WEBVTT

1

00:01:28.950 --> 00:01:37.920

Joshua Palmer: Okay, I think we're waiting on a few more people i'm just going to give it another minute or two prior to getting started.

2

00:02:33.870 --> 00:02:34.380

Joshua Palmer: Okay.

3

00:02:37.830 --> 00:02:41.550

Joshua Palmer: All right, well, thank you very much, everyone for joining this webinar to.

4

00:02:42.630 --> 00:02:45.540

Joshua Palmer: begin the Q amp a period of.

5

00:02:47.580 --> 00:02:50.340

Joshua Palmer: Of the rfu.

6

00:02:51.870 --> 00:02:58.020

Joshua Palmer: Again, we are very excited about this opportunity, on behalf of hdd ggs.

7

00:02:59.610 --> 00:03:08.880

Joshua Palmer: department of food and agriculture, thank you again for for your interest in this solicitation Okay, we can move forward Oh, by the way my my.

8

00:03:10.440 --> 00:03:18.510

Joshua Palmer: My connection is a little spotty, so I am going to turn off my video so that I don't so that there aren't any interruptions.

9

00:03:22.230 --> 00:03:38.040

Joshua Palmer: i'm josh Palmer from the Department general services with me on the panel among the panelists are Michael Cohen from department of housing and Community development Craig a gentleman from lazard development consultants, as well as gauge spire from the start, development consultants.

10

00:03:41.130 --> 00:03:55.830

Joshua Palmer: If you have any general my if we just go back you have any general questions and inquiries, please feel free to look at the affordable housing at ggs topsy.gov and or public lands@hgtv.ca.gov and.

11

00:03:56.610 --> 00:04:07.530

Joshua Palmer: We can move on and just so you're aware, if I run through something too quickly, please note that we will be posting this this recorded.

12

00:04:08.160 --> 00:04:19.170

Joshua Palmer: webinar as well as the agenda and the PowerPoint for today's presentation so today's agenda, we will review the meeting format.

13

00:04:20.070 --> 00:04:25.770

Joshua Palmer: Question answer document the rfu schedule a review of the overall opportunity.

14

00:04:26.400 --> 00:04:37.740

Joshua Palmer: Reviews section 1467 1.2 and the trailer bill language, as well as principles and objective scoring criteria and then any additional information and links.

15

00:04:38.490 --> 00:04:48.660

Joshua Palmer: With the remaining time we will open up the Q amp a session to not just written questions, but also to any verbal questions that could potentially arise.

16

00:04:49.980 --> 00:04:53.040

Joshua Palmer: Please keep in mind, we are going to be.

17

00:04:55.590 --> 00:05:13.530

Joshua Palmer: Referring to the written questions prior to any verbal questions so that is the priority here and it's our goal to make sure that we are answering the questions in to the best of our ability, so we don't want to miss any of those.

18

00:05:14.910 --> 00:05:34.950

Joshua Palmer: This is a webinar format all participants cameras are off and their audio is muted feel free to ask questions, using the chat function of zoom but, again, we would we will refer to those after the written Q amp a period.

19

00:05:36.150 --> 00:05:45.330

Joshua Palmer: questions which are not answered today will be answered via the Q amp a document, as described in the rfu when and further on the next slide.

20

00:05:46.410 --> 00:05:52.860

Joshua Palmer: There will be an open Q amp a session in the chat window at the end of today's presentation until 12pm.

21

00:05:54.570 --> 00:06:01.710

Joshua Palmer: This meeting is being recorded and the recording will be posted on the to the dts website, along with this presentation, as I mentioned.

22

00:06:05.610 --> 00:06:23.130

Joshua Palmer: As knowing the rfu the state will respond to questions and or request for clarification by emailing one attachment containing all questions and request for clarification for clarification received by the deadline, along with the answer for each via the Q amp a document.

23

00:06:24.540 --> 00:06:33.390

Joshua Palmer: We will be sending it to the email addresses, which submitted the questions and or request for clarification to the state by the applicable deadline.

24

00:06:34.140 --> 00:06:49.200

Joshua Palmer: As well as the addresses, to whom the state emailed for the rf Q, so if if your email address was not on there, please feel free to email me and I will respond with the questions.

25

00:06:51.300 --> 00:06:59.550

Joshua Palmer: As well as email addresses that we use registered for this webinar the State will be posting the Q amp a document on the dts website.

26

00:06:59.940 --> 00:07:12.330

Joshua Palmer: I know that there is a link down at the bar it's down there but it's also in the rfu so please feel free to reference your faq for any of the attachments and links that we've discussed in this meeting.

27

00:07:16.350 --> 00:07:22.740

Joshua Palmer: So tentative schedule this is subject to change, however, things are moving.

28

00:07:23.850 --> 00:07:31.230

Joshua Palmer: correctly and progressively, so we are pleased with that we are staying on track for everything, thus far.

29

00:07:32.370 --> 00:07:45.630

Joshua Palmer: We asked that the questions and requests for clarification are due by August 31 So if you have any additional questions that are not being answered today, please, please send those in by August 31 at 5pm.

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00:07:46.710 --> 00:07:54.150

Joshua Palmer: The state will respond to those questions on Sep tember seven, they will be posted again to the website, as well as being emailed to you.

31

00:07:54.930 --> 00:08:07.980

Joshua Palmer: And then the rfu some middle deadline is still scheduled for September 17 and responding interviews the week of October 4 and hopefully to award the site, the week of October 18.

32

00:08:12.360 --> 00:08:17.730

Joshua Palmer: Review of the opportunity, the fairgrounds is currently home to reoccurring events with.

33

00:08:19.230 --> 00:08:29.340

Joshua Palmer: With several agricultural uses and buildings and various racetracks and bending facilities, a portion of the fairgrounds has been declared access and determine as suitable for.

34

00:08:29.670 --> 00:08:45.870

Joshua Palmer: For housing development under the executive order and dash 06 dash one nine access sites program the development of the fairgrounds is an exciting opportunity to transform this area and have a meaningful positive impact on the South on the South, Dr community.

35

00:08:47.070 --> 00:08:53.190

Joshua Palmer: Community and stakeholder input is a critical component throughout the process, we cannot stress that enough.

36

00:08:57.600 --> 00:09:02.460

Joshua Palmer: The boundaries of the project area are conceptual at this stage and are subject to change.

37

00:09:03.330 --> 00:09:20.700

Joshua Palmer: As such, easements current leases uses current total approximate size and other right right of rights of way remain to be resolved the current total approximate size of the subject site is 110 acres, and that is located within the green boundaries.

38

00:09:24.810 --> 00:09:37.350

Joshua Palmer: I do recommend that you look at government code 1467 1.2 which is DG SS leasing authority for affordable housing developments.

39

00:09:38.370 --> 00:09:42.210

Joshua Palmer: All projects must conform with government code section 14671.

40

00:09:43.560 --> 00:09:48.600

Joshua Palmer: And, as well as specifically as written at the time of the lease execution.

41

00:09:50.220 --> 00:10:07.170

Joshua Palmer: It does allow for below market rates low market ground ground lease and sale of property with state approval, some of the current potential uses include affordable rental housing affordable home ownership parks and recreation facilities and commercial and retail development.

42

00:10:08.760 --> 00:10:19.620

Joshua Palmer: Again, the those are in the rfu links to those to the trailer build language are located in the rfu as well it's a 1.671 point to.

43

00:10:23.040 --> 00:10:32.760

Joshua Palmer: The principles and objectives, here we are really want to focus on housing mix and affordability Community our rich partnership and collaboration.

44

00:10:33.270 --> 00:10:38.850

Joshua Palmer: Financing innovation utilizing the framework of state sovereignty to achieve better outcomes.

45

00:10:39.300 --> 00:10:54.330

Joshua Palmer: Timing efficiency and financial feasibility equity accessibility responding capacity, sustainability and resiliency quality architecture and contextual design, construction, innovation and cost efficiency.

46

00:10:55.080 --> 00:11:02.130

Joshua Palmer: The State recognizes that this program presents an opportunity to leverage development for the benefit of for multi benefit outcomes.

47

00:11:02.610 --> 00:11:11.340

Joshua Palmer: The state is seeking statement of qualifications from respondents who can demonstrate the capacity, creativity and commitment needed to support the principles and objectives.

48

00:11:15.060 --> 00:11:29.490

Joshua Palmer: The scoring criteria as laid out in the rfu housing mixing affordability financing innovation timing, efficiency and financial feasibility accessibility, sustainability and and resilience.

49

00:11:30.000 --> 00:11:43.740

Joshua Palmer: Costs innovation and and cost efficiency Community outreach partnership and collaboration utilizing the free the framework of state sovereignty equity responding passing quality architecture and contextual design.

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00:11:47.400 --> 00:11:58.560

Joshua Palmer: Additional links again to our, as stated in the rfu as well as on the state's website can be found here again, this will be posted.

51

00:12:00.000 --> 00:12:04.110

Joshua Palmer: At the end of the gleam shortly after this meeting.

52

00:12:07.770 --> 00:12:27.420

Joshua Palmer: And again, if you have any additional questions, please feel free to email me directly, and my email is in the rfu as well as on this PowerPoint we do want to open up this time now to the Q amp a box there if you are on zoom there should be a Q amp a at the bottom.

53

00:12:28.620 --> 00:12:42.330

Joshua Palmer: You can we ask that verbal questions to be held until after the Q amp a period, and I will turn it over to Craig who will be moderating the Q amp a period.

54

00:12:45.540 --> 00:12:50.520

Craig Adelman: So hi everybody i'm pregnant woman i'm a senior principal at the sorry development consultant and.

55

00:12:51.600 --> 00:13:06.000

Craig Adelman: We are consultants to partner, the general services and also working with a to be on the implementation program, so I am here to help moderate questions, I am not seeing any questions in the Q amp a right now.

56

00:13:08.100 --> 00:13:16.920

Craig Adelman: But again, we ask that you submit those in writing and then, if there are follow up questions to them, please go ahead and use the raise hand feature.

57

00:13:27.930 --> 00:13:31.350

Joshua Palmer: It looks like we do have one raised hand.

58

00:13:34.500 --> 00:13:36.780

Craig Adelman: Jeff Robertson has been breached.

59

00:13:38.880 --> 00:13:42.810

Craig Adelman: And we unmute check and see the status of his issue.

60

00:13:46.500 --> 00:13:48.450

Jack Robertson: I was actually trying to write it sorry.

61

00:13:49.620 --> 00:13:52.170

Craig Adelman: Okay, go ahead and write it in check, please.

62

00:13:53.310 --> 00:14:01.650

Jack Robertson: Well, I have the MIC, though, is the land intended to be all least or potentially combination of for sale fee simple.

63

00:14:02.760 --> 00:14:04.080

Jack Robertson: transaction or.

64

00:14:05.580 --> 00:14:17.010

Craig Adelman: I think it's fair to say josh or Michael feel free to jump in I think it's fair to say that our preference is to lease it, but we do have the option to sell portions please again see the.

65

00:14:18.630 --> 00:14:24.180

Craig Adelman: The trailer bill language that job stated earlier, which addresses that authority.

66

00:14:25.320 --> 00:14:25.620

Jack Robertson: Thank you.

67

00:14:36.300 --> 00:14:38.730

Craig Adelman: We have a question from Peter ragsdale.

68

00:14:39.960 --> 00:14:45.360

Craig Adelman: who believes she recalls that there was an MSP reservation for the downtown Stockton, why.

69

00:14:46.890 --> 00:14:50.310

Craig Adelman: Is there any contemplation of complimentary funding so.

70

00:14:51.930 --> 00:14:59.940

Craig Adelman: i'm going to assume Peter that you're using downtown Stockton live as an example, just to clarify I don't believe that at all connected with this.

71

00:15:01.080 --> 00:15:12.840

Craig Adelman: This opportunity there is not a reservation, so I believe that, in response to the access sites property that is currently under development.

72

00:15:13.410 --> 00:15:28.590

Craig Adelman: In in Stockton, we do not have currently have a reservation of any state funding or any priority for state affordable housing funding associated with the program that is potentially subject to change, but certainly should not be.

73

00:15:34.470 --> 00:15:41.940

Craig Adelman: Raul Hernandez is asking how a local hire way into the scoring system what category this local hire fall into.

74

00:15:43.710 --> 00:15:52.800

Craig Adelman: uh let's see I think i'm going to defer to others, or perhaps we'll get back to you bro go ahead.

75

00:15:53.550 --> 00:15:56.550

Joshua Palmer: row I think that's a question that we're going to have to contemplate.

76

00:15:57.810 --> 00:16:17.040

Joshua Palmer: At additional length, perhaps we can follow up that will certainly be one of our follow up questions, I want to make sure that we address that one appropriately certainly it's it's something that we are taking it very seriously, so I want to make sure we have the correct answer for you.

77

00:16:19.110 --> 00:16:20.610

Joshua Palmer: But thank you that's a good question.

78

00:16:20.940 --> 00:16:22.710

Craig Adelman: We will follow up on that one.

79

00:16:24.660 --> 00:16:30.480

Craig Adelman: Peter is asking is there, are there any reports or details on the current infrastructure status or needs.

80

00:16:31.620 --> 00:16:34.320

Craig Adelman: sewer water storm drain it cetera.

81

00:16:35.310 --> 00:16:50.310

Joshua Palmer: yeah Peter, we are actively putting together those we're conducting a phase two as we speak, that should be excuse me that should be available shortly definitely prior to our faq submission.

82

00:16:52.110 --> 00:16:54.420

Joshua Palmer: And Craig you also want to answer that question.

83

00:16:55.050 --> 00:16:56.280

Craig Adelman: No, no i'm sorry I was.

84

00:16:57.450 --> 00:17:02.190

Craig Adelman: Trying to do that to process these in zoom as we go so.

85

00:17:02.820 --> 00:17:13.800

Joshua Palmer: yeah so we know that there are some infrastructure needs, certainly, we are in continual conversation with the city of Stockton about what that infrastructure would look like.

86

00:17:15.450 --> 00:17:22.920

Joshua Palmer: We do know that there is going to be in a full assessment needed of the infrastructure.

87

00:17:24.270 --> 00:17:33.540

Joshua Palmer: We have to assume that much of the infrastructure to support a development of this type type in size would probably need.

88

00:17:34.710 --> 00:17:35.910

Joshua Palmer: new infrastructure.

89

00:17:49.740 --> 00:17:50.220

i'm.

90

00:17:52.380 --> 00:17:56.310

Craig Adelman: not seeing any open questions in the Q amp a at the moment.

91

00:18:08.790 --> 00:18:14.700

Craig Adelman: let's see I see that Carol has a hand raised, can we unmute Carol.

92

00:18:21.570 --> 00:18:23.460

Carol Ornelas: I tell show and Craig.

93

00:18:24.480 --> 00:18:27.390

Carol Ornelas: My question regarding his regards to.

94

00:18:28.470 --> 00:18:35.520

Carol Ornelas: State funding, such as m HP bonds 4% tax credits in the.

95

00:18:37.290 --> 00:18:45.210

Carol Ornelas: queue is it states that we're not to use those sources of funds is that accurate.

96

00:18:46.170 --> 00:18:50.670

Joshua Palmer: yeah Carol that know it, I think that might be a slight.

97

00:18:52.650 --> 00:18:57.870

Joshua Palmer: A slight difference of what we're talking about here, so all all competitive.

98

00:18:58.680 --> 00:19:13.470

Joshua Palmer: funding opportunities will still be there as as but as Peter just asked you was there a reservation for him HP or is there an MSP set aside, no, there is not a specific MSP set aside and it's Craig mentioned that is subject to change, but now all competitive.

99

00:19:14.670 --> 00:19:18.930

Joshua Palmer: tax credits are going or barn allocations will be available.

100

00:19:20.400 --> 00:19:21.060

Carol Ornelas: Thank you.

101

00:19:23.910 --> 00:19:24.990

Joshua Palmer: We did receive another.

102

00:19:24.990 --> 00:19:27.030

Joshua Palmer: Question from Michael mark I.

103

00:19:27.810 --> 00:19:39.210

Joshua Palmer: Regarding Community concerns piggyback off a relatable question in the scoring parameters are a developer coming to the table committing to local construction workforce agreement matters.

104

00:19:40.920 --> 00:19:46.710

Joshua Palmer: Michael do you mind clarifying that question a little bit for me, do you want to can we take Michael off mute there for a second, so we can.

105

00:19:59.640 --> 00:20:02.220

Joshua Palmer: Michael are you able to go off mute.

106

00:20:05.130 --> 00:20:07.080

michael Mark: I believe, so now, am I unmuted.

107

00:20:07.320 --> 00:20:08.610

Joshua Palmer: We can hear you are.

108

00:20:09.720 --> 00:20:32.460

michael Mark: No, I appreciate the chance to speak my question was piggybacking off role will Hernandez and the rfu there's quite a bit of scoring parameters if if a developer so chooses to go forward and submit rf Q and any type of agreements that focuses on local workforce does that.

109

00:20:33.600 --> 00:20:38.220

michael Mark: tie in to the development process in the scoring parameters.

110

00:20:40.260 --> 00:20:43.560

Joshua Palmer: Specifically in the scoring parameters, you know, I think that.

111

00:20:44.790 --> 00:20:48.030

Joshua Palmer: We need to have additional feedback from.

112

00:20:49.320 --> 00:21:01.500

Joshua Palmer: Our executive leadership on scoring that but certainly local construction workforce is you know it's something that's important to to doing this properly.

113

00:21:03.000 --> 00:21:08.640

Joshua Palmer: We need to further contemplate exactly what that means and how that would be able to.

114

00:21:10.260 --> 00:21:17.670

Joshua Palmer: incorporate into the scoring so I i'm not exactly sure about that, but certainly we we want to address those needs.

115

00:21:18.030 --> 00:21:33.390

Craig Adelman: yeah and I I can jump in and just say we don't have a specific criteria called out for for workforce in the in the selection for the art queue but just a reminder that this request for qualifications so we're not looking for proposals.

116

00:21:34.770 --> 00:21:41.370

Craig Adelman: I would say in part of our vision is that that would be fleshed out as part of the Community process.

117

00:21:42.360 --> 00:21:53.310

Craig Adelman: As well as several other categories so in, as we said in response to roles question we'll get back to you with more clarification in terms of which which criteria, specifically.

118

00:21:53.940 --> 00:22:09.060

Craig Adelman: That we see that relating to, but I think I can say that we aren't looking we're expecting for specific construction workforce proposals as part of this this qualifications based process.

119

00:22:10.290 --> 00:22:13.890

Craig Adelman: But we would be looking for developers who can demonstrate that they have.

120

00:22:15.450 --> 00:22:19.110

Craig Adelman: They performed strong on local hiring and previous experience.

121

00:22:23.070 --> 00:22:33.000

michael Mark: I appreciate that and i'll have the MIC it just for clarification, this is a prevailing wage public works project correct.

122

00:22:33.870 --> 00:22:34.980

Craig Adelman: This is prevailing wage.

123

00:22:34.980 --> 00:22:35.610

Correct.

124

00:22:36.930 --> 00:22:38.010

michael Mark: Okay, and.

125

00:22:39.690 --> 00:22:46.290

michael Mark: It may be a clarifying statement when you stayed at rf queue for the individuals are interested.

126

00:22:47.730 --> 00:22:50.850

michael Mark: That the parameters of previous projects and.

127

00:22:53.730 --> 00:23:00.450

michael Mark: The ability to have Community input within their I guess request for qualifications.

128

00:23:01.470 --> 00:23:04.560

michael Mark: would be part of that scoring parameters so that's what i'm hearing.

129

00:23:04.860 --> 00:23:06.240

Joshua Palmer: Correct correct.

130

00:23:06.870 --> 00:23:07.140

michael Mark: Okay.

131

00:23:08.040 --> 00:23:08.640

michael Mark: We are seeing.

132

00:23:09.270 --> 00:23:19.350

Craig Adelman: This process of selecting a developer to proceed with the process based upon qualification, not a specific proposal because we don't have enough information yet.

133

00:23:20.400 --> 00:23:20.940

Craig Adelman: To.

134

00:23:23.550 --> 00:23:32.400

Craig Adelman: To be able to create a detailed proposal and things like workforce targets and commitments would be part of what we want to flesh out in that process.

135

00:23:36.030 --> 00:23:46.470

Craig Adelman: we've got a question from Rebecca Desmond California fair service authority is a joint powers are the Risk Sharing pool a general liability coverage.

136

00:23:47.250 --> 00:23:58.320

Craig Adelman: would like to clarify that CFS as coverage excludes any non fair operations activities such as all activities related to planning and construction of a housing development.

137

00:23:58.920 --> 00:24:16.260

Craig Adelman: How soon, would there be a legal boundary differentiation between the two properties, this will be critical to protecting the second va and the CFS a risk pool from being involved in any general liability claims resulting from this process and and project.

138

00:24:17.970 --> 00:24:28.890

Craig Adelman: I think I can state with a high degree of certainty that will have to get back to you on the response to this question, which is, which is fairly detailed Rebecca appreciate it and appreciate raising the issue.

139

00:24:30.810 --> 00:24:33.840

Craig Adelman: Job would like to know yeah I would just like to add.

140

00:24:33.930 --> 00:24:51.600

Joshua Palmer: We would we would certainly know what that looks like in the pre construction phase that timing I can't even begin to tell you, but we would definitely know prior to any vertical improvements that we would we would certainly know what that that site is going to look like.

141

00:24:54.840 --> 00:25:02.790

Craig Adelman: jack Robertson is asking what prevailing wage is applied to the market rate vertical improvements, and I believe the definitive answer to that is yes.

142

00:25:03.270 --> 00:25:03.930

Yes.

143

00:25:19.950 --> 00:25:23.610

Joshua Palmer: You know, to to follow up a little bit more on rebecca's question.

144

00:25:24.870 --> 00:25:38.520

Joshua Palmer: We once a developer is selected and we begin that process of really understanding what the defined boundaries are you know we're going to have a tremendous amount of time of Community outreach Community input.

145

00:25:39.330 --> 00:25:48.000

Joshua Palmer: Certainly, a lot of dialogue we won't know what that the site to site delineation is going to look like for some time.

146

00:25:49.080 --> 00:26:05.340

Joshua Palmer: You know, we have a lot of conversations that still needs to be had with the with the developer, the city, ie the community at large and not necessarily in that order of preference just They all need to be brought in together to define that.

147

00:26:09.630 --> 00:26:18.570

Craig Adelman: um I believe Denise and seeing the Carol has her hand raised, and so we don't have any questions in the queue, so why don't we go ahead Carol.

148

00:26:21.420 --> 00:26:35.040

Carol Ornelas: I just want to follow up, I know you said you're going to get back to us, I understand the infrastructure for prevailing wage, but is that also going prevailing wage going to be part of single family housing.

149

00:26:36.480 --> 00:26:39.150

Craig Adelman: I believe all development on.

150

00:26:40.200 --> 00:26:42.390

Craig Adelman: stayed on deck says property is subject to privilege.

151

00:26:43.860 --> 00:26:44.640

Joshua Palmer: That that's correct.

152

00:27:05.160 --> 00:27:21.240

Joshua Palmer: Well, is it if if you're still writing a question Would you mind raising your hand, just so that we don't leave you know we certainly want to make sure, everything is addressed but, in the event that your question.

153

00:27:21.870 --> 00:27:27.720

Joshua Palmer: you're still contemplating your question as it's written Maybe you can raise your hand and we can pivot over to.

154

00:27:29.580 --> 00:27:30.810

Joshua Palmer: To more of a live Q amp a.

155

00:27:34.620 --> 00:27:42.900

Craig Adelman: Good point i'm not seeing any written questions so if anybody has additional questions at this point, feel free to raise your hand.

156

00:27:52.470 --> 00:28:00.690

Craig Adelman: We will give it, I would say another minute or two and in the meantime, I will just reiterate, of course, that.

157

00:28:02.460 --> 00:28:04.620

Craig Adelman: We are open to questions.

158

00:28:06.000 --> 00:28:08.340

Craig Adelman: josh remind me through the end of the month, I believe.

159

00:28:09.090 --> 00:28:11.370

Craig Adelman: Is in writing so.

160

00:28:11.880 --> 00:28:16.140

Joshua Palmer: yep thanks Michael mind reader yes, the.

161

00:28:17.700 --> 00:28:24.180

Joshua Palmer: until August 31 and then the state will respond to any additional questions on Sep tember Sep.

162

00:28:28.740 --> 00:28:30.930

Joshua Palmer: And please feel free to check back.

163

00:28:32.040 --> 00:28:35.460

Joshua Palmer: With me at any time as to.

164

00:28:37.080 --> 00:28:43.500

Joshua Palmer: When and and when we will be posting this presentation, as well as this meeting.

165

00:28:44.880 --> 00:28:49.710

Joshua Palmer: It should be those shortly, and you can also continue to check the state website.

166

00:28:50.880 --> 00:28:52.350

Joshua Palmer: For additional information.

167

00:28:53.700 --> 00:28:57.060

Craig Adelman: And josh I imagine we could we could send a message out to all registered.

168

00:29:00.000 --> 00:29:00.480

Craig Adelman: over here.

169

00:29:00.780 --> 00:29:02.010

Joshua Palmer: When we've done absolutely.

170

00:29:06.420 --> 00:29:16.110

Craig Adelman: All right, I am still not seeing any more written questions and I don't believe we have any hands raised so at this point in respect everybody's time.

171

00:29:17.130 --> 00:29:19.590

Craig Adelman: I think we will go ahead and conclude the meeting.

172

00:29:22.650 --> 00:29:25.950

Joshua Palmer: Excellent Thank you all for joining us really appreciate your time.

173

00:29:27.090 --> 00:29:28.530

Joshua Palmer: And look forward to.

174

00:29:29.760 --> 00:29:31.080

Joshua Palmer: The rfu submit all day.

175

00:29:34.560 --> 00:29:36.270

Craig Adelman: All right, thanks josh thanks everybody.

176

00:29:37.170 --> 00:29:37.800

Joshua Palmer: Thank you.