comparable rentals of automotive-related uses, all in Bridgeport, and concluded that the fair market rental value of the building is \$15/sf, or 1,768 sf x \$15/sf = \$26,520 gross potential income. After deducting for vacancy, fixed and variable operating expenses (\$23,340 Net Operating Income), the Appraisers developed and supported an 8% overall capitalization rate, indicating a value of \$292,880, rounded to \$290,000.

Reconciliation & Value Conclusion

Summary of Value Conclusions	
Cost Approach	N/A
Sales Comparison Approach	\$270,000
Income Capitalization Approach	\$290,000
Reconciled Value	\$275,000

DOT requires acquiring the following:

- A partial take in fee-simple along Seaview Avenue – 1,036± sf
- A right to install fence over an area of 122± feet
- A right to construct driveway over an area of 235± sf



The following is a summary of the effects of the taking:

1. A loss of 1,036± sq.ft of land area; and
2. Loss of parking for 16 vehicles, or 20% of total parking, creating severance to the remainder.

After Valuation:

Land Valuation: The Appraisers utilized the same land sales from the Before valuation and concluded that the fair market value of the remaining property (land only) is \$7.50/sf of land area. The value of the land being taken is then 1,036 sf x \$7.50/sf = \$7,770, rounded to \$8,000.

Sales Comparison Approach: The Appraisers considered the same four comparable sales and concluded the value of the property, reflecting the loss of land and severance (5%) was \$248,000, calculated as follows:

Indicated Subject Value	
Concluded Value Per SF GBA	\$ 155.00
GBA	1,768
Indicated Value	\$ 274,040
Rounded - Before	\$ 270,000
Less Taking Area Value	\$ (8,000)
Less Severance Damages	\$ (14,000)
Rounded - After	\$ 248,000

Income Capitalization Approach: The Appraisers considered the same four comparable rentals and concluded the value of the property, reflecting the loss of land and severance (5%) was \$268,000, calculated as follows:

Direct Capitalization Summary	
Net Operating Income	\$211,470
Divided By Cost/GR Rate	8.26%
Capitalized Value Indication	\$254,850
Rounded - Before	\$260,000
Less Adjustments	
Less Taking Area Value	(\$8,000)
Less Severance Damages	(\$14,000)
Adjusted Value Indication	\$238,000
Rounded - After (\$151.58 per SF)	\$268,000

Reconciliation & Value Conclusion

Summary of Value Conclusions	
Cost Approach	N/A
Sales Comparison Approach	\$248,000
Income Capitalization Approach	\$268,000
Reconciled Value	\$253,000

Total Direct Damages are calculated as follows:

Direct Damages	
Value Before:	\$275,000
Less Value After:	\$253,000
Total Direct Damages =	\$22,000

RECOMMENDATION: Board approval of damages in the amount of \$22,000 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the independent appraisal report completed by Appraisers Vincent O'Brien and Michael Fazio.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

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PRB # 20-007
Origin/Client: DCS/WCSU
Transaction/Contract Type AE / Amendment #1
Project Number: BI-RD-290
Contract: BI-RD-290-CA
Consultant: O & G Industries, Inc.
Property Danbury, White St (181) – WCSU
Project purpose: Higgins Hall Major Renovation Project
Item Purpose: Amendment # 1

PROPOSED AMOUNT: \$58,575

At the State Properties Review Board meeting held on August 1, 2016, the Board approved #16-187 (BI-RD-290-CA), in the amount of \$1,152,676, for the Higgins Hall Major Renovation Project.

DCS is now seeking approval of an additional \$58,575 in fees for the following services:

- CA Project Manager for additional 60 calendar days - \$52,800
- Commissioning MEP - \$5,775

The overall construction budget was increased by \$1,771,390 to \$24,255,576. The total project budget remains unchanged at \$34,576,000.

DCS has confirmed funding is in place.

O&G Fee for Basic Services (PRB 16-187)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	C. Budget (\$)	(%) Budget
Pre-Construction Phase	\$218,084			
Bid Phase Phase	\$50,000			
Construction Administration Phase	\$716,103			
Project Close-Out Phase	+\$34,950			
TOTAL BASIC SERVICE FEE (#16-187) (A)	\$1,019,137		\$22,184,486	4.59%
SPECIAL SERVICES:				
Mechanical System Commissioning (CES Engineering)		\$86,289		
Building Envelope Commissioning (TBD)		+\$47,250		
TOTAL SPECIAL SERVICES(B)		\$133,539		
O&G - AMENDMENT #2 (#19-279) (A1)				
Extended CA Services	\$52,800			
Commissioning MEP	\$5,775			
O&G - AMENDMENT #2 (#19-279) (A1)	\$58,575			
TOTAL BASIC SERVICE FEE (#19-279) (A)+(A1)	\$1,077,712		\$24,255,576	4.44%
TOTAL FEE (PRB #19-279) (A) + (A1) + (B)		\$1,211,251	\$24,255,576	4.99%

Staff have requested clarification of the following issues:

1. What was the date of Notice to Proceed? What was the substantial completion date based on NTP and 411 calendar days per the Contract?
2. Provide a scheduled prepared when NTP was authorized

3. What were the reason/s for early work authorization? Please provide the date of authorization
4. What were the reasons of the delay in completing Phase I?
5. What is the Added Phase II referenced in the O & G extension of CA services request dated 5-22-19?
6. What is the current status of the project?
7. What caused the \$1,771,390 increase in project cost to \$24,255,576, from established \$22,484,186 in CA Consultant Contract?
8. When did the CA Schedule Consultant inform DCS of delay in the 411 day schedule as required by Exhibit A (H.1) Scope of Services – Scheduling Services?
9. Did the CA Consultant provide a Recovery Schedule to DCS as required in Exhibit A (H.1.1.3.5) Scope of Services – Scheduling Services?
10. Has the Certificate of Completion been issued? If yes, when.

RECOMMENDATION: Staff recommends suspension of this consultant contract in the amount of \$58,575, pending DCS response to the previous issues. The CA fee of 4.99% of construction cost is within the DCS CA Services guideline of 5.0%.

FROM PRB #16-187

PRB # 16-187, Standard Fixed-Fee—A/E Services Contract
Western Connecticut State University—Higgins Hall Major Renovation Project
Project #BI-RD- 290-ARC— O&G Industries, Inc. - Total Fee \$1,152,676

PROJECT BRIEF— In general this project involves the design and construction of a planned major renovation to Higgins Hall at the Western Connecticut State University (“WCSU”) Campus. Higgins Hall is comprised of two buildings encompassing approximately 90,000 GSF of existing structure. The overall goal of the project is to complete a major “like new” renovation of the existing structure inclusive of complete space re-programming and utilization. The primary goal of the project is to create an updated plan and atmosphere for classrooms, faculty offices and support services area. The project program may include a small building addition to establish a more formal building entrance that is cohesive with planned program and space layout. As part of the project, all building systems will be replaced including but not limited to HVAC Systems, Plumbing, electrical Services, A/V equipment and telecommunication requirements. The overall construction and total project budget have been established at \$22,184,486 and \$34,576,000 respectively.

In July 2015 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Construction Administrator Consultant Teams related to the WCSU Major Renovations to Higgins Hall Project. DCS elicited eleven (7) responses to the advertisement of which all of the respondents were considered “responsive”. DCS then proceeded to review the seven submittals and after the completion of the internal review process, five firms were selected for short-listed interviews. These firms were as follows, Hill International, Inc., Newfield Construction, Inc., Downes Construction Company, LLC, O&G Industries, Inc. and Diversified Technology Consultants, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified O&G Industries, Inc. (“O&G”) as the most qualified firm.

This contract is for Construction Administrator Consultant Teams for the completion of the WCSU Major Renovations to Higgins Hall Project from preconstruction phase services, into bidding,

through the completion of construction and the subsequent project close-out. The overall compensation rate for this basic service is \$1,019,137 with an additional \$133,539 for special services. As such the total project fee is \$1,152,676. The special services detailed in the project scope include mechanical building system commissioning and building envelope commissioning.

DCS has confirmed for SPRB that funding is available for this contract. FEE – The costs of basic and special services are as follows:

O&G Fee for Basic Services (PRB 16-187)	COST (\$) (BASIC)	COST (\$) (SPECIAL)	C. Budget (\$)	(%) Budget
Pre-Construction Phase	\$218,084			
Bid Phase Phase	\$50,000			
Construction Administration Phase	\$716,103			
Project Close-Out Phase	+\$34,950			
TOTAL BASIC SERVICE FEE (#16-187) (A)	\$1,019,137		\$22,184,486	4.59%
SPECIAL SERVICES:				
Mechanical System Commissioning (CES Engineering)		\$86,289		
Building Envelope Commissioning (TBD)		+\$47,250		
TOTAL SPECIAL SERVICES(B)		\$133,539		
TOTAL FEE (PRB #16-187) (A) + (B)		\$1,152,676	\$22,184,486	5.20%

- The RFQ posted July 2015 elicited 7 candidates. The Selection Panel interviewed five firms and ultimately recommended the appointment of O&G Industries, Inc. (“O&G”). The selection was approved by Commissioner Currey on 10/20/2015.
- O&G is locally located in Torrington. This firm was established in 1923 and has over 100 employees in its Torrington Office inclusive of 20± construction managers, 5 cost estimators and 2 scheduling coordinators.
- Zurich Insurance Inc. reported that over the past 5 years TCC has been exposed to over 100 general liability or professional liability claims. These claims are primarily attributed to the Major Contracting nature of O&G’s business as well as the incident at the Kleen Energy Plant in Middletown. It should be noted that none of these claims are directly related to DCS Construction Projects.
- The submittal is accompanied by a Consulting Agreement Affidavit notarized on 10/27/2015.

RECOMMENDATION: It is recommended that SPRB APPROVE this new contract for O&G Industries to provide pre-construction and construction phase services at the WCSU Major Renovations to Higgins Hall Project. The overall basic service rate of 4.59% is generally consistent with the established guideline rate of 5% for this Group B Phased Renovation Project.

7. OTHER BUSINESS

Shane Mallory joined the meeting to discuss with the Board how DAS Leasing & Property Transfer is transitioning from utilizing a “Wet” signature on all DAS-produced documents to utilizing an “Electronic” signature, and explained to the Board how the process is initiated, managed and concluded. Mr. Mallory also explained that for this transition to take place all stakeholders in the statutory approval process must agree to the transition, and in effect, agree to utilize an “Electronic” signature in the future.

8. VOTES ON PRB FILE:

PRB FILE #19-278 – Mr. Halpert moved and Mr. Berger seconded the motion to approve PRB File #19-278. The motion passed unanimously.

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PRB FILE #20-001 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-001. The motion passed unanimously.

PRB FILE #20-002 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-002. The motion passed unanimously.

PRB FILE #20-003 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-003. The motion passed unanimously.

PRB FILE #19-279 – Mr. Valengavich moved and Mr. Berger seconded the motion to suspend PRB File #19-279. The motion passed unanimously.

9. **NEXT MEETING** – Monday, January 27, 2020.

The meeting adjourned.

APPROVED:  Date: 1/27/20
John Valengavich, Secretary

