

FULTON COUNTY INDUSTRIAL DEVELOPMENT AGENCY

TUESDAY

APRIL 8, 2025

8:00 A.M.

PLANNING DEPARTMENT CONFERENCE ROOM

MEETING MINUTES

IDA PRESENT:

SUE COLLINS, CHAIRMAN

JOE GILLIS, SECRETARY

JOSEPH SEMIONE, MEMBER

DAVID D'AMORE, MEMBER

DAN ROUNDS, MEMBER

KARA LAIS, FITZGERALD, MORRIS, BAKER, FIRTH PC

SCOTT HENZE, EXECUTIVE DIRECTOR

OTHERS PRESENT:

TOM ROEHL, LIASON ECONOMIC DEVELOPMENT & ENVIRONMENT COMMITTEE

ASHLEY CAPOBIANCO, FMRCC

AMY PRAUGHT, MAYOR, CITY OF JOHNSTOWN

JEFF PERSCH, CEO, TOWN OF JOHNSTOWN

SUMEET GUPTA, FIVE CORNERS DEVELOPMENT CORP.

IDA'S MISSION:

The IDA's mission is to create and promote economic growth and prosperity for both residents and entrepreneurs in Fulton County. The IDA's role in Fulton County's Economic Development Program is to develop and maintain an inventory of shovel-ready sites for new and expanding businesses, offer financial incentives, as may be required, to encourage the creation of new and retention of existing jobs and expand the County's tax base. In doing so, the IDA strives to make Fulton County a desirable place to live and do business.

I. MINUTES FROM MARCH 18, 2025 MEETING:

** Meeting minutes were added to the IDA's website on March 18, 2025 and emailed to all members on April 2, 2025.*

MOTION: To accept as presented.

MADE BY: Dave D'Amore

SECONDED: Joe Semione

DISCUSSION: None

VOTE: Unanimous

II. BUDGET REPORT:

- Scott Henze presented the Budget Report to the IDA Board.

MOTION: To accept the Budget Report as presented.

MADE BY: Joe Gillis

SECONDED: Dan Rounds

DISCUSSION: None

VOTE: Unanimous

III. COMMITTEE REPORTS:

A. Nominating Committee:

- No report.

B. Audit Committee:

- Monthly Bank Reconciliation Report: Greg Truckenmiller

IDA DISCUSSION: Scott Henze stated that Carol Ellis, CFO emailed Greg Truckenmiller the Monthly Bank Reconciliation Report. He stated that Greg Truckenmiller reviewed the report and sent it back signed and that all was in order.

C. Governance Committee:

- No report.

D. Finance Committee:

- No report.

IV. FULTON COUNTY/FCCRG/FMRCC REPORTS:

1. County Report: Tom Roehl

IDA DISCUSSION: Tom Roehl stated that the full Board of Supervisors on Monday will vote on several items to include reallocating the remaining dollars (\$5,300+/-) within the MRB Group's original contract to prepare the latest County development strategy in order to do some grant writing for the County. He stated that the County should receive the permit from the Adirondack Park Agency this month in order to commence the site work to the Great Sacandaga Lake Discovery Center (GSLDC) project that was awarded earlier in the year. He stated that the Board will authorize the distribution of project specifications for building construction to the GSLDC in

hopes that construction would commence in July of 2025. Mr. Roehl stated that the Board will approve a contract with Adirondack Studios for Phase I of exhibit programming and design to the GSLDC project noting that Adirondack Studios is a premier site exhibit design/build firm that has worked for Universal Studios, Hershey Park and also works internationally. He stated that the Board will look to approve a change order to Environmental Design Partnership's contract for Site Engineering work to the GSLAC project that added additional dollars per additional work required by the Adirondack Park Agency that included locating and documenting every tree within the project site area that is proposed to be removed and/or remain as part of the project. Lastly, Mr. Roehl stated that the County is addressing Inflow and Infiltration (I&I) issues within the City of Gloversville as part of the County's Sewer District No. 5: NY 30/30A sewer project stating that the County received bids for a Phase I I&I removal project that identified 15 project locations within Gloversville to work on however the low bid came in at \$940,000 which exceeded the \$500,000 Capital Budget. He stated that the Committee capped the project at \$500,000 for the work. Mr. Roehl stated that the contractor will reduce the number of sites to stay within the budget with the intent to target the sites that have the potential to reduce the greatest amount of I&I. Mr. Roehl stated that on a Tourism note, the Visitor Bureau reported that writers from the New York Outdoor News recently stayed in Fulton County for a weekend and ice fished the Great Sacandaga Lake and wrote a very nice article on their experience which is great publicity for Fulton County.

Joe Gillis asked whether or not any of the I&I removal work was to be performed on private property. Scott Henze stated that as part of an I&I study project, there were several locations that through smoke testing identified where private building roof drains were connected into the City's sanitary sewer rather than the storm sewer. He stated that the County has coordinated with Dave Fox, Gloversville CEO to contact the private property owners to inform them that they need to correct the connection since it is identified within the City code that this is illegal. Mr. Henze stated that all of the County I&I removal work as part of this project will be done within the City right of way.

Joe Semione asked whether or not the GSLDC project would be open in 2025? Scott Henze stated that it should be open sometime in late 2026. Joe Semione asked if the facility would be open year round. Scott Henze stated that it is unknown at this time however given the increase in County Tourism the facility would be a second office for the Tourism Coordinator. He continued to state that the County coordinated with all of the local historians around the Great Sacandaga Lake early in the process whereby the historians noted that they do not have the technology and resources at their local municipal facilities. He stated that this facility has been designed to provide a Historian Research room that will provide all of the technology that they need in order to do their work. He stated that the facility would be open year round to those organizations.

2. FCCRG Report: (See attached.) Jack Wilson

IDA DISCUSSION: No report.

3. FMRCC Report: Ashley Capobianco

IDA DISCUSSION: Ashley discussed several of the Chamber's upcoming events with the Board. She stated that on April 10 there is a Keep Mohawk Valley Beautiful press conference at Suny

FM's Allen House. She stated that this organization is a community driven organization dedicated to eliminating litter, improving public spaces and fostering environmental stewardship. She stated that the Chamber continues to partner with them and others to include Fulton County, Fulton County Center for Regional Growth, NBT Bank and students. She stated that the Chamber is working with SUNY FM and Workforce Solutions on a program to support and retain employees with disabilities. She stated that on April 23 there will be a job fair held at SUNY FM's gym that is sponsored by the Chamber, SUNY FM and Workforce Solutions. She stated that on May 2nd, there will be a ribbon cutting at the Shrine Memorial Hall celebrating the renovation of the 3rd floor noting that this was a part of Gloversville's DRI.

V. OLD BUSINESS:

A. Nexus Renewables :

- Nexus continues to wait until the Town of Johnstown Moratorium on Solar and Battery Storage Energy Facilities expires so it can file an application for a new Special Use Permit.
- The Town of Johnstown held their last committee meeting on the new Solar and Battery Storage regulations on February 6, 2025 and have forwarded the draft to their counsel for a legal review.
- The Town of Johnstown issued a second 6-month extension to their moratorium that will not end on August 26, 2025.
- Executive Director participated in a virtual meeting with Nexus on February 19, 2025 to provide a status report.

IDA DISCUSSION: Scott Henze stated that last month CEO Jeff Persch stated that the Town of Johnstown may lift the solar moratorium earlier than the Battery Storage moratorium. Jeff Persch confirmed. Scott Henze stated that he discussed this with Nexus representatives on February 19 whereby they continue to hold.

B. T-Bills:

- Current T-Bills:

T-BILL #	TERM	RATE %	EXPIRATION DATE
1	12 month	4.15%	11/28/25
2	12 month	5.09%	4/17/25
3	12 month	5.01%	5/15/25
4	6 month	4.11%	8/14/25

- T-Bill #2 will expire on April 17, 2025.
- The expiring T-Bill has a current rate of 5.09% and had a term of 12 months.
- Current T-Bill rates are:

TERM	RATE %
3-month	3.902
6-month	3.747
9-month	3.771
12-month	3.64

IDA DISCUSSION: Scott Henze presented the status of T-Bill#2 noting that the rates have decreased significantly since the prior year. After further discussing, the Board determined that the 9 month term at a rate of 3.771 was acceptable.

MOTION: To renew T Bill #2 for 9 months at a rate of 3.771.

MADE BY: Joe Gillis

SECONDED: Dan Rounds

DISCUSSION: None

VOTE: Unanimous

C. Website Research Project

- Emery Designs contract has been executed.
- Executive Director attended a kickoff Zoom meeting with Betsy Emery on March 5, 2025 to discuss the execution of the project and to establish milestone dates.
- Emery Designs commenced the audit of IDA, CRG, FMRCC & FMSWS websites on Monday March 10, 2025.
- Expected to complete the audit of websites by May 31, 2025.
- Emery Designs and Executive Director commencing the development of a questionnaire for the Customer Development Interviews (CDI) along with a list of ten (10) potential interviewees per category (Economic Development, Workforce, Housing and Tourism).
- Coordinated list of CDI interviewees with CRG.

IDA DISCUSSION: Scott Henze stated that Betsy Emery has completed the audit of the IDA website and continues to audit the others. He stated that he developed a spreadsheet to populate the names and contacts for 10 persons per category for Betsy to contact to entertain the CDI interview. He stated that she will interview 5 persons per category. He stated that he sent the spreadsheet to Ron Peters at the CRG to assist.

VI. NEW BUSINESS:

A. PARIS:

- The following reports were filed under PARIS on March 12, 2025:
 1. Annual Report.
 2. Certified Annual Audit.
 3. Procurement Report.
 4. Investment Report.
- The IDA did not receive and questions from the Comptroller's Office.

IDA DISCUSSION: Scott Henze reviewed the background information as identified within the agenda. He stated that this was the first time that he submitted the information within PARIS.

B. Tryon Technology Park Lawn Mowing RFQ:

- A Request for Quotes (RFQ) was distributed to three (3) companies/individuals for lawn services at the Tryon Technology Park in 2025.
- The number of mowing's will remain the same as previous years however the area to mow has decreased since the IDA transferred property within Tryon to Fulton County Sewer District No.4: Hales Mills.
- Quotes will be received on April 30, 2025.
- Previous Year Costs:

2014	:	\$5,160	:	Greenscapes
2015	:	\$8,820	:	Evergreen
2016	:	\$7,520	:	Greenscapes
2017	:	\$8,500	:	James Esper
2018	:	\$10,700	:	James Esper
2019	:	\$8,934	:	Evergreen
2020	:	\$6,480	:	Greenscapes
2021	:	\$6,628	:	Evergreen
2022	:	\$6,340	:	James Esper
2023	:	\$7,440	:	James Esper
2024	:	\$7,990	:	James Esper*

*Increased number of finish mowing's from 9 to 11.

- Winstanley Enterprises has agreed to reimburse the IDA for the cost of mowing in 2025.

IDA DISCUSSION: Scott Henze reviewed the background information as identified within the agenda. He stated that the area to mow by a contractor at Tryon has decreased. He stated that since the IDA transferred lands to Sewer District No. 4, that the sewer district would be mowing those lands at Tryon starting this year. Joe Gillis questioned how large of an area would this be? Scott

Henze stated that it is 3-4 acres of mowing. He stated that they would be mowing around the pond and down by the wastewater pump station. He stated that Winstanley Enterprises has agreed to pay for these costs however Mr. Henze indicated that he would like to lessen the costs to Winstanley if possible.

C. Hay Lease of Land at Tryon:

- R & R Farms desires to lease approximately 55 acres of land at Tryon to grow corn in 2025.
- R&R Farms leased the land at Tryon in 2024.
- R & R Farms has offered \$30/acre to do so.

IDA DISCUSSION: Scott Henze stated that R&R Farms would like to lease lands at Tryon again for the price noted.

IDA ACTION:

MOTION: To authorize the Chairman to sign a Lease with R & R Farms to lease approximately 55 acres at Tryon to grow corn.

MADE BY: Dave D'Amore

SECONDED: Joe Semione

DISCUSSION: None

VOTE: Unanimous

D. Fulton Montgomery Regional Chamber of Commerce:

- The IDA became a member of the Fulton Montgomery Regional Chamber of Commerce in 2024.
- The IDA received an annual membership renewal invoice on April 4, 2025.
- The annual membership renewal fee is the same as it was in 2024 at \$299.00
- The cost associated with the annual membership is included within the IDA's adopted 2025 budget.

MOTION: To authorize the annual membership renewal with the Fulton Montgomery Regional Chamber of Commerce.

MADE BY: Dan Rounds

SECONDED: Dave D'Amore

DISCUSSION: None

VOTE: Unanimous

E. Crossroads Park Marketing:

1. Background:

- In 2024, the IDA chose to execute a Listing Agreement for 1-year with Colleen Ioele-DeCristofaro of Howard Hannah to market 25+/- acres of land within the Crossroads Park for housing.
- The Listing Agreement is due to expire on April 11, 2025.
- At the March 11, 2025 meeting, the consensus of the IDA was to re-list the property with Colleen Ioele-DeCristofaro at Gateway Realty Solutions for a 6-month term.

2. Proposal:

- Colleen Ioele-DeCristofaro of Gateway Realty Solutions has agreed to a 6-month term if the IDA would cover the costs of a new billboard at approximately \$500.
- If the IDA agrees to a 1-year term, then there would be no charge for the billboard.
- Commission structure remains the same at 6% (2.5% buyer side/3.5% listing side)
- A 5% commission if sold independently.
- 6-month and 12-month proposals have been received.

3. Listing Price:

- The original listing price was \$595,000.
- The current listing price is \$575,000.
- Colleen Ioele-DeCristofaro is recommending that the property be re-listed at a price point around \$500,000 - \$550,000.

IDA DISCUSSION: Scott Henze reviewed the background information as identified in the agenda. Joe Gillis stated that 6 months goes buy pretty quick and would rather support the 12 month term. Joe Semione stated that he would like to keep the price on the higher side so that there is room for negotiation. Joe Gillis asked whether or not any of the leads have been in contact with the realtor or the IDA as of late? Scott Henze stated that he has not been contacted nor has heard anything. Dave D'Amore stated that he believes that the property will be on the market for a while and that the current climate is not conducive to anyone purchasing property and investing in it without a lot of incentive.

MOTION:	To authorize the Chairman to sign a Listing Agreement with Gateway Realty Solutions for a term of 12 months at a listing price of \$550,000.
MADE BY:	Sue Collins
SECONDED:	Dan Rounds
DISCUSSION:	None
VOTE:	Unanimous

F. CITY OF JOHNSTOWN SENIOR HOUSING INITIATIVE:

a. Background:

- The City of Johnstown owns several parcels of land at the end of Prindle Avenue totaling 4.732+/- acres that include:

PARCEL
174.8-3-30
174.8-3-8
174.8-3-9
162.20-11-51

- The City of Johnstown recently amended the Zoning District for several of these properties from Public Use to Multi Family 1.
- The City of Johnstown Planning Board recently approved a 2-lot minor subdivision of lands of parcel 174.8-3-9 so that the Johnstown Community Center would be on its own lot.
- The City of Johnstown desires to have these properties developed into Senior Housing and is requesting that the IDA consider taking ownership of the properties in order to do so.
- The IDA obtained an appraisal of the properties by Newmark Valuation & Advisory.
- In 2024, the City of Johnstown became the first municipality within Fulton County to be designated as a “Pro Housing” community under the State’s Pro Housing Communities Program.
- 5 Corners Development Corp. located in Saratoga Springs has expressed an interest in developing Senior Housing on the site.
- * Presentation by 5 Corners Development Corp.

IDA DISCUSSION: Scott Henze reviewed the background information as identified in the agenda and introduced Sumeet Gupta of Five Corners Development Corp. to discuss his concept for the development of affordable market rate senior housing (55 Plus).

Sumeet Gupta provided a background of himself stating that he was born and raised in the Capital Region and spent most of his career downstate and eventually moving to London until COVID when he moved back to upstate NY. He stated that the majority of his background has been developing luxury market rate housing however, the COVID pandemic affected construction costs and interest rates and therefore he shifted to focus more on workforce housing and affordable market rate Senior Housing. He stated that Five Corners Development Corp currently has five (5) similar projects ongoing at the moment in Schenectady, Troy, Amsterdam and Saratoga. He stated that he has been working with the Mayor (City of Johnstown) for many months now and is hopeful that he can develop a project here. He stated that he has done some preliminary demographic analysis for the area and it has determined that there is a need for senior housing. He stated that there is limited opportunity for seniors who would like to stay in

the area but do not want to continue to maintain their single family home. He stated that this particular location is ideal in that it is located downtown within walking distance to amenities and services that are needed. He stated that the location is adjacent to the City Senior Center and Community Center which is also ideal. Sumeet stated that he will prepare a more detailed analysis of the area median income (AMI) of the area but at the moment the goal would be to develop a facility that would include 60-90 units and would prefer to be closer to the higher end. He stated that the market studies would really dictate the number of units and the goal would be to stay between 60 to 70% ami. He stated that rents would be estimated at around \$900-\$1200 per month. Sumeet stated that he wants to be clear that this housing is not section 8 housing or voucher based housing. He stated that this housing is driven by individual's income levels, pensioners and those on social security etc.

Sumeet praised the location stated that you cannot get a better location being located adjacent to the creek with the walking trail already there. He stated that it is a beautiful site.

Sumeet stated that as part of the new NYS DEC Wetland regulations they will be submitting a Jurisdictional Determination to verify if there are any wetlands on the property.

Joe Gillis questioned the property tax structure for the project. Sumeet stated that it's still early in the process but he would be looking for a PILOT from the IDA. He stated that he still needs to develop what he construction costs would be but at some point that would be the idea. He stated that since this property has been municipally owned, it has not generated any property tax to the community so any incremental dollar would be a benefit to the community.

Dave D'Amore stated that he was curious as to whether or not there has been dialogue with the nonprofit community center to understand how they will operate during construction as well as the eventual finished project. Sumeet stated that they have not yet but they will in the future now that the project has been made public. He stated that the City is also looking to acquire a few properties in the area and that they would be coordinating with the City to discuss their vision for the area as a whole. Mayor Praught indicated that locating senior housing near the community center would be a benefit. There continued a discussion in regards the positive impact that the housing initiative would have on the Community Center and Senior Center.

Sue Collins questioned whether or not everyone who lived at the facility would need to be a senior. Sumeet stated that they would need to be 55 years or older.

Dave D'Amore stated that he thinks that it is a great project and would be nice to have the property developed into something more useful and that it has been underutilized. Sumeet stated that the property is beautiful with the stream and the walking trail. He stated that they would retain the walking trail so that it provides some additional connectivity to downtown.

Sumeet stated that part of the parcel includes a bridge over the creek at the end of Prindle Ave. He stated that that bridge will be replaced as part of the project.

Scott Henze questioned whether or not there was a restriction on the number of vehicles that the residents would have. Sumeet stated that based upon partner data based upon senior housing across upstate NY, there typically is a 1 to 1 ratio where there is one resident per unit.

Dave D'Amore question the types of amenities that would be incorporated into the project? Sumeet stated that although it's early in the stages there is typically common areas, a gym, library, laundry, computer room etc. He stated that since this would include NY Homes and Community Renewal funding, the requirements of that are rather substantial. He stated with that being said, if you were to tour a market rate facility and compare it to a HCR facility, you would not know that there was a difference.

Sue Collins questioned the number of bedrooms and whether or not there would be an elevator etc. Sumeet stated that given the 1 to 1 ratio mentioned earlier, this facility would have one bedroom and maybe a few studio style units. He stated that it would include elevators. Sumeet stated that the facility would be 3 or 4 stories.

Scott Henze questioned the type of application process that would take place. Sumeet stated that it is a lottery based system. He stated that a person would submit an application that included all of their income information whereby those applications would be reviewed and then placed into a lottery system. He stated that it is not based upon first come first served.

Scott Henze asked Mayor Praught if she had any further comments. Mayor Praught stated that she really hopes that the project will move forward and that the piece of property has been somewhat hidden but that it is a gem of a property for housing that will support the local businesses etc.

Scott Henze asked Sumeet whether or not Five Corners Development Corp. has worked on any other housing initiative in Fulton County? Sumeet stated that they are working on another project that is not public yet but that this project would be the first. He stated that he is actively looking for more opportunities in Fulton County and that it is the same market as other areas but it is located within his backyard. He stated that more importantly, when you have willing parties such as Mayor Praught and the City and hopefully the IDA to work with it makes a project much efficient and easier to navigate.

Dave D'Amore questioned whether or not the market study would look at the impacts on adjacent properties along Main Street. Sumeet stated that it is not a forecast on other properties but specific to the project. A discussion ensued how the project may increase the private property investment into other properties. It was noted that many of the other housing units in the adjacent area are absentee landlords who do not invest into their property and how this project could improve that given the competition for available units etc.

Ashley Capobianco asked how the rents will be kept stable if there are maintenance items that need to be invested in and other amenities. Sumeet stated that part of the HCR process is that there is a 15 year regulatory period whereby the rents are effectively capped based upon the AMI. He stated that there are regulations that also limit any increase after the 15 years. He stated that the facility will also be required to be maintained to a certain standard etc.

Executive Session:

1. Upon a majority vote of its total membership, taken in an open meeting pursuant to a motion identifying the general area or areas of the subject or subjects to be considered, a public body may conduct an executive session for the below enumerated purposes only, provided, however, that no action by formal vote shall be taken to appropriate public moneys:
 - i. matters which will imperil the public safety if disclosed;
 - ii. any matter which may disclose the identity of a law enforcement agent or informer;
 - iii. information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed;
 - iv. discussions regarding proposed, pending or current litigation;
 - v. collective negotiations pursuant to article fourteen of the civil service law;
 - vi. the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation;
 - vii. the preparation, grading or administration of examinations;
 - viii. the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.**

IDA ACTION:
MOTION:

To go into Executive Session to discuss the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.

MADE BY: Dave D'Amore
SECONDED: Joe Semione
DISCUSSION: None
VOTE : Unanimous
TIME : 9:02am

MOTION: To go out of Executive Session.

MADE BY: Dave D'Amore
SECONDED: Joe Semione
DISCUSSION: None
VOTE: Unanimous
TIME: 10:20am

VII. OTHER BUSINESS:

A. Mohawk Valley Brownfields Developer Summit Reminder:

- April 23-24, 2024
- 9:00 am-4:00pm
- Herkimer College
- Register using a PUBLIC code

IDA DISCUSSION: Scott Henze reminded IDA members about the Mohawk Valley Brownfields Developer Summit.

B. Board Training:

- During the IDA's Annual Meeting held on January 14, 2025, the Board asked that the Executive Director review the IDA's Policies (older) and recommend any changes.
- During the IDA's March 11, 2025 meeting, changes were discussed and made to Policy 14 Uniform Tax Exemption Policy (UTEP).
- Policy 01 Compensation & Reimbursement was adopted on September 30, 2008.
- This Policy states:

IDA Policy 01 – Compensation & Reimbursement Policy

Pursuant to and in accordance with Section 856 of the General Municipal Law (GML) of the State of New York, the members of the Board of the Fulton County Industrial Development Agency (the "Agency") shall serve, without salary, at the pleasure of the Fulton County Board of Supervisors. Agency Board members may be reimbursed for reasonable expenses incurred in the performance of Agency duties with the prior approval of the Board.

Employees and agents of the Agency shall serve at the pleasure of the Board at such compensation levels as shall be approved by the Board from time to time. Employees and agents may be reimbursed for reasonable expenses incurred in the performance of Agency duties with the prior approval of the Board.

Board members shall not be compensated for rendering any service to the Agency in any capacity other than as a Board member unless such other compensation is reasonable and allowable under provision of Section 856 of the Act.

- Section 856 of GML only includes language specific to board members being appointed by the governing body of the municipality (Board of Supervisors).
- It is recommended that all reference to Section 856 of General Municipal Law be removed from this policy to avoid confusion.

MOTION: To remove reference to Section 856 of General Municipal Law within IDA Policy 01: Compensation & Reimbursement.

MADE BY: Joe Semione

SECONDED: Dan Rounds

DISCUSSION: None

VOTE: Unanimous

VIII. NEXT MEETING:

Tuesday
May 13, 2025
8:00 a.m.

IX. CLOSE MEETING:

MOTION: To close the meeting at 10:25a.m.

MADE BY: Dave D'Amore

SECONDED: Joe Semione

DISCUSSION: None

VOTE: Unanimous