

Transcript of Hearing

Date: December 19, 2024 Case: Garrett Gateway Partners, LLC (CU 16-11)

Planet Depos Phone: 888.433.3767 | Email: <u>transcripts@planetdepos.com</u> www.planetdepos.com Michigan #8598 | Nevada #089F | New Mexico #566

WORLDWIDE COURT REPORTING & LITIGATION TECHNOLOGY

	1			3
1	OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS	1	A P P E A R A N C E S	
2	FOR MONTGOMERY COUNTY, MARYLAND	2		
3	x	3	KATHLEEN BYRNE - Hearing Officer	
4 IN R	E: GARRETT GATEWAY PARTNERS, :	4	NANA YAA JOHNSON - Montgomery County Office	
5 REGA	RDING THE STATUS OF WORK : Case No.	5	of Zoning and Administrative Hearings	
6 COMP	PLETED AND FINANCING : CU 16-11	6	JOSH KAYE - Planning	
7	x	7	GREG NICHOLS - Manager, SPES, Zoning & Site	
8		8	Plan Enforcement, DPS	
9		9	DEAN PACKARD - Representative for Garrett	
10		10	Gateway Partners, LLC	
11	HEARING	11	JUSTIN HUGHES - Community Member	
12	BEFORE KATHLEEN BYRNE, HEARING OFFICER	12	NICOLE SOLTYKA - Community Member	
13	Conducted Virtually	13	MATT ROONEY - Community Member	
14	Thursday, December 19, 2024	14	KIMBERLY ROONEY - Community Member	
15	9:30 a.m. EST	15	PATTI SIMONE - Community Member	
16		16	ADE AKIN - Community Member	
17		17		
18		18	C O N T E N T S PAGE	
19			Proceedings 5	
20		20		
21		21		
22 22 Teb	N. 50054	22	E X H I B I T S	
	No.: 563854	23	(None marked.)	
	s: 1 - 26	24		
25 Reco	urded By: John Schmieg	25		
	2	-		4
1	2 Hearing, conducted virtually.	1	PROCEEDINGS	4
1		1 2	P R O C E E D I N G S (Whereupon, the court reporter was duly	4
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2		2	(Whereupon, the court reporter was duly	4
2 3		2 3 4	(Whereupon, the court reporter was duly sworn.)	4
2 3 4		2 3 4 5	(Whereupon, the court reporter was duly sworn.) HEARING OFFICER: We are now going to go	4
2 3 4 5		2 3 4 5 6	(Whereupon, the court reporter was duly sworn.) HEARING OFFICER: We are now going to go on the record. This is a show-cause hearing for CU 16-11, Garrett Gateway Partners, regarding the	4
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1start with is I'm going to pull up my order from1pay for the WSSC permit so that we can put the2November 20th and the things that lasked for. Sois all queued up to put the top could or faving.4by Monday, November 25th, that you provide us anis all queued up to put the top could or faving.5ordatics:seed in the hearing, including identifyingcontractors entities hired to complete each item as6contractors entities hired to complete each item asfor an e-mail this morning that Josh did not10receive that, and I'm assuming that Greg did notfor sentially, the next seven moths, and that''11receive that, and I'm assuming that Greg did notfor sentially, the next seven moths, and that''12asked? Yovire - you're moing the orightfor enext seven moths, and that''13COURT REPORTER: Mr. Packard, this isfor enext seven moths, and that''14the court reporter. It might be in the top rightfor eleased today or tomorrow, but you know, it's courser.15GOURT REPORTER: Mr. Packard, this isfor eleased today or tomorrow, but you know, it's courser.16MR. PACKARD: I'gori. Yeah. I - 1for eleased today or tomorrow, but you know, it's courser.18MR. PACKARD: I'gori. Yeah. I - 1for eleased today or tomorrow, but you know that we that19did update the spreadsheet and I shought I sharedfor eleased today or tomorrow, but you know, it's courser.20is out we could be course or structure		5 7
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 a Imaging to screen share. So what lasked is that by Monday, November 25th, that you provide us an updated construction schedule consistent with what we discussed in the hearing, including identifying contractors archedule consistent with what we discussed in the hearing, including identifying from an e-mail this morning that Josh did not from an e-mail this morning that Josh did not freevier that, and I'm assuming that Greg did not freevier that, and I'm assuming that Greg did not freevier that, and I'm assuming that Greg did not freevier that, Did you update the spreadsheet that freevier that, Did you update the spreadsheet that freevier that, Brock CARD, Okay, All right. HEARING OFFICER: There we go. ME, PACKARD, I got it, Yeah, 11 di dupdate the spreadsheet, and I thought I shared or tractors were and - and what what they what contractors were and - and what what they what contractors were and - and what what they what contractors were and - and what what they what di turb everybody a month ago as to who the di turb everybody a month ago as to who the di turb these changes to were struct. HEARING OFFICER: All right. So please From the last time tatog our ande, it lo both myself, Mr, Nichols, Mr, Kaye, I'l ask Nana Joston, who's on the call, to upload it to the free these changes odiuy. Send it to both free tweel these changes odiuy. Send it to both free tweel these changes odiuy. Send it to both free tweel these changes odiuy. Send it to both the sent and tog our ot as sub stand bapende, participate in these from the last time tatog our ande it the failed<td></td><td></td>		
4 Jirkatking OFFICER: All right: So then, 5 updated construction schedule consistent with what 6 we discussed in the hearing, including identifying 7 contractors entities hirred to complete each item as 8 we discussed in the hearing, including identifying 7 contractors entities hirred to complete each item as 9 from an e-mail this morning that Josh did not 9 10 receive that, and I'm assuming that Greg did not 10 11 receive that, and I'm assuming that Greg did not 10 12 lasked? You'reyou're muted, Pean. 13 12 asked? You'reyou're muted, Pean. 13 13 COURT REPORTERE: Mr. Packard, this is 13 14 to court reporter. It might be in the top right 13 15 sourcent, and I how expect to have it hatpapen. 16 MR. PACKARD; Ockay. All right. 11 17 HEARING OFFICER: There we go. 14 14 18 weth system adobaet, and I how partery adobaet ado	e	1 1 0
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 6 we discussed in the hearing, including identifying 7 contractors entities hired to complete each item as 8 currently known. I did not receive that, I see 9 from an e-mail this morning that Josel did not 10 receive that, and I'm assuming that Greg did not 11 receive that. Did you update the spreadsheet that 12 lasked? You're you're muted, Dean. 13 COURT REPORTER: Mr. Packard, this is 14 the court reporter. It might be in the top right 15 corner. 16 MR. PACKARD: Okay. All right. 17 HEARING OFFICER: There we go. 19 did update the spreadsheet, and I thought I shared 20 it with evrybody a month ago as to who the 21 contractors were and - and what what they what 24 I don't know. I'm - I'm sory: 1 - 1 1 18 With Net Yobody. 24 I don't know. I'm - I'm sory: 1 - 1 1 25 - 1 can send it. 16 THEARING OFFICER: All right. So please 2 send it today. 3 MR. PACKARD: Yeah. 11 HEARING OFFICER: I'l free are changes 6 from the last time that you wakprade, put four inches 16 add you to the subgrade, put four inches 17 myself, Mr. Nicholis, Mr. Kaye, I'll ask Nara 20 long her as went. And you should have Nara's 11 contact information. 20 MR. PACKARD: Yeah. 14 lasent an update yesterday that that we that 15 corner and reset the the bases 16 ospots and do you to the subgrade, put four inches 17 of sone in, and and reset the the base 21 contractors on singerran and lick information. 22 list, that we would be engaging into corne out and the paving rould laws in the concrete contractor and told im 21 that serves as on as the funding camar in on the 22 loward with the concrete contractor and told im 21 that serves as on and reset the the bases 21 own with the concr		-
7 contractors entities hired to complete each item as 8 contractors entities hired to complete each item as 8 contractors entities hired to complete each item as 7 have a \$400,000 CD on December 17th. What you 9 form an e-mail this morning that Josh did not 9 povire going to receive \$50,000 a month for 10 receive that, and Tm assuming that Greg did not 10 essentially, the next seven months, and that'l 11 receive that. Did work et the spreadsheet. 11 10 12 tasked? You're - you're muted. Dean. 12 the court reporter. 11 with out to be what, 450,000. CD? 14 MR.PACKARD: Clay. All the povert reporter. 15 So you're not getting the \$400,000 CD? 14 MR 16 released today or tomorrow, but you know that we 16 MR.PACKARD: Clay. All the povert reporter. 17 have to it has it has to go back and forth 18 19 have to it has it has to go back and forth 17 HEARING OFFICER: All right. 16 16 released today or tomorrow, but you know. 2 owant ne spenting the sout what what the yw meed doing.	-	
s currently known. 1 did not receive that, and Fm assuming that Greg did not provided in your e-mail was a - a loan where 9 from an e-mail this morning that Josh did not 9 you're going to receive \$50,000 a month for 10 receive that, and Fm assuming that Greg did not 10 essentially, the next seven months, and that'll 11 receive that, and Fm assuming that Greg did not 10 essentially, the next seven months, and that'll 12 tasked? You're you're muted, Dean. 13 Sou're not getting the S400,000 CD? 14 the court reporter. 13 So you're not getting the S400,000 CD? Now, Now, Now, Now, Now, Now, Now, Now,		
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11 receive that. Did you update the spreadsheet that 11 work out to be what, 450,000, over the course of 12 12 taked? You're - you're motesting the S400,000 CP; 12 the next few months in order to have that happen. 13 COURT REPORTER: Mr. Packard, this is 13 the sourt reporter. 14 MR. PACKARD: The S400,000 CP; 16 MR. PACKARD: Okay. All right. 15 came, matured, and I we expect to have it 16 MR. PACKARD: I got it. Yeah. I I 18 with everybody a month ago as to who the 21 came, matured, and I we expect to have it in 10 the as it has to go back and forth 18 with everybody a month ago as to who the 11 18 with everybody a month ago as to who the 21 contractions were ad- and what what they what 12 12 the as it has to go back and forth 18 with everybody a month ago as to who the 21 worth one were, and 1 and the moment, but we had to haw a plan A. 21 contractions were ad- and what what they what 11 11 With were ybody a month ago as to who the 22 what they were doing. But everything was 23 agreement. 24 10 metal we	e	
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 7 myself, Mr. Nichols, Mr. Kaye, I'll ask Nana 8 Johnson, who's on the call, to upload it to the 9 website today, as soon as you send it. So please 10 copy her as well. And you should have Nana's 11 contact information. 12 MR. PACKARD: Okay. And and as as 13 far as what's happened since the last meeting, I 14 I sent an update yesterday that that we that 15 we went out and cut the paving in all the failed 16 spots and dug down to the subgrade, put four inches 17 of stone in, and and reset the the base 18 course paving to three inches in several places in 19 the top half of the project. And and then, I 20 I met with the concrete contractor and told him 21 that as as soon as the funding came in on the 22 21st, that we would be engaging him to come out and 23 repair the concrete so that the paving could come 24 down thereafter. And in conjunction with that, the 7 execution stage. So, you know, I I I don't 8 want to rely just on plan A, I want plan B and C in 9 place so that, you know, God forbid, another thing 10 goes wrong, there is at least one source of funding 11 that that can move this project toward. 12 HEARING OFFICER: Okay. So you're saying 13 you have essentially an A, a B, and a C. A is what 14 you provided yesterday, which is the \$50,000 a 15 month between now and July draw, right? That's 16 going to come out essentially the 21st of every 17 month. B is the \$400,000 CD, which you are in the 18 process of getting transferred and signed over, 19 and then C, another \$450,000 loan? 20 MR. PACKARD: Correct. And beyond 21 you know, there there is money required to move 22 forward with the next phase of houses to be filed, 23 which has been paused because th		
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		-
25 the funding that's coming in on the 21st, we'll25 because and and the the rest of the money	-	_
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	,	
9 1 if there's a question as to why there's, you	1 coming in, it's very difficult, you know. We are	11
2 know, \$1.3 million on the table, there's a	2 are sending an inspector out on a regular basis	
3 there's a lot of work to be done to, you know,	3 to verify the progress. And, you know, we just got	
4 complete the drawings and permits and approvals for	4 the first part done as far as the the private	
5 that for the next group of homes, and and, you	5 street is concerned. I'll let Josh talk about the	
6 know, a lot of that money will be going towards	6 the I was glad to see in in in his	
7 that. And that's that's the plan going forward,	7 update yesterday, in Dean's update, that he was	
1		
9 HEARING OFFICER: All right. I'm going		
10 to screen share again with you. This was the chart	10 big deal in order to satisfy the the preliminary	
11 that we had put together last month that I sent you	11 plan.	
12 that had these different dates where I said you	12 So, anyway, so yeah. So sorry to ramble,	
13 needed to update these from February to	13 but, you know, all we can do right now is verify	
14 mid-December. So just a reminder, like, all of	14 that what he says, what we've observed, what he's	
15 there were certain things that needed to have	15 stating is done is done, and then we're relying on	
16 happened that clearly this original spreadsheet is	16 that schedule and the follow-through for all the	
17 not happening, is out of whack, so it's crucial	17 rest of the items.	
18 that we receive that updated spreadsheet today	18 HEARING OFFICER: Okay. All right. So	
19 MR. PACKARD: Yes.	19 were were you able to observe what was done two	
20 HEARING OFFICER: identifying	20 weeks ago?	
21 contractors and timelines. Now, when did this work	21 MR. NICHOLS: Yeah, we had our	
22 for the that you just described happen?	22 HEARING OFFICER: Okay.	
23 MR. PACKARD: It was two and a half	23 MR. NICHOLS: We had our inspector out	
24 weeks ago on Monday.	24 there. Yeah, we we Josh and I had actually	
25 HEARING OFFICER: Okay.	25 marked up the areas, and our inspector verified	
10		12
1 MR. PACKARD: And it was a on on	1 that the areas we had marked up were repaired or	
2 Sunday, we got a a call from the paving	2 whatever and and restored.	
3 contractor saying that he could come out tomorrow,	3 HEARING OFFICER: Okay. All right.	
4 on Monday. I went out there, went over everything	4 Thank you. Josh?	
5 with him, made sure everything was executed	5 MR. KAYE: Yeah. I don't you know,	
6 properly, and compacted and put that in place. I	6 outside of the e-mail I sent earlier, Greg's	
7 know there was a disruption because I didn't think	7 comments, I I don't really have much more to	
8 about it, but the the the trash company was	8 say. I I don't see nothing was really done	
9 supposed to pick up trash that day. And I I	9 since our last hearing. I did see some repairs	
10 missed that, and I apologize to the neighbors that	10 completed, not all repairs to the base that were	
11 that that got messed up. But, you know, next	11 marked, but there was some effort in doing that.	
12 time I will be better prepared to make sure it	12 But since that happened, I hadn't seen anything	
13 you know, if any work is done on a Monday or	13 different. There's still a hole in the ground	
14 Thursday, that I coordinate with the either not	14 waiting for the Pepco meter can. There's still no	
15 do work on Monday or Thursday or coordinate with	15 lights. There's no WSSC cut the road, tapped	
16 the trash company.	16 into the water main. Urban gutter repairs are	
17 HEARING OFFICER: Okay. I'd like to	17 still not completed. I did see the stakeout for	
18 hear from Josh and Greg about your observations.	18 the new road, which is good. But Greg said,	
19 MR. NICHOLS: You want to go first,	19 outside of, you know, financing, there's not much	
20 Josh? It's it's consistent with what we've	20 that can happen, and I see there's been a struggle	
21 what we've seen. Again, there's you know, without	21 with that.	
22 that without that timeline, it it it looks		
	•	
23 like that everything is predicated on the	23 MR. KAYE: Maybe this time round comes	
24 financing, and and so without kind of having	24 through.	
25 that in place on a you know, upfront, like it's	25 HEARING OFFICER: All right. So, Dean,	
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	13	2021	15
1	what I mean, what happened between last month	1 members would like me to know? Matt?	15
	and this month? Because there were certain things	2 MR. ROONEY: Just a question for	
	that you said were going to happen within days of	3 clarifying what Greg and Josh said. I heard Greg	
	the last hearing that did not.	4 basically verify what Dean said as far as the base	
5	MR. PACKARD: The what what has	5 coat repairs, but it sounded like Josh thought some	
	happened is is what, you know, just like Greg	6 repairs were done, but not all. Is there a	
	and Josh said, that the stakeout was done and the	7 disagreement about the current status of base coat	
	the the paving repairs were made. There's	8 repairs between planning and DPS?	
	one area around a manhole that still needs to be	9 MR. KAYE: I think Dean mentioned there's	
	hand dug because of closeness to the manhole. That	10 an area around a manhole that had to be, I guess,	
	that will be repaired also, you know, before the	11 dug with a mini excavator or hand dug carefully	
	paving goes down. But, you know, and it all it	12 that should probably that needs to be completed.	
	it all wraps around the timing to the funding.	13 MR. PACKARD: Yeah, that's correct.	
14	And the funding, you know, is coming	14 That's correct.	
	through in the second batch. We paid we used	15 MS. SIMONE: I think that this is	
	the the first funding, you know, to pay for,	16 Patti Simone. I think that manhole is dangerous	
	you know, attorneys and legal costs to, you know,	17 and it needs to be addressed as soon as possible,	
	get all these agreements in place and and to	18 especially because there are no lights at night.	
	pay pay for the paving and the the	19 You can't see the signs. So I don't know. Maybe	
	underground wiring and everything that we did	20 you should stick a solar light there so people can	
	before. So all that's been paid and taken care of,	21 see the sign, because somebody's kid might walk	
	and now we need the the next \$50,000 to move	22 through and fall. It's not it's just not safe,	
	forward with the get the lights on, get the	23 I don't think, at all.	
	get the concrete repaired, get the curb and gutter	24 HEARING OFFICER: All right. So I'm	
	poured, and to, you know, top coat (indiscernible).	25 hearing the manhole is of serious concern then, so,	
	14		16
1	HEARING OFFICER: All right. So you're	1 Dean, when is that going to be done?	
2	getting \$50,000 in two days. What's that what	2 MR. PACKARD: Well, that	
	am I going to see, what am I going to hear that's	3 MR. KAYE: I think think she's	
	been done in 30 days from now? Because you told me	4 referring to the Pepco meter.	
	certain things were going to be done by this date	5 HEARING OFFICER: Oh, okay.	
6	and they weren't.	6 MR. KAYE: Manhole. Different.	
7	MR. PACKARD: Yes. We'll have Pepco	7 HEARING OFFICER: Different?	
	we'll have the lights on within 30 days; we'll have	8 MR. KAYE: Open hole covered with	
	the the concrete poured; we'll have the concrete	9 plywood.	
	repairs made; and we'll have the top coat of the	10 MR. PACKARD: Right now	
	paving down.	11 MS. SIMONE: That's it, yeah.	
12	HEARING OFFICER: All right. Is there	12 MR. PACKARD: Right now, there's a four	
	anything else you'd like to tell me?	13 by eight piece of plywood or four by six piece of	
14	MR. PACKARD: I'm just praying to God	14 plywood covering the hole. And, you know, as soon	
	every day everything keeps going the way I hope it	15 as soon as I transfer money to Pepco, it'll	
	it's said I hope I said it just now.	16 it'll be covered up and and filled in and	
17	HEARING OFFICER: Okay. All right.	17 HEARING OFFICER: And when is the money	
	Josh or Greg, anything you'd like to tell me? No?	18 and that is that's going to be in two days?	
	Okay.	19 MR. PACKARD: That that is that is	
20	MR. KAYE: I hope everybody can enjoy	20 what I'm told, yes.	
	the holiday outside of these issues. Wishing	21 HEARING OFFICER: All right. Is there	
	everybody the best.	22 anything else you can put out there other than a	
23	HEARING OFFICER: Oh, thank you so much.	23 piece of plywood over the hole that would	
	Is so now I'm going to open it up to community	24 essentially alert anybody walking by, you know, to	
25	members. Is there anything that the community	25 avoid the area, like cones, tape?	

		19
17 1 MR. PACKARD: I have I have cones in	1 information on a more timely basis as opposed to	19
2 my truck and I'm going out there today, and I I	2 once every month we meet and, oh, it didn't get	
3 will I'll put I'll I'll put cones up	3 done, we'll meet again next month. Okay. Is there	
4 around the around the hole around on on	4 any way we can get better feedback in terms of how	
5 the on the plywood.	5 things are proceeding?	
6 MS. SIMONE: That's a good idea because	6 HEARING OFFICER: So what so what I	
7 I noticed the other day that the plywood was sort	7 can do is Dean is going to provide us with that	
8 of pushed off and you could see part of the hole	8 schedule today, and the schedule's going to have	
9 and I did not want to go over and fool around with	9 specific dates in it, and there should be dates and	
10 it. So that's great. That'll make it much safer.	10 contractor information on there. And if your	
11 I hope that gets done today. Thank you.	11 observations are that the work hasn't happened on	
12 HEARING OFFICER: How how often are	12 the date and time promised within that 30 days, I	
13 are you or people that you work for out at the	13 would ask that you send an e-mail to myself, to Mr.	
14 site?	14 Kaye, and Mr. Nichols, and copy Mr. Packard so he	
15 MR. PACKARD: Yeah. I'm out there at	15 can respond as to what's going on. I think that	
16 least two to three times a week, checking on things.	16 might be short of	
17 HEARING OFFICER: All right. So as part	17 MR. HUGHES: That would be that would	
18 of your checking two to three times a week, just,	18 be great, just to kind of kind of keep on top of	
19 you know, obviously, put the cones out there, make	19 what's happening. Because it it sounds like if	
20 sure they're out there, any other dangerous	20 the financing is not here, nothing's happening.	
21 condition, you know, some kind of cone, tape. But	21 HEARING OFFICER: Correct. And, I mean,	
22 this one seems to be the one that's bothering	22 and yeah.	
23 people the most, so I will ask that you check that	23 MR. HUGHES: Yeah. So okay. That	
24 you're two to three times a week and make	24 would be great. Thank you very much.	
25 sure that the cones are still in place until the	25 HEARING OFFICER: All right.	
18		20
1 work is done.	1 MR. PACKARD: And and Justin, you	
	-	
2 MR. PACKARD: I'll I'll be out there	2 know you know, what I mentioned the last time	
2 MR. PACKARD: I'll I'll be out there 3 today.	 2 know you know, what I mentioned the last time 3 since the last time, it was very short notice 	
3 today.	3 since the last time, it was very short notice	
3 today.4 MS. SIMONE: And two to three times a	3 since the last time, it was very short notice4 before the contractor went out there, that, you	
 3 today. 4 MS. SIMONE: And two to three times a 5 week, Dean? 	 3 since the last time, it was very short notice 4 before the contractor went out there, that, you 5 know, I will I will certainly give everyone two 	
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21	23
1 yourself, you were doing work on Mondays and	1 going to have contractors on site actually doing
2 Thursdays when it was trash days, right? So so	2 work, you need to have give them 48 hours notice.
3 there are all of these other factors that life	3 MR. PACKARD: Great.
4 would be smoother for you and for everybody else	4 HEARING OFFICER: Okay. All right. All
5 if, and I'm going to put this in the order, that	5 right. And, you know, as both Josh and Greg said,
6 prior to, you have to give people 48 hours notice	6 it's really the funding. So it seems you do have
7 that work is going to happen. Is that reasonable?	7 the funding in place now
8 MR. PACKARD: Absolutely, and that's	8 MR. PACKARD: Sure.
9 what I promised to them the last time it got messed	9 HEARING OFFICER: and you've got an
10 up.	10 A, a B, and a C funding plan. So at this point,
11 MS. SIMONE: I have a quetion	11 everything that I listed today, we should see
12 HEARING OFFICER: (Crosstalk) email	12 completed a month from now, right, and then we'll
13 notice. All right. Hold on one second. Let me	13 have that next settle list and you'll update the
14 just write this down for (indiscernible).	14 spreadsheet, and then we'll be able to move
15 MS. SIMONE: Sure. Dean, I'm wondering	15 forward. All right. I know Josh, you have to go,
16 I didn't hear you maybe it was my phone; I	16 so we're going to do this again. Like, my big
17 don't know. When Nikki asked you if you were going	17 concern was that you had no funding today, and if
18 to be here two to three days a week, is that going	18 you had no funding today, I was going to have to
19 to happen, yes or no?	19 take adverse action. Now that you have funding,
20 MR. PACKARD: Yes. I I have been	20 you know, you are going to have the opportunity to
21 coming two to three times a week on a regular basis.	21 meet the timelines and the deadlines.
22 MS. SIMONE: But you will be in the	22 All right. So 30 days from today-ish,
23 future?	23 Thursday, the we could do Thursday, the 16th or
24 MR. PACKARD: Correct.	24 Thursday probably Thursday, the 23rd?
25 MS. SIMONE: All right. That's good.	25 MR. PACKARD: That would be better.
22	24
	1 HEARING OFFICER: Yeah, Thursday, the
22	
1 HEARING OFFICER: All right. So this is	1 HEARING OFFICER: Yeah, Thursday, the
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2	I, John Schmieg, the officer before whom	
3	the foregoing proceedings were taken, do hereby	
4	certify that any witness(es) in the foregoing	
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7	typewriting by a qualified transcriptionist; that	
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9	are a true and accurate record to the best of my	
10	knowledge, skills, and ability; and that I am	
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12	any of the parties to this case and have no	
13	interest, financial or otherwise, in its outcome.	
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16	John Shing	
17	JOHN SCHMIEG, NOTARY PUBLIC	
18	FOR THE STATE OF FLORIDA	
19	December 31, 2024	
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8	my knowledge, skills, and ability; and that I am	
9	neither counsel for, related to, nor employed by	
) any of the parties to the case and have no	
	interest, financial or otherwise, in its outcome.	
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	KAREN M. GALVEZ	
	PLANET DEPOS, LLC	
	December 31, 2024	
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