



NORTH PARK PLANNING COMMITTEE (NPPC)

Draft Meeting Minutes

Aug 18, 2020; 6:30 pm

Virtual Meeting Via Zoom Platform

Register online at:

https://zoom.us/meeting/register/tJwqd-mhrz4vGNG_ejPymVw_ZPE4IhmVqMdm

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I. Parliamentary Items

1. Call to Order, Roll Call and Attendance Report 6:32pm

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez	Randy Wilde
Attendance	2	3	4	4	4	4	4	3	3	4	4	2	4
Late												1	
Absences	2	1	0	0	0	0	0	1	1	0	0	1	0

1. Modifications to the NPPC Agenda

a. **Urgent Non-Agenda Action Items:** NONE

b. **Consent Agenda**

Urban Design/Project Review. Board Members Present: Daniel Gebreselassie, Aria Pounaki, Jen Spencer, Melissa Stayner, Tim Taylor, Peter Hill (Community Member), Pat Sexton (Community Member)

1. **Extension of Time to Site Development Permit no. 1361903/Tentative Map no. 1457891 (PRJ 388089) located at 3503-3517 Indiana Street (Process 2).**

The site is in the RM-3-7 zone within the Greater North Park Community Area and in the Brush Management, ESL, and Transit Priority Area. Council District 3. Presenter: Pauly De Bartolo.

SUBCOMMITTEE MOTION: To approve Extension of Time to Site Development Permit no. 1361903/Tentative Map no. 1457891 (PRJ 388089) located at 3503-3517 Indiana Street (Process 2). Taylor/Pounaki (7-0-0)

Public Facilities & Transportation. Board Members Present: Doster, Kahvazadeh, Stucky, Pounaki

2. **Switzer Canyon Sewer and Storm Drain 828**

Sewer and Storm Drain Group 828 will replace the aging and deteriorating sewer mains and install new storm drainpipes within parts of the Balboa Park Golf Course and Switzer Canyon. The construction work will take place on City right-of-way (streets) and other paved surfaces, as well as easements located in the canyon.

SUBCOMMITTEE MOTION: To recommend the City consider onsite vegetation mitigation within Switzer Canyon in collaboration with the Friends of Switzer Canyon to the greatest extent feasible, and conduct a dissipater alternative analysis with priority on minimizing invasiveness and potential for vandalism prior to approving the SDP. Stucky/ Kahvazadeh (4-0-0)

3. **Texas Street Resurfacing**

City staff will present the options evaluated for assessing the feasibility of complete streets elements including (not limited to) pedestrian safety improvements, bike lanes, and/or improved access to transit per SB-1 Sec 2030(f) mandate, as part of the resurfacing projects on (a) Texas St. between Madison Ave. and El Cajon Blvd., (b) Texas St. between Upas St. and University Ave., and (3) Madison Ave. between Texas St. and Utah St.

SUBCOMMITTEE MOTION: The subcommittee requests that the City perform a corridor evaluation on Texas Street with special focus on pedestrian safety using suggestions from NPPC, North Park Community Plan and past community input. Pounaki/ Kahvazadeh(4-0-0)

Items Pulled: Daniel Gebreselassie pulled both Public Facilities and Transportation items, says there was not a quorum, due to lack of public member attendance and it was also not noticed properly (with enough time).

- Sarah McAlear: the meeting was noticed properly; the email went out via mail chimp. She will verify with the bylaws that a public member needs to be present. [subsequently confirmed that no by-law violations took place]
- Aria Pounaki: Switzer Canyon and Texas Street will both be pulled.

PUBLIC COMMENT:

- Vicki Granowitz: do not need a public member to be on the committee or to vote to make it official. Vicki confirmed that the agenda did go out, so there was proper notice.
- Daniel Gebreselassie: I can still pull it.
- Vicki Granowitz: That's fine, but you need to have someone who understands by-laws so that correct information is said.
- Brer Marsh: wants to have Texas Street Pulled.

Chair: Add the pulled items as action items #3 & #4 respectively to Agenda Section 5.

MOTION: To approve consent agenda item #1. Pounaki/Tucker (8-0-0)

2. **Agenda:** Adoption of the August 18, 2020 Agenda, *if necessary*.

MOTION: To adopt agenda with the addition of item # 2 and #3 from the Consent Agenda Wilde/Tucker (8-0-0)

3. **Minutes:** Approval of the July 21, 2020 Minutes.
Sarah McAlear: Adjust the attendance at the top of the July 21,2020 minutes, since the absences were supposed to be cleared in April.
MOTION: To approve the July 21, 2020 Minutes with corrections to attendance. Wilde/Pounaki (7-0-1) – Gebreselassie abstained, because he did not read minutes.
4. **Treasurer’s Report:** Sarah McAlear. – No report. Aria, Randy and Sarah are now official signers on the account.
5. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time.
 - Stephen Whitburn: Running to represent our District on City Council. Congratulate Rene on his service and thank everyone who is serving on the committee.
 - Yvette from community: Wants to know why she was muted the whole time during the sub-committee mtg. Wasn’t given enough time to speak publicly. Muting everyone through the whole meeting is like being muzzled.
 - Aria Pounaki: Unfortunately, it was a technical issue, I think there was an assumption that your hand wasn’t raised – because it was blinking, but that clearly was not the case.
 - Yvette: It happened multiple times, you can’t muzzle people during a public meeting! There needs to be some compromise.
 - Aria Pounaki: We are now using the Q & A section into this meeting. Sorry that happened to you – we are learning as well and improving as we move thru these on-line meetings.
 - Vicki: I think you will be violating the Brown Act if you have a Q & A section. I found the sub-committee by laws – the quorum is 7 for your committee, so you can have 6 board members (but not more), there is NO provision that someone from the public needs to be on the sub-committee.
 - Sarah McAlear: I have them open and highlighted.
 - Aria Pounaki: Sarah, make sure the chairs have those sections before the next sub-committee mtg. Vicki: If you have Q & A with the public it goes against the Brown Act – you would need to add it as a discussion item. The city attorney may allow it, not sure.
 - Alan Bennett: I also had issues raising my hand to allow me to talk. If you are going to mute everyone on entering the meeting you should make sure they can raise hand via zoom.

III. **Announcements & Event Notices:** Limited to One minute each.

1. **North Park Thursday Market (Farmers Market).** Every Thursday 3pm-7:30pm year-round. More info at: <https://northparkmainstreet.com/events/farmers-market/>
2. **NPPC August Special Election Cancelled.** August Special Election was deemed a violation of NPPC by-laws since Marc Gould’s seat would have been open for an election in March.
 - Aria Pounaki: We no longer have a special election scheduled for today’s meeting. We also have Rene’s resignation. Marc’s position was NOT allowed for a special election b/c it should have been with the regular election. Rene’s position would be allowed for special election. [the assertion that Rene’s position was eligible for special election was later disproved]

IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max

1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, maria.bojorquez-gomez@mail.house.gov **No Report.**
2. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, Mathew.Gordon@asm.ca.gov **No Report.**

3. **Chevelle Newell-Tate, Hon. Toni Atkins, State Senate Dist. 39**, 619-645-3133, Chevelle.Tate@sen.ca.gov. **No Report.**
4. **Brett Weise, Hon. Chris Ward, City Council Dist. 3**, 619-236-6633 BWeise@sandiego.gov.
Report: last week City Council was on recess, there have not been a lot of updates in the week. City Council did meet the week before re: the franchise agreement for electricity and gas in the city. SDG&E is our current provider. This agreement will last a decade or longer. This hearing was to determine if there were any amendments to the agreement. No decision was reached about the amendments.
 - Tim Taylor: City Parks Dept. have incorporated mask signage in Parks, but Tim would like to see more signage on the COVID rules are posted in Morley Field, NPCP areas.
 - Brett: We have had more signs put up in Golden Hill, Bankers hill, etc. and we are continuing to add more signage, we appreciate the feedback.
5. **Bernie Turgeon, Planning Department**, 619-533-6575, BTurgeon@sandiego.gov. **No Report.**

V. **Action Items:**

1. **René Vidales Resignation Acceptance.** Following René's previous resignation rescindment, the board must now consider René's most recent resignation letter. Per our bylaws, when we have a vacancy to be filled, we can have a special election. When two or more positions are open, we are to have a general election, but cannot have that due to Covid-19.
Public Comment:
 - Yvette from community: I'm curious with the resignation, will you add it when you have the general election? What are the dates that will determine eligibility?
 - Aria Pounaki: The dates that will be utilized to fill Rene's position will be from the prior general election. Not sure if we can extend the date.
 - Marissa Tucker: For a Special Election, single vacancy – all eligible candidates – someone who has signed into a meeting and filled out a slip. For a General Election – we are working on come up with a proposal to have a general election virtually to submit for approval to the City Council, who has not been able to give any advisement on general elections.
 - Sarah McAlear: are we considering a special election to just fill Rene's seat? It would be a Vote of the Board election NOT a special election.
 - Aria Pounaki: I apologize for introducing language that was not correct. Everyone from the community would be eligible to run. BUT we should ONLY be talking about Rene's resignation.
 - Alan Bennett: Can we convince him [Rene] not to resign?
 - Sarah McAlear: He has moved out of North Park, so he is no longer eligible to be on the board.
 - Alan Bennett: Would his term be for 4 years?
 - Aria Pounaki: The Board Election to fill his seat that would be for 2 years.

MOTION: To accept Rene Vidales' resignation from the North Park Planning Committee. McAlear/Tucker; 8-0-0

2. **Special Election Considerations.** In light of the board vacancy left by René Vidales, the board may consider whether to call a ~~Special Election~~ Board Election to replace him in September. His position would have expired in March of 2021.

Public Comment:

- Vicki Granowitz: You can NOT have an election. You cannot have an election to fill one seat at a time when you have 2 vacancies – you need a special election.

- Sarah McAlear: There is no way we are going to be prepared to hold a special election at this time if we are not allowed to have in-person meetings. If we are still not allowed to have in-person public meetings in-person in March of 2021 we should move forward with preparing a plan to have an on-line election in March of 2021 and present this plan to the City Council for approval.
- Pat Sexton: Have all board members attended the community planning group training?
 - Aria Pounaki: Yes.
- Alan Bennett: I know businesspeople are allowed on the board, is there anyway Rene would be allowed to stay on as having for having a business / non-profit relationship to North Park?
 - Aria Pounaki: Rene has decided he does not want to be on the board. He doesn't live in North Park, doesn't own a business or non-profit and has already dedicated many years to serving on the committee and would like to move on.

Board Comment:

- Marissa Tucker: We are as frustrated as everyone in the audience about not having an election this March as well as the lack of direction from the city on how to move forward. We are in a super awkward position – we are all trying to do the right thing and be accountable to our by-laws. We have been in constant contact with city to try and get everything correct. In the past, we relied heavily on Rene to know the by-laws, and we are all going to have to step up now that he is gone. I don't like the idea of postponing an election, but I don't see a feasible way to have an in-person election safely. There is a software called Opavote, which allows you to have an on-line AND in-person election. We should start investigating this option as soon as possible and not wait till March 2021. The City might not approve it, but the reality is we are getting very little direction from the City at this point and we should be proactive.
- Tim Taylor: Echo similar comments. We want to have a fair open election – but we are in a tough position. If there is a will there is a way! We need to remind people who attend the Zoom meetings, that they need to register so we have record of their attendance.
- Sarah McAlear: Yes, please sign in with your name, and have a registration form online.
- Daniel Gebreselassie: Expects the city to weigh in and give us guidance.
- Randy Wilde: Let's get back on track! Allow Rene's seat to be included in the general election in March.
- Aria Pounaki: any motions?

MOTION: The NPPC cannot hold an election right now for a variety of reasons, including that there are no City-approved policies and procedures for doing so. Fortunately, there are enough board members to continue to conduct business without interruption. To avoid a last-minute rush, the NPPC ad-hoc election committee will prepare a plan for an online election and submit to City for review, so that if we are still unable to hold in-person meetings in March 2021, we will have made every attempt to be prepared to have an online election. McAlear/ Kahvazadeh; (8-0-0)

[At this time it was confirmed that a quorum will be based on 13 members, not 15 members]

3. Switzer Canyon Sewer and Storm Drain 828

Sewer and Storm Drain Group 828 will replace the aging and deteriorating sewer mains and install new storm drain pipes within parts of the Balboa Park Golf Course and

Switzer Canyon. The construction work will take place on City right-of-way (streets) and other paved surfaces, as well as easements located in the canyon.

SUBCOMMITTEE MOTION: To recommend the City consider onsite vegetation mitigation within Switzer Canyon in collaboration with the Friends of Switzer Canyon to the greatest extent feasible, and conduct a dissipater alternative analysis with priority on minimizing invasiveness and potential for vandalism prior to approving the SDP. Stucky/ Kahvazadeh (4-0-0)

No city staff here to present. Arash Kahvazadeh will present a summary. Do we want to review the WHOLE topic? It was a very long, robust discussion.

- Aria Pounaki: we can move to have at another meeting when City staff can be present?
- Arash Kahvazadeh: It is a very complicated issue. Based on the conversation, wanted to have more information from the city.
- Aria Pounaki; given the complexity of the project it would behoove us to have city staff here to do full explanation. We should move this to next month's meeting. Need to have a qualified professional here to answer questions.
- Marissa Tucker: Even if we choose to move action item, we still have 2 people who would like to give public comment.

Public Comment:

- Yvette from community: It's hard to make comment. I spoke to the city worker and he said it would have been good to hear this at the subcommittee meeting, but I wasn't allowed to speak because of the technical issues: There is a current restoration project going on the canyon. It would be extremely helpful to know about this.
 - Arash Kahvazadeh: We asked Sabine to find out more information about this. To see if there is way to thread park ranger and friends' groups.
- Carrie Schneider: agree with recommendations from sub-committee. If the city is coming back to present, they should incorporate these recommendations. Asked the city to implement an Environmental Impact Report (EIR). There are a number of these canyon projects moving forward throughout the city.
- Pat Sexton: Would you pull the Switzer Canyon and Texas Street to be action items? Postponing and making them action items would be more accurate.
 - Aria Pounaki: The items were heard in sub-committee and voted on it. We followed proper procedure and we notified city staff that they should have been here to present.
 - Arash Kahvazadeh: We should treat each item one at a time – support pulling Switzer Canyon.
 - Aria Pounaki: City staff should have reached out to the public outreach – if timeline is affected, it's their negligence on their behalf.
 - Randy Wilde: The item should be pulled for Full meeting – not sub-committee or we will have this same problem next month.
 - Tim Taylor: We should be prepared that the city might not show up next month and prepare for what happens if they don't.
 - Aria Pounaki: This project requires our approval (public)– so they cannot move forward with the project if they don't get our approval
 -

Motion: to ask City's Switzer Canyon Sewer and Storm Drain project lead and contractor to provide full NPPC board an updated overview of the project including Public Facilities & Transportation subcommittee recommendations for

- *onsite vegetation mitigation within Switzer Canyon in collaboration with the Friends of Switzer Canyon to the greatest extent feasible, and*
 - *conducting dissipater alternative analysis with priority on minimizing invasiveness and potential for vandalism prior to approving the SDP*
- Kahvazadeh/Tucker; 7-1-0 No: (Daniel Gebreselassie opposing because it should not include considerations.)

4. Texas Street Resurfacing

City staff will present the options evaluated for assessing the feasibility of complete streets elements including (not limited to) pedestrian safety improvements, bike lanes, and/or improved access to transit per SB-1 Sec 2030(f) mandate, as part of the resurfacing projects on (a) Texas St. between Madison Ave. and El Cajon Blvd., (b) Texas St. between Upas St. and University Ave., and (3) Madison Ave. between Texas St. and Utah St.

SUBCOMMITTEE MOTION: The subcommittee requests that the City perform a corridor evaluation on Texas Street with special focus on pedestrian safety using suggestions from NPPC, North Park Community Plan and past community input. Pounaki/ Kahvazadeh(4-0-0)

City staff is not present.

Arash Kahvazadeh will present a summary: City is using SB1 funds to do the re-surfacing of Texas Steet and they are mandated to include alternative transportation and pedestrian improvements. The subcommittee did not think the city explored all the options for improvements. We asked the city to re-evaluate pedestrian improvements. And if pedestrian improvements cannot be included, explain why.

- Aria Pounaki: Does not need to be tied to this re-surfacing project? Wants the city to research pedestrian improvements beyond this project.

Public Comment:

- Yvette from the community: Bulb outs – They can be hard for bicylces to do right hand turns. But depends on the layout.
- Pat Sexton: Two things. #1 - There were 23 attendees. #2 - They repeatedly asked city staff about removing parking, and city staff said there would be NO parking removed. Should be at the full board meeting so public can be heard.
- Brer Marsh: Thanks for considering this. We have been asking for pedestrian improvements on Texas for many years now.

Board Comments:

- Marissa Tucker: You are using this funding, but you're not giving us any pedestrian improvements. Should include alternative mirco-modes of transportations as well – w/o taking away parking.
- Arash Kahvazadeh: City specifically showed an option that removed parking and replaced with a bike lane- which was NOT supported by the public. That was why the sub-committee focused on pedestrian improvements and safety.
- Marissa Tucker: There are ways to improve bike safety w/o removing parking such as reducing speed, etc.
- Tim Taylor: Agree that bike safety does not need to include removing parking
- Randy Wilde: looks reasonable, maybe add multi-model.
- Sarah McAlear: no comment

- Jen Spencer: Agreed that there are ways to improve pedestrian safety and other modes of transportation besides removing parking, but if it's not tied to a specific project, they probably won't do it.
- Daniel Gebreselassie: Good effort to have them think about these in future projects and we should have them present at a full meeting.

MOTION: The NPPC requests that the City perform a multi-model corridor evaluation on Texas Street with special focus on pedestrian and bicycle safety that would not infringe on parking, using suggestions from NPPC, North Park Community Plan and past community input. Tucker/ Kahvazadeh (8-0-0)

VI. Information Items:

1. **Housing and Land Development Code Updates.** Presentation on Planning Department's proposed Municipal Code updates related to city-wide development regulations, including ADU regulations, small lot development incentives, and other regulatory reform. Presentation by Marissa Tucker.
Remember: informational item only, guide Matt on recommendations for CPG

Public Comment:

- Yvette from community: ADU – any regulations on whether or not they can be used for vacation rentals?
 - Aria Pounaki: Anywhere in San Diego - cannot use an ADU as a vacation rental.
- Yvette: What about parking?
 - Marissa Tucker: parking becomes need based – becomes open market. The vast majority of NP is considered in a transit priority area (TPA).
- Yvette: My concern is that blanketing the entire neighborhood and not having enough parking.
 - Marissa Tucker: The neighborhood has changed, but we are also bringing in more diversity, and people who add to the businesses here. Businesses here are thriving, which hasn't always been the case, historically.
 - Aria Pounaki: The update is not trying to squeeze more people into a space, just asking for deviations from what the units offer (balcony, etc.).
- Yvette: low income- how can you ensure it stays low income?
 - Marissa Tucker: Housing commission has this as deed restrictions on these units and the commission regulates these. Median income for one person is \$60,000 – affordable is considered \$2,000/month.
- Pat Sexton: Can you email the presentation to me?
 - Marissa Tucker: Yes.
- Randy Wilde: When does Matt need info?
 - Marissa Tucker: Aug. 24th, no agenda posted, so not sure how many of these items will be heard at the meeting.
- Randy Wilde: City also has a land development code update as well for that meeting.
- Kate Callen: bus lines in NP will not take you to high income job areas. What are parking elevators?
 - Marissa Tucker: They are hydraulic lifts, where the footprint for one parking stall becomes two - also the idea of Carousel parking – many downtown units use these.

Board Comment:

- Arash Kahvazadeh: wants a copy, would like to review it in depth.
- Randy Wilde: Thanks – great job on the presentation! Love the trees. VUA area requirements would this only be required on new developments?
- Marissa Tucker: Condo conversions as well.
- Randy Wilde: Worried about the commercial business portion – it could lead to pushing small businesses to have more housing units.

- Tim Taylor: Great presentation! New regulations on ADU: ½ mile of transit – not sure if it’s TPA. ADU s will not require parking spot no matter what. Concerned about the ground floor commercial space, post-Covid-19. Might be a little hasty to add this.
- Daniel Gebreselassie: Awesome presentation! Concerned about commercial space as well – might be hasty. Where does this go after CPC next week? Then it goes to the city council? This should be presented at the urban design sub-committee mtg.
- Marissa Tucker: will ask what the timeline is on this.
- Jen Spencer: Great presentation Marissa – this is a lot of information to cover! I like the idea of the tree requirements as long as developers are aware of it- it’s always hard to fit these in and while I want more green space it will become a cost issue – to have less footprint for housing and add the green space you need to make it up elsewhere or else it won’t be cost effective for developers. Also concerned about the commercial portion of the code – when you loose ground level commercial space it can de-activate the street frontage and lead to issues that could include crime.
- Tim Taylor: City does this every year we should probably do a better job of preparing for this and be more pro-active to present at a sub-committee meeting.
- Aria Pounaki: Share concerns about commercial space - could create dead space. A lot of times commercial space is just too big – developers need smaller commercial spaces. Trees: love the tree requirements.

MOTION: To adjourn. Wilde/ Pounaki; (7/0/0) at 9:21 pm

VII. **NPPC Reports**

1. **Chair’s Report**
2. **Social Media.** Sarah McAlear/Randy Wilde
3. **NPPC Website Update.** Sarah McAlear/Randy Wilde.
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
 - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair –Next meeting September 7, via Zoom.
 - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – Please note meetings have been moved from 2nd Wednesday to 2nd Tuesday moving forward. Next meeting September 8, via Zoom.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
 - a. Balboa Park Committee. Vicki Granowitz.
 - b. Maintenance Assessment District. Matt Stucky.
 - c. North Park Main Street. Steve Billings.
 - d. Adams Avenue Business Association. Arash Kazavahdeh.
 - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde.
 - f. North Park Community Association. Peter Hill.
 - g. University Heights Community Association. Randy Wilde.
 - h. CPC. Matt Stuckey

VIII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, September 15, 2020

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- ****For more info on any project, enter the SD Development Services PTS number in “Project ID” at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>**
 - NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
 - To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
 - NPPC Chair: René Vidales 619-797-6772 or info@northparkplanning.org
 - Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or urbandesign@northparkplanning.org
 - Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or publicfacilities@northparkplanning.org
 - Adams Avenue Business Association: www.adamsAvebusiness.com/

- North Park Main Street: northparkmainSt.com/
- “The Boulevard” El Cajon Boulevard Business Improvement Association: www.theboulevard.org
- North Park Maintenance Assessment District: <http://npmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: www.northparksd.org
- University Heights Community Association (UHCA): www.uhsd.org

Appendix 1: René resignation email

----- Forwarded message -----

From: **René Agustín Vidales** <lanphomus@gmail.com>

Date: Thu, Aug 13, 2020 at 10:07 PM

Subject: Letter to NPPC

To: <lanphomus@gmail.com>

Letter to NPPC

August 13, 2020

To: Aria Pounaki, NPPC Chair

Dear Mr. Chair,

This is to inform you that as of August 20th, I will no longer be a resident or property owner within the North Park planning area, therefore I am resigning from the North Park Planning Committee as of Tuesday, August 18, 2020.

I have immensely enjoyed being part of this board, and I leave with many fond memories.

Let me know if I can be of any assistance during this time of transition.

Sincerely,

René A. Vidales

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René A. Vidales