

The **Minutes** of the **Special Meeting** held on August 20, 2009 by the Mayor and the Board of Trustees.

PLEDGE OF ALLEGIANCE

ROLL CALL Trustee Batista – Present
 Trustee Bueno – Present
 Trustee Dominguez – Absent
 Trustee Watson – Present
 Mayor Kohut – Present
 Bond Counsel, Randolph Mayer – Present
 Assessor, Edye McCarthy – Present

Mayor Kohut: There are some new faces, so I quickly want to give an overview of where we are at this point in time. Approximately a week and a half ago we had the first of the public hearings concerning this proposed Special Assessment District. What this Special Assessment District is was defined in the Land Acquisition and Disposition Agreement between the Village of Haverstraw and GDC properties for the effected residents, meaning residents on Site A and it would go into effect with the June tax bill. It will be a Special Assessment District on your June tax bill. The first year will be interest only. In the following years, it would either be a BAN, which is a bond anticipation note, a short one- year note, or a bond, which will be for a 30-year period. The Village will choose what to do based upon the best interests of the taxpayers, where if you do better at the time in a bond market rather than a BAN market, you would go with a bond. It would depend on the interest rates and the upfront costs. Just so that I am clear and if I am incorrect I would ask one of my consultants to jump in. For example, the 1st year it was determined that a BAN, Bond Anticipation Note, would have a lower interest rate and be more beneficial and in the 2nd year we would then go to a bond which is long term. The year 30-year bond will be the 29-year bond. If we did two years of a BAN, it would then be a 28-year bond. While we are in the BAN portion, the property owners can prepay their share so they would have no interest costs in the long run. We tried to look into the various aspects of this and the board has discussed the impact on the residents as well as the impact to the village as a whole.

We will go to public participation. What I will ask you to do is come forward and state your name and address for the record. We are here to listen. We do have a little bit more of information than the last public hearing.

Melvin Schulweis, 1419 Round Pointe Drive- Mr. Mayor and Member of Counsel, I appreciate the opportunity that you gave us at the last meeting. In your address just now, I still didn't hear one issue that is very vital for all of us at the Harbor and that is the equitable repayment in this bond issue. The concept has always been that Site A is the only beneficiary of these improvements and that is really not so. These improvements are now public and are opened for all of the residents of Village of Haverstraw. However, since this is in the village, and we are dealing with the village, isn't there some way to spread the burden among all of the taxpayers in the village, all the taxpayers who are benefited in some way, rather than just those in Site A.

Randy Mayer, Village Bond Counsel- I am not really able to address equities per say. I can tell you that under the law there are many instances where people who are predominantly benefited by improvement have the responsibility of paying for it. I give you the example, like the town, because towns form districts more often than villages do. Assessment of special benefit districts are greater typically in larger municipalities where you could find some smaller portion of the municipality that is getting a benefit unlikely to be enjoyed by people on the other side of the municipality.

Rochelle Musinger, 1416 Round Pointe Drive- Harbors bring a tremendous amount of taxes into the village. We support the village. We go into the

restaurants. With more taxes it will create a heavier burden on each and every person who lives at the Harbors. I really feel it's very unfair.

Gil Carlevaro, 42 Leonard Street- I'd like to ask a question. You say that this is a bond for infrastructure. Does that mean just roads?

Mayor Kohut: What it means is the road system down on Site A, the portion of the promenade that isn't already dedicated to the village; the sewage, storm water systems, etc. that are within the property.

Gil Carlevaro: I am very sympathetic to the people at the Harbors. I know we are having hard times. I am going to have a \$6000 school tax bill coming up in a couple of weeks. I never signed a contract stating that I would pay for things if they weren't met. I don't think any of these burdens should be put on people who have really very small benefit. I have been down at the Harbors twice. It was very nice. I can't use their pool. I can't sleep in the hallways. I am sympathetic to them, but why should the village residents pay for something that we can't take the benefit of.

Steven Moetzinger, 24 Harbor Pointe Drive- I understand your point sir. I'd like to know then is this a precedent for the Village of Haverstraw for all future development or is this just a special circumstance for the Harbors of Haverstraw residents?

Mayor Kohut: This was a negotiated agreement that brought this project to Haverstraw. This was a major redevelopment of a blighted area. In order for this to occur, there had to be extensive, years of negotiation that established the whole project. If something else like that came along there would be future discussions with whoever that future developer would be. I don't know where you would put it in Haverstraw, except for the side of the mountain, but if it were a large scaled development, a similar large-scale agreement would have to be worked out.

Steven Moetzinger: On the sewer requirements, where you were doing a new design for sections that were not included into the Harbors, but all of our infrastructure was already new and probably has a life span from 60 to 100 years. Will the Harbors then go ahead and then pay for that sewer design for the village? I am wondering where is the equity from? We can go ahead and pay for this infrastructure design and then later when the village needs to go ahead and find a source of revenue for a major project, they come back to the Harbors again and say we need your help to go ahead and subsidize this because the entire village can't go ahead and pay for it.

Mayor Kohut: The answer to that question is simple. As we move on forward everybody is on equal footing. If there is a benefit that benefits the entire village, and some shared proportions, then it will be assessed against the entire village.

Steven Moetzinger: In the example of the sewer design, how would I benefit from re-rectifying and re-construction of a remaining portion of the village not inclusive to the Harbors?

Mayor Kohut: For the most part, this will be going to the Joint Regional Sewer Board not to the village, but to answer your question, your infrastructure is on your site to get the waste that goes in the sewer line from Point A to Point B. You have to go through old lines to get there. Those are old lines that everybody feeds into. Your nice new sewer lines on your property won't get you from Point A to Point B.

Ronda Papp, 1401 Round Pointe Drive- If Haverstraw repaves the road down Maple Avenue, Main Street, or wherever, the tax burden is on the whole community, right?

Mayor Kohut: Correct.

Ronda Papp: When a new developer comes in and says we want to do a new development here, isn't Haverstraw responsible to build the roads and in this case, Mr. Ginsburg went ahead and then wanted the money that normally Haverstraw would take? This is all I want to know. Also, this gentleman said a special assessment. We are talking about the whole community. If they put in a new road on Maple, are you going to assess Maple Avenue just to pay a special tax? You can all see where I am going with this. Thank you.

Mayor Kohut: Yes, roads are assessed generally speaking. The road on Santiago Avenue for example, the developer, at his cost, had to develop the road to our specifications and turn the road over to us when we deemed that it was satisfactory. In this instance, because the infrastructure costs were so high, the village board, (the previous board), granted this negotiated agreement whereby the developer could recoup \$4 million of the cost that he put in for the infrastructure and that it would be assessed against the homeowners who are primarily benefited.

Gilbert Musinger, 1416 Round Pointe Drive- I am not an attorney, but I take things quite literally. In Section 2 HOA Plan, it says it is hereby determined that the acquisition of the land is a public purpose and the cost thereof shall be assessed against the property benefited by such acquisitions. It doesn't say properties most benefited. I am certain that everyone here will agree that the entire village in some way will benefit from that piece of property. What bothers me most, in Section 3 where the Village of Haverstraw is authorized to make streets, drainage, sidewalks, lighting, sewer, water, curbing, streetscape, and park improvements from time to time on the land at the expense of the properties benefited. In my mind, it means all people in the Village of Haverstraw.

Janet Elliott, 57 Clove Avenue- I remember when we entertained this proposal to build this wonderful development, there were so many things that helped this out. One of which was that there would be a park, theatres, restaurants, and all kinds of things. All of which sounded attractive to those who live here. Many of those things have not yet come to be. One of my concerns is if we all end up paying for this said Site A, when and if those other things ever materialize, taxes will go up again. It concerns me that there was ever any talk of the fact that all his costs would come back on the residents of the Village of Haverstraw, and I even wonder if those who bought into the Harbors knew that this could happen. Did you know?

Mayor Kohut: The short answer as far as the residents of Harbors is that they asked the same question. Did we know? It was detailed in their prospectus about the assessment district. This was pointed out at the last meeting. It was in a legal document called the Land Acquisition and Disposition Agreement that existed between the developer and the Village and which was referenced in their prospectus.

Patrick Normoyle with Ginsburg Development- We did answer these questions at the first couple of hearings for the people. For the benefit of the people who were not here, I'll just recap what was disclosed to all of Harbors residents. Essentially, we had four different offering plans. On the Harbor Town I, this Special Sewer Assessment District was described and there was a table appearing on Page 36, which detailed the cost of this special assessment district. It did describe it as paying for a 30-year bond issuance. The estimated cost in the Harbor Town I ranged from \$1100 to \$1500 clearly spelled out not only on the narrative but also on a separate table. In that same offering plan, it appeared again under the real estate tax section on Page 123. Again the same narrative was described and there was a table showing the costs. For Harbor Club, where there are another 94 units, it was similar and was spelled out in two locations on Page 38 and Page 124. It had the same narrative description. It had two tables.

In the Harbors Club, the cost ranged from \$300 up to \$550. The \$300 cost only applied to two units for two studios at Harbors Club. All other 92 units at Harbor Club, the estimated cost was between \$400 and \$550.00. In Bayside, it was on Page 47 and Page 139. Again a similar description, the estimated cost would be \$142.00.

Rochelle Mussinger, 1416 Round Pointe Drive: What you are imposing are annual amounts which are fairly negligible. How do we come up to the monthly amount that would have closing amounts of \$350 to \$550 a month?

Mayor Kohut: Those are annuals.

Patrick Normoyle: I did the Harbor Club and your estimated charge would be between \$400 to \$550. That's exactly the most it will be and likely would be less annually. In terms of what the actual cost is, we are thinking it's going to be anywhere from \$20 to \$30 or the most \$40 per unit per month. Again, those costs are also deductible on your income tax.

Brian McGuigan, 3213 Leeward: I think you said at the last meeting, for the record, that something was omitted from the Bayside offering plan? Am I correct?

Patrick Normoyle: Yes. Harbor Town I and Harbor Club have a sewer assessment district in a separate column. When we prepared the Bayside in Harbor Town II offering plans we did not call that sewer assessment district out from that cable. However, the sewer assessment district was described in that narrative at a cost of about \$142.00 per unit per year, which are on Page 46 & 139. There was special language added to the Bayside in Harbor Town II offering plan which was not in the early offering plan. The above figures are estimates only and are not a guarantee. That is referring to real estate taxes and there are several. It goes to saying the estimates of projected real estate taxes in this offering plan, which include the special assessment district, cannot be concluded as an assurance of the final tax lots and that they are estimates based upon the information available at this time. There are about four different locations in the Harbor Bayside, as well as Harbor Town II, where additional language was added to those offering plans warning residents that the taxes were simply estimates and that was done in response to the fact that the Mirant settlement had been happening and taxes at that time were very difficult to estimate for the developer for the village, town and schools.

Martin Miller, 1424 Round Pointe Drive-How do we know these are real numbers? My guess is we are making a decision on an estimated number. How many taxpayers are in the village?

Mayor Kohut: I think it's about 2600 parcels.

Mayor Kohut: As to your question about real numbers, we've been trying to get as real estimates as we can, but it is dependent on the Bond and Ban market change. It also depends upon how it is assessed, versus the property per unit, per square footage, per assessment, etc. We don't have a firm number and won't until the bond or BAN is purchased. As far as equitable distribution, the only thing I could say is in other circumstances where this should come up now, the village, when they negotiated this deal, was testing the residents who were in the village at the time. Those were residents who voted us in or voted whoever was on the board at the time, and we were representing them. That board was looking after the best interest of the residents at that time. At that time, the contract negotiated was that the infrastructure payment would go back to the developer for the purchase of the land.

Judith Kiss, 21 Edgewater Lane- What benefit are we deriving from this assessment?

Mayor Kohut: The infrastructure of your property.

Frank Alteslaben, 21 Edgewater Lane- Even though I am going to have a storm water sewer in front of my house?

Mayor Kohut: Correct and the promenade.

Village Attorney: When a developer develops, he builds the development. He builds his infrastructure. He prepares his roads. He puts a promenade in. Then he seeks to get back his expenses for doing that by setting a price that is tying up his own profit. I think we all agree that this is basically what developing is. In this case, we had vacant properties when Martin Ginsburg came along, and I am trying to think back and say I guess this is what Martin Ginsburg was really doing at that time. He said, I am going to pay \$12 million to do all this, but essentially that \$12 million isn't in the price that I sell to the people who are going to have a road in front of their house and the promenade around the development. So I am going to work out this arrangement with the village so that I am going to build it, am going to pay for it, and at some time in the future, and it probably should have been right away and maybe before selling, I am going to ask them for a special assessment district that instead of me putting that \$4 million in the price, I am going to ask the village to bond for that, give me the money that I'd normally would charge, and then over whatever it is, 30 years, those people instead of having it in their price, will pay it back to me. That's exactly what happened.

Marty Miller, 1424 Round Pointe Drive: What is the purpose of public hearing?

Mayor Kohut: To hear from the public.

Marty Miller: Is that going to change anything?

Mayor Kohut: We listen to the opinions and the comments.

Marty Miller: You are saying things could change? How could this change?

Mayor Kohut: Technically, we could vote no on the Special Assessment District and break the contract.

Alexandra Saravia, 20 West Lincoln St.- When I heard about the building development, I was angry. We are going to pay more taxes. What are the benefits that we have from this development? People from Haverstraw do not go there. Our taxes went up for the school because there are more children in the village.

Mayor Kohut: They pay more taxes because they have more value to their properties. Secondly, you made the comment that your school taxes went up because they brought more children. No, they didn't bring more children. I think there are seven or something like that. There was no additional cost for that. I think folks from Harbor of Haverstraw are residents of the Village of Haverstraw now. They have the same rights and the same concerns that we all have. And that is that Haverstraw improve. That the value of everyone's home, whether it's on West Lincoln Street, Round Point Drive, Gurnee Avenue or any place else, that everybody's property values go up. That we live in a safe community and our children are safe. That everyone is getting along.

Judith Kiss, 21 Edgewater Ln.: Is there any other way to go and try to collect money from NYS to help us?

Mayor Kohut: We have applied with GDC asking them for additional funds, and they were turned down.

Elvira Muscolino, 1204 Round Pointe Drive- We pay school taxes and there are not many children in our development.

Marty, 3304 Leeward Drive: This was an agreement made many years ago. Between you and Ginsburg, you have to follow the agreement.

Lynn Bernstein, 1323 Round Pointe Drive- Her question had to do with the promenade. Is all of that refurbishing a part that \$4 million land acquisition?

Mayor Kohut: Going to that original agreement, there are certain things that we are going to own. We have already taken over part of the promenade. There have been negotiations with this board and Mr. Ginsburg and the condominium boards that you have there. The first thing that we agreed to was to pick up the electric along the promenade. Already things that you are supposed to continue paying for had already been negotiated back to the builder. As the gentleman previously indicated, we are contractually obligated to this.

Lynn Bernstein, 1323 Round Pointe Drive- Are we going to be responsible for other things that will need refurbishing?

Village Attorney: We have already taken over part of the promenade. There have been negotiations with this board and Mr. Ginsburg.

John Post, 1422 Round Pointe Drive- One of the first items you mentioned with respect to this \$4 million was that it was not incorporated into the price of an apartment that was sold on the townhouses. There was a reduced price in essence because of the rate increase formulas. My question to you is, if in fact you stated this and believe it to be true, how would you possibly know Mr. Ginsburg's gross margins, net margins, and proper structure to make a statement like that?

Village Attorney: What I meant to say was that \$4 million was extended to build a new development. Whether or not he passed it on, I don't know. What he chose to do was to ask us to do a special district, get the \$4 million, and collect it from the people who eventually bought from the development.

Giovani Saravia, 114 Hudson Avenue-This whole idea that they went into this property without knowing that they were being assessed based on an estimated amount is ridiculous. When they were looking to buy these properties, I know it was based on estimated amounts. Therefore, understanding that their taxes might pay for the increase due to the fact it was equity. When I bought my property, I understood that I was not going to pay the same taxes as the 75-year old man that was there prior to me. I imagine when you bought your property and sat down with your broker unfortunately they did not tell you. The fact is that was an estimated amount. They were fully aware of what they were getting into.

Sean O'Malley, 116 Hudson Avenue: When we do Site C or whatever, will they also have a formal arrangement? If the whole village pays now for a phase, is the whole village paying now for everything?

Mayor Kohut: Any future site plan issue has to be negotiated with GDC. The only agreement now is just for Site A.

Martin Miller, 1424 Round Pointe Drive- Who owns Site B and C.

Mayor Kohut: Site B is owned by the developer, GDC and Site C is presently owned by the village. We are under contract. Once the condemnation process completes, we will sell it to Ginsburg.

Mayor Kohut: If that is it, then I will ask for a motion to close the public hearing.

RESOLUTION #186-2009

Motion by: Francisco Batista

Seconded by: Rafael Bueno

Motion carried: All

Mayor Kohut: We are going to adjourn the meeting for five minutes to go into Executive Session.

For the record, this meeting will reconvene.

Mayor Kohut: Thank you for your patience. I just want to explain that we went to executive session to discuss your comments and concerns. We are now prepared to proceed with a couple of resolutions. Let me explain also that some of the other issues brought up by the public residents, today in particular, about the other targets that are on the property, it's something that this board has been discussing. We will continue to analyze exactly who is responsible for what and when.

Village Attorney: The board has informed me to vote on the following resolutions.

Mayor Kohut: This is the resolution that has been prepared by bond counsel.

WHEREAS, pursuant to Local Law No. 2-2005 of the Village of Haverstraw, Rockland County, New York, the Village authorized, among other things, the acquisition of real property owned by Harbors Haverstraw, LLC, a New York limited liability company ("Harbors") which has been improved by Harbors pursuant to the terms of a Land Acquisition and Disposition Agreement between the Village and Harbors, dated as of August 11, 2003; and

WHEREAS, Local Law No. 2-2005 authorizes the Village to pay for the acquisition of certain property and the assessment of property to be determined to be especially benefited by such acquisition, and such acquisition constitutes a local improvement within the meaning of Section 22-2200 of the Village Law; and

WHEREAS, the Village Board of Trustees of the Village of Haverstraw, Rockland County, New York, by resolution adopted July 13, 2009, called a public hearing on the question whether the acquisition from Harbors of the property described on Exhibit A hereto (the "Local Improvement") for the benefit of the properties described on Exhibit B hereto (the Benefited Property"), with all costs of such acquisition to be charged against such Benefited Property in just proportion to the benefit conferred thereby, would be in the public interest, whether all properties in the Benefited Property are specially benefited thereby and whether any properties specially benefited by such Local Improvement have been omitted from the Benefited Property; and

WHEREAS, the Village Board of said Village has duly caused to be prepared a map and report, including an estimate of cost, relating to said Local Improvement; and

WHEREAS, the maximum estimated cost to such Benefited Property of such Local Improvement is determined to be \$4,050,000.00; and

WHEREAS, such cost shall be annually apportioned and assessed upon the several lots and parcels of land comprising the Benefited Property in just proportion to the benefit conferred thereby in further proceedings to be undertaken pursuant to Section 22-2200 of the Village Law and levied and collected in an amount sufficient to pay the principal and interest on any bonds or other obligations authorized to finance the Local Improvement from time to time, as the same become due; and

WHEREAS, an environmental analysis has been prepared pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act in connection with the Local Improvement and it has been determined that such Local Improvement will not result in any significant environmental effects; and

WHEREAS, a public hearing on said proposed Local Improvement and the map and report, including the estimate of cost, pursuant to Section 22-2200 of the Village Law, was held on August 5, 2009, which was adjourned to August 20, 2009 and has now been completed;

WHEREAS, the Village Board now desires to make certain determinations under Section 22-2200 of the Village Law and Local Law No. 2-2005;
NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees of the Village of Haverstraw, Rockland County, New York, as follows:

Section 1. It is hereby determined, pursuant to Local Law No. 2-2005 that all of the Benefited Property is specially benefited by the Local Improvements, that no property specially benefited by the Local Improvements is outside the Benefited Property, and that the acquisition of the Local Improvement and the assessment of the \$4,050,000.00 against the Benefited Property is in the public interest and is hereby authorized, that no portion of the capital cost of the Local Improvement shall be borne by the Village at large, but future improvements thereto and operation and maintenance costs thereof shall be Village charges, and that the Benefited Properties shall constitute an "assessment district" within the meaning of Section 22-2200 of the Village Law.

Section 2. The Village Clerk is hereby authorized and directed to cause a description of the Benefited Property and the Local Improvements and a copy of this resolution to be on file in the office of the Village Clerk and open for public inspection.

Section 3. The Village Board shall apportion and assess the cost of the Local Improvements on the lands in the Benefited Property in accordance with further proceedings to be undertaken under Section 22-2200 of the Village Law.

Section 4. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Trustee Batista	VOTING	Yes
Trustee Bueno	VOTING	Yes
Trustee Watson	VOTING	Yes
Trustee Dominguez	--	Absent
Mayor Kohut	VOTING	Yes

RESOLUTION #187-2006

4- Yes Motion passes.

Village Attorney: Secondly, I would like the board to pass a resolution authorizing the village to go out to bid for a \$4,050,000.00 bond. It will be to pay for the obligation of those to the developer.

RESOLUTION #188-2009

ROLL CALL VOTE	Trustee Batista	Yes
	Trustee Bueno	Yes
	Trustee Dominguez	Absent
	Trustee Watson, Jr.	Yes
	Mayor Kohut	Yes

4- Yes Motion passes.

Mayor Kohut: I do want to say that we will do everything in our power to procure the bonding etc. at the lowest possible rate and fees etc. to lessen the burden that you folks will have to bear. I will invite everyone to speak with our financial advisor. If we could have done otherwise, reasonably and in the best interest of all the 12,000 or so residents in the village, we would have. We looked at the equities between you and the non-harbor residents and saw what the agreement said, and we acted accordingly.

We need to work together to make Haverstraw a better place. We certainly want everyone to have the same opportunity in this village no matter what side of the tracks or what neighborhood you are in. We are here to try to represent

everybody. That being said, this portion of the meeting is over. You are all welcomed to stay. I have four or five other minor items. Thank you all for coming.

Mayor Kohut: We talked about the fact that we wanted to possibly extend the streetscape to the lot from the bank corner to Middle Street. In order for our architect to do that, she needs to survey those properties at a cost of \$5,450.00. If we are interested in doing that, we need to make that in a form of motion for her change order.

RESOLUTION #189-2009

Motion by: Francisco Batista
 Seconded by: Rafael Bueno
 Motion carried: All

Mayor Kohut: We have an estimate for the repairs that have to be done to the storm drain system and the sidewalks on Leonard Street. It's at a cost of \$10,000 by King and Sons. Could I have a motion to that effect?

RESOLUTION #190-2009

Motion by: Tom Watson, Jr.
 Seconded by: Francisco Batista
 Motion carried: All

Mayor Kohut: We have an application from GDC and Rockland Housing Action Coalition for an affordable housing project to be located at the Olori property on Route 9W. It has been before the Planning Board and it has been referred to us. We need to schedule a public hearing on the RIZ Residential Inclusionary Zone designation.

Mayor Kohut: Gentleman, would you prefer a meeting for September 14th, which is our off Monday or September 21st, which we already have another public hearing? We'll schedule the public hearing for the Murphy Manor project on the Olori site for September 14th at 7:00 p.m. If I could have that in a form of a motion?

RESOLUTION #192-2009

Motion by: Tom Watson, Jr.
 Seconded by: Rafael Bueno
 Motion carried: All

Mayor Kohut: We need to have one of our parking enforcement vehicle replaced. Our most recent one failed. We are looking to turn the existing Building Inspector's car, which is a 1999 Blazer, over to the Parking Enforcement Bureau and purchase a new, 2009 Dodge Durango vehicle at a cost of \$20,000. The Building Inspector has \$5,000 in his contractual this year, and we will ask him to allow \$5,000 from next year's contractual line for that. If I could have a motion authorizing the 2009 Dodge Durango at a cost of \$20,000.00?

RESOLUTION #193-2009

Motion by: Rafael Bueno
 Seconded by: Tom Watson, Jr.
 Motion carried: All

Mayor Kohut: We have a request from La Iglesia Puerta del Cielo. It's a church from South Nyack. They are requesting use of one of our parking lots for September 6th. It is Labor Day weekend. There will be a lot of activity in the village. Could I have a motion to approve or deny?

RESOLUTION #194-2009

A motion to deny the request was offered by: Francisco Batista
Seconded by: Tom Watson, Jr.
Motion carried: All

Mayor Kohut: There being no other matter to come before the board, I'll take a motion to adjourn the meeting.

RESOLUTION #195-2009

Motion by: Francisco Batista
Seconded by: Rafael Bueno
Motion carried: All

Respectfully submitted,

Sandra Castro
Clerk/Typist

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