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Transcript of Hearing

Date: December 19, 2024

Case: Garrett Gateway Partners, LLC (CU 16-11)

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Transcript of Hearing
Conducted on December 19, 2024

<p>1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS 2 FOR MONTGOMERY COUNTY, MARYLAND 3 -----x 4 IN RE: GARRETT GATEWAY PARTNERS, : 5 REGARDING THE STATUS OF WORK : Case No. 6 COMPLETED AND FINANCING : CU 16-11 7 -----x 8 9 10 11 HEARING 12 BEFORE KATHLEEN BYRNE, HEARING OFFICER 13 Conducted Virtually 14 Thursday, December 19, 2024 15 9:30 a.m. EST 16 17 18 19 20 21 22 23 Job No.: 563854 24 Pages: 1 - 26 25 Recorded By: John Schmieg</p>	<p>1 A P P E A R A N C E S 2 3 KATHLEEN BYRNE - Hearing Officer 4 NANA YAA JOHNSON - Montgomery County Office 5 of Zoning and Administrative Hearings 6 JOSH KAYE - Planning 7 GREG NICHOLS - Manager, SPES, Zoning & Site 8 Plan Enforcement, DPS 9 DEAN PACKARD - Representative for Garrett 10 Gateway Partners, LLC 11 JUSTIN HUGHES - Community Member 12 NICOLE SOLTYKA - Community Member 13 MATT ROONEY - Community Member 14 KIMBERLY ROONEY - Community Member 15 PATTI SIMONE - Community Member 16 ADE AKIN - Community Member 17 18 C O N T E N T S PAGE 19 Proceedings 5 20 21 22 E X H I B I T S 23 (None marked.) 24 25</p>
<p>1 Hearing, conducted virtually. 2 3 4 5 6 7 8 9 10 11 12 Pursuant to agreement, before John Schmieg, 13 Court Reporter. 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p>1 P R O C E E D I N G S 2 (Whereupon, the court reporter was duly 3 sworn.) 4 HEARING OFFICER: We are now going to go 5 on the record. This is a show-cause hearing for CU 6 16-11, Garrett Gateway Partners, regarding the 7 status of work completed and financing. My name is 8 Katie Byrne. I'll be handling this hearing as the 9 Administrative Hearing Officer. We have John 10 Schmieg. I'm sorry if I'm pronouncing your -- your 11 name incorrectly. He is here as our court 12 reporter. He will be recording the entire 13 exchange, and it will be part of the official 14 record. All right. Good morning, everyone. 15 COURT REPORTER: Good morning. 16 HEARING OFFICER: All right. And so, 17 I'll ask -- I will ask John. I said, do you need 18 any information from anyone? So we've identified 19 Mr. Nichols, we've identified Mr. Kaye, we've 20 identified Mr. Packard for our court reporter and 21 their roles here. Everyone else that is joining, I 22 might -- we're identifying as community members. 23 Okay? All right. So we're going to go ahead and 24 get started. 25 So first thing, Dean, that I want to</p>

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<p>5</p> <p>1 start with is I'm going to pull up my order from 2 November 20th and the things that I asked for. So 3 I'm going to screen share. So what I asked is that 4 by Monday, November 25th, that you provide us an 5 updated construction schedule consistent with what 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 Josh did not 10 receive that, and I'm assuming that Greg did not 11 receive that. Did you update the spreadsheet that 12 I asked? 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. 18 MR. PACKARD: I got it. Yeah. I -- I 19 did update the spreadsheet, and I thought I shared 20 it with everybody a month ago as to who the 21 contractors were and -- and what -- what they what 22 -- what they were doing. But everything was 23 pending on getting funding this week, and I -- I -- 24 I don't know. I'm -- I'm sorry. I -- I -- I can 25 -- I can send it.</p>	<p>7</p> <p>1 pay for the WSSC permit so that we can put the 2 water tap in with the -- the paving contract. It 3 is all queued up to put the top coat of paving. 4 HEARING OFFICER: All right. So then, 5 well, let me ask you a question. So when we were 6 together last month, you said you were going to 7 have a \$400,000 CD on December 17th. What you 8 provided in your e-mail was a -- a loan where 9 you're going to receive \$50,000 a month for 10 essentially, the next seven months, and that'll 11 work out to be what, 450,000, over the course of 12 the next few months in order to have that happen. 13 So you're not getting the \$400,000 CD? 14 MR. PACKARD: The \$400,000 CD, you know, 15 came, matured, and I -- we expect to have it 16 released today or tomorrow, but you know that we 17 have to -- it has -- it has to go back and forth 18 with the attorneys to sign the agreement. And it's 19 been doing that all week. And I don't have it in 20 hand at the moment, but we had to have a plan A. 21 We'll start getting money in to move forward. And 22 that was what I sent you yesterday with the loan 23 agreement. 24 HEARING OFFICER: So you believe you 25 will have the \$400,000 CD in addition to the</p>
<p>6</p> <p>1 HEARING OFFICER: All right. So please 2 send it today. 3 MR. PACKARD: Yeah. 4 HEARING OFFICER: If there are changes 5 from the last time that you made it, please 6 incorporate those changes today. Send it to both 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 25 -- the funding that's coming in on the 21st, we'll</p>	<p>8</p> <p>1 \$50,000 loan agreement that was executed? That's 2 going to -- you're going to be getting -- I'm not 3 -- sorry -- the \$50,000 a month draw between now 4 and July, in addition to the \$400,000? 5 MR. PACKARD: Yes. There -- and also, 6 there's another \$450,000 loan that is in final 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 this work has to be 24 completed in -- in the -- in the first 19 homes 25 because -- and -- and the -- the rest of the money</p>

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<p>9</p> <p>1 -- if there's a question as to why there's, you 2 know, \$1.3 million on the table, there's a -- 3 there's a lot of work to be done to, you know, 4 complete the drawings and permits and approvals for 5 that for the next group of homes, and -- and, you 6 know, a lot of that money will be going towards 7 that. And that's -- that's the plan going forward, 8 after we finish the work that we promised.</p> <p>9 HEARING OFFICER: All right. I'm going 10 to screen share again with you. This was the chart 11 that we had put together last month that I sent you 12 that had these different dates where I said you 13 needed to update these from February to 14 mid-December. So just a reminder, like, all of -- 15 there were certain things that needed to have 16 happened that clearly this original spreadsheet is 17 not happening, is out of whack, so it's crucial 18 that we receive that updated spreadsheet today --</p> <p>19 MR. PACKARD: Yes.</p> <p>20 HEARING OFFICER: -- identifying 21 contractors and timelines. Now, when did this work 22 for the -- that you just described happen?</p> <p>23 MR. PACKARD: It was two and a half 24 weeks ago on Monday.</p> <p>25 HEARING OFFICER: Okay.</p>	<p>11</p> <p>1 coming in, it's very difficult, you know. We are 2 -- are sending an inspector out on a regular basis 3 to verify the progress. And, you know, we just got 4 the first part done as far as the -- the private 5 street is concerned. I'll let Josh talk about the 6 -- the -- I was glad to see in -- in -- in his 7 update yesterday, in Dean's update, that he was 8 talking about putting the new curb and gutter in -- 9 in the second -- the second entrance. That was a 10 big deal in order to satisfy the -- the preliminary 11 plan.</p> <p>12 So, anyway, so yeah. So sorry to ramble, 13 but, you know, all we can do right now is verify 14 that what he says, what we've observed, what he's 15 stating is done is done, and then we're relying on 16 that schedule and the follow-through for all the 17 rest of the items.</p> <p>18 HEARING OFFICER: Okay. All right. So 19 were -- were you able to observe what was done two 20 weeks ago?</p> <p>21 MR. NICHOLS: Yeah, we had our --</p> <p>22 HEARING OFFICER: Okay.</p> <p>23 MR. NICHOLS: We had our inspector out 24 there. Yeah, we -- we -- Josh and I had actually 25 marked up the areas, and our inspector verified</p>
<p>10</p> <p>1 MR. PACKARD: And it was a on -- on 2 Sunday, we got a -- a call from the paving 3 contractor saying that he could come out tomorrow, 4 on Monday. I went out there, went over everything 5 with him, made sure everything was executed 6 properly, and compacted and put that in place. I 7 know there was a disruption because I didn't think 8 about it, but the -- the -- the trash company was 9 supposed to pick up trash that day. And I -- I 10 missed that, and I apologize to the neighbors that 11 that -- that got messed up. But, you know, next 12 time I will be better prepared to make sure it -- 13 you know, if any work is done on a Monday or 14 Thursday, that I coordinate with the -- either not 15 do work on Monday or Thursday or coordinate with 16 the trash company.</p> <p>17 HEARING OFFICER: Okay. I'd like to 18 hear from Josh and Greg about your observations.</p> <p>19 MR. NICHOLS: You want to go first, 20 Josh? It's -- it's consistent with what we've -- 21 what we've seen. Again, there's you know, without 22 that -- without that timeline, it -- it -- it looks 23 like that everything is predicated on the 24 financing, and -- and so without kind of having 25 that in place on a -- you know, upfront, like it's</p>	<p>12</p> <p>1 that the areas we had marked up were repaired or 2 whatever and -- and restored.</p> <p>3 HEARING OFFICER: Okay. All right. 4 Thank you. Josh?</p> <p>5 MR. KAYE: Yeah. I don't -- you know, 6 outside of the e-mail I sent earlier, Greg's 7 comments, I -- I don't really have much more to 8 say. I -- I don't see nothing was really done 9 since our last hearing. I did see some repairs 10 completed, not all repairs to the base that were 11 marked, but there was some effort in doing that. 12 But since that happened, I hadn't seen anything 13 different. There's still a hole in the ground 14 waiting for the Pepco meter can. There's still no 15 lights. There's no -- WSSC cut the road, tapped 16 into the water main. Urban gutter repairs are 17 still not completed. I did see the stakeout for 18 the new road, which is good. But Greg said, 19 outside of, you know, financing, there's not much 20 that can happen, and I see there's been a struggle 21 with that.</p> <p>22 HEARING OFFICER: Right.</p> <p>23 MR. KAYE: Maybe this time round comes 24 through.</p> <p>25 HEARING OFFICER: All right. So, Dean,</p>

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<p>13</p> <p>1 what -- I mean, what happened between last month 2 and this month? Because there were certain things 3 that you said were going to happen within days of 4 the last hearing that did not. 5 MR. PACKARD: The -- what -- what has 6 happened is -- is what, you know, just like Greg 7 and Josh said, that the stakeout was done and the 8 -- the -- the paving repairs were made. There's 9 one area around a manhole that still needs to be 10 hand dug because of closeness to the manhole. That 11 -- that will be repaired also, you know, before the 12 paving goes down. But, you know, and it all -- it 13 -- it all wraps around the timing to the funding. 14 And the funding, you know, is coming 15 through in the second batch. We paid -- we used 16 the -- the first funding, you know, to pay for, 17 you know, attorneys and legal costs to, you know, 18 get all these agreements in place and -- and to 19 pay -- pay for the paving and the -- the 20 underground wiring and everything that we did 21 before. So all that's been paid and taken care of, 22 and now we need the -- the next \$50,000 to move 23 forward with the -- get the lights on, get the -- 24 get the concrete repaired, get the curb and gutter 25 poured, and to, you know, top coat (indiscernible).</p>	<p>15</p> <p>1 members would like me to know? Matt? 2 MR. ROONEY: Just a question for 3 clarifying what Greg and Josh said. I heard Greg 4 basically verify what Dean said as far as the base 5 coat repairs, but it sounded like Josh thought some 6 repairs were done, but not all. Is there a 7 disagreement about the current status of base coat 8 repairs between planning and DPS? 9 MR. KAYE: I think Dean mentioned there's 10 an area around a manhole that had to be, I guess, 11 dug with a mini excavator or hand dug carefully 12 that should probably -- that needs to be completed. 13 MR. PACKARD: Yeah, that's correct. 14 That's correct. 15 MS. SIMONE: I think that -- this is 16 Patti Simone. I think that manhole is dangerous 17 and it needs to be addressed as soon as possible, 18 especially because there are no lights at night. 19 You can't see the signs. So I don't know. Maybe 20 you should stick a solar light there so people can 21 see the sign, because somebody's kid might walk 22 through and fall. It's not -- it's just not safe, 23 I don't think, at all. 24 HEARING OFFICER: All right. So I'm 25 hearing the manhole is of serious concern then, so,</p>
<p>14</p> <p>1 HEARING OFFICER: All right. So you're 2 getting \$50,000 in two days. What's that -- what 3 am I going to see, what am I going to hear that's 4 been done in 30 days from now? Because you told me 5 certain things were going to be done by this date 6 and they weren't. 7 MR. PACKARD: Yes. We'll have Pepco -- 8 we'll have the lights on within 30 days; we'll have 9 the -- the concrete poured; we'll have the concrete 10 repairs made; and we'll have the top coat of the 11 paving down. 12 HEARING OFFICER: All right. Is there 13 anything else you'd like to tell me? 14 MR. PACKARD: I'm just praying to God 15 every day everything keeps going the way I hope it 16 -- it's said -- I hope I said it just now. 17 HEARING OFFICER: Okay. All right. 18 Josh or Greg, anything you'd like to tell me? No? 19 Okay. 20 MR. KAYE: I hope everybody can enjoy 21 the holiday outside of these issues. Wishing 22 everybody the best. 23 HEARING OFFICER: Oh, thank you so much. 24 Is -- so now I'm going to open it up to community 25 members. Is there anything that the community</p>	<p>16</p> <p>1 Dean, when is that going to be done? 2 MR. PACKARD: Well, that -- 3 MR. KAYE: I think -- think she's 4 referring to the Pepco meter. 5 HEARING OFFICER: Oh, okay. 6 MR. KAYE: Manhole. Different. 7 HEARING OFFICER: Different? 8 MR. KAYE: Open hole covered with 9 plywood. 10 MR. PACKARD: Right now -- 11 MS. SIMONE: That's it, yeah. 12 MR. PACKARD: Right now, there's a four 13 by eight piece of plywood or four by six piece of 14 plywood covering the hole. And, you know, as soon 15 -- as soon as I transfer money to Pepco, it'll -- 16 it'll be covered up and -- and filled in and -- 17 HEARING OFFICER: And when is the money 18 -- and that is -- that's going to be in two days? 19 MR. PACKARD: That -- that is -- that is 20 what I'm told, yes. 21 HEARING OFFICER: All right. Is there 22 anything else you can put out there other than a 23 piece of plywood over the hole that would 24 essentially alert anybody walking by, you know, to 25 avoid the area, like cones, tape?</p>

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<p>17</p> <p>1 MR. PACKARD: I have -- I have cones in 2 my truck and I'm going out there today, and I -- I 3 will -- I'll put -- I'll -- I'll put cones up 4 around the -- around the hole -- around on -- on 5 the -- on the plywood. 6 MS. SIMONE: That's a good idea because 7 I noticed the other day that the plywood was sort 8 of pushed off and you could see part of the hole 9 and I did not want to go over and fool around with 10 it. So that's great. That'll make it much safer. 11 I hope that gets done today. Thank you. 12 HEARING OFFICER: How -- how often are 13 -- are you or people that you work for out at the 14 site? 15 MR. PACKARD: Yeah. I'm out there at 16 least two to three times a week, checking on things. 17 HEARING OFFICER: All right. So as part 18 of your checking two to three times a week, just, 19 you know, obviously, put the cones out there, make 20 sure they're out there, any other dangerous 21 condition, you know, some kind of cone, tape. But 22 this one seems to be the one that's bothering 23 people the most, so I will ask that you check that 24 -- you're -- two to three times a week and make 25 sure that the cones are still in place until the</p>	<p>19</p> <p>1 information on a more timely basis as opposed to 2 once every month we meet and, oh, it didn't get 3 done, we'll meet again next month. Okay. Is there 4 any way we can get better feedback in terms of how 5 things are proceeding? 6 HEARING OFFICER: So what -- so what I 7 can do is Dean is going to provide us with that 8 schedule today, and the schedule's going to have 9 specific dates in it, and there should be dates and 10 contractor information on there. And if your 11 observations are that the work hasn't happened on 12 the date and time promised within that 30 days, I 13 would ask that you send an e-mail to myself, to Mr. 14 Kaye, and Mr. Nichols, and copy Mr. Packard so he 15 can respond as to what's going on. I think that 16 might be -- short of -- 17 MR. HUGHES: That would be -- that would 18 be great, just to kind of -- kind of keep on top of 19 what's happening. Because it -- it sounds like if 20 the financing is not here, nothing's happening. 21 HEARING OFFICER: Correct. And, I mean, 22 and -- yeah. 23 MR. HUGHES: Yeah. So -- okay. That 24 would be great. Thank you very much. 25 HEARING OFFICER: All right.</p>
<p>18</p> <p>1 work is done. 2 MR. PACKARD: I'll -- I'll be out there 3 today. 4 MS. SIMONE: And two to three times a 5 week, Dean? 6 MR. PACKARD: Yes. 7 HEARING OFFICER: Yeah. That's going 8 to be in the order, that, you know, you or a 9 representative need to be out there two to three 10 times a week, checking on safety and security and 11 making sure the cones are in place over this piece 12 of plywood. Does -- all right. So -- so I think 13 -- I guess -- Mr. Rooney, I -- I think we've got 14 clarification from both Josh and Greg on what your 15 question was? 16 MR. ROONEY: Yes. Thank you. 17 HEARING OFFICER: Okay. Anyone else 18 have anything they'd like me to know? 19 MR. HUGHES: I have -- I have a question. 20 HEARING OFFICER: Yes. Mr. Hughes? 21 MR. HUGHES: Just out of curiosity. 22 What -- in -- in terms of the funding, Dean, when 23 -- by the -- by the middle of next week, are you 24 going to have an idea of how we're progressing? Is 25 there any way we can get maybe a little bit more</p>	<p>20</p> <p>1 MR. PACKARD: And -- and Justin, you 2 know -- you know, what I mentioned the last time 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 6 to three days notice before a contractor will be 7 out there doing, you know, repair work or -- or -- 8 or paving. 9 MR. HUGHES: And just -- just so that we 10 can -- we can maybe get our cars moved out of the 11 way across the -- into the -- into the park area or 12 something, if there's going to be, you know, work 13 that might damage the vehicles. So yeah. And a 14 little -- little bit of heads -- heads up would be 15 great. 16 MR. PACKARD: Okay. 17 HEARING OFFICER: All right. So -- so 18 Dean, you have everybody's contact information that 19 live in the house currently, right? 20 MR. PACKARD: Yes. 21 HEARING OFFICER: All right. So, today, 22 you're going to get us the checklist. It's going 23 to have contractors, dates, when work is supposed 24 to be completed. But, yeah, obviously, Mr. Hughes 25 is making a great point. And like you said</p>

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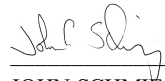
<p style="text-align: right;">21</p> <p>1 yourself, you were doing work on Mondays and 2 Thursdays when it was trash days, right? So -- so 3 there are all of these other factors that life 4 would be smoother for you and for everybody else 5 if, and I'm going to put this in the order, that 6 prior to, you have to give people 48 hours notice 7 that work is going to happen. Is that reasonable? 8 MR. PACKARD: Absolutely, and that's 9 what I promised to them the last time it got messed 10 up. 11 MS. SIMONE: I have a question -- 12 HEARING OFFICER: (Crosstalk) email 13 notice. All right. Hold on one second. Let me 14 just write this down for (indiscernible). 15 MS. SIMONE: Sure. Dean, I'm wondering 16 -- I didn't hear you -- maybe it was my phone; I 17 don't know. When Nikki asked you if you were going 18 to be here two to three days a week, is that going 19 to happen, yes or no? 20 MR. PACKARD: Yes. I -- I have been 21 coming two to three times a week on a regular basis. 22 MS. SIMONE: But you will be in the 23 future? 24 MR. PACKARD: Correct. 25 MS. SIMONE: All right. That's good.</p>	<p style="text-align: right;">23</p> <p>1 going to have contractors on site actually doing 2 work, you need to have -- give them 48 hours notice. 3 MR. PACKARD: Great. 4 HEARING OFFICER: Okay. All right. All 5 right. And, you know, as both Josh and Greg said, 6 it's really the funding. So it seems you do have 7 the funding in place now -- 8 MR. PACKARD: Sure. 9 HEARING OFFICER: -- and you've got an 10 A, a B, and a C funding plan. So at this point, 11 everything that I listed today, we should see 12 completed a month from now, right, and then we'll 13 have that next settle list and you'll update the 14 spreadsheet, and then we'll be able to move 15 forward. All right. I know Josh, you have to go, 16 so we're going to do this again. Like, my big 17 concern was that you had no funding today, and if 18 you had no funding today, I was going to have to 19 take adverse action. Now that you have funding, 20 you know, you are going to have the opportunity to 21 meet the timelines and the deadlines. 22 All right. So 30 days from today-ish, 23 Thursday, the -- we could do Thursday, the 16th or 24 Thursday -- probably Thursday, the 23rd? 25 MR. PACKARD: That would be better.</p>
<p style="text-align: right;">22</p> <p>1 HEARING OFFICER: All right. So this is 2 what I have, and this is what's going to go on the 3 order. In the next 30 days, lights will be on, 4 concrete poured, concrete repairs made, top coat 5 done. The -- today, you are going to go out and 6 put cones up on the plywood where the hole is. And 7 so, I'm assuming there's multiple holes, right, so 8 -- or is this just the one hole? 9 MR. PACKARD: There's one big hole; the 10 rest of the holes have been backed up. 11 HEARING OFFICER: Okay. So this is -- 12 this is the one big hole. All right. 13 MR. PACKARD: There were multiple holes. 14 HEARING OFFICER: All right. You're 15 going to get us the -- the check, the updated 16 spreadsheet today -- 17 MR. PACKARD: Yes. 18 HEARING OFFICER: -- and you're going to 19 go out two to three times a week -- 20 MR. PACKARD: Yes. 21 HEARING OFFICER: -- and you're going to 22 give the neighbors 48 hours notice via e-mail prior 23 to work beginning -- any -- any work beginning 24 where you're going to have contractors on site. 25 Obviously, meetings are one thing, but where you're</p>	<p style="text-align: right;">24</p> <p>1 HEARING OFFICER: Yeah, Thursday, the 2 23rd. Does that work for everyone? Josh and Greg, 3 Thursday, the 23rd? All right. I'm going to do 4 the exact same thing. I'm going to send my 5 internal guys, my county guys. You're going to get 6 an e-mail from me saying go to the website. It's a 7 reminder so it puts it on your calendar. I'm going 8 to create the link again. So it will be updated. 9 Nana will get everything updated on the website. 10 She's going to put the order from last month up 11 there. She's going to put -- Dean, once you give 12 us that -- that updated schedule, she's going to 13 put that up there, and I'm going to update my order 14 today, tomorrow, and that will be up there. Okay? 15 All right. All right. Happy Holidays, everyone. 16 Thank you all again for joining. 17 COURT REPORTER: Just -- just one moment. 18 One moment here. 19 HEARING OFFICER: Oh, wait. Hold on one 20 second. Our court reporter needs -- probably needs 21 some names, right? 22 (Off the record at 9:56 a.m.) 23 24 25</p>

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CERTIFICATE OF COURT REPORTER - NOTARY PUBLIC

I, John Schmieg, the officer before whom the foregoing proceedings were taken, do hereby certify that any witness(es) in the foregoing proceedings were fully sworn; that the proceedings were recorded by me and thereafter reduced to typewriting by a qualified transcriptionist; that said digital audio recording of said proceedings are a true and accurate record to the best of my knowledge, skills, and ability; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

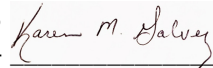


JOHN SCHMIEG, NOTARY PUBLIC
FOR THE STATE OF FLORIDA
December 31, 2024

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CERTIFICATE OF TRANSCRIBER

I, Karen M. Galvez, do hereby certify that this transcript was prepared from the digital audio recording of the foregoing proceeding; that said proceedings were reduced to typewriting under my supervision; that said transcript is a true and accurate record of the proceedings to the best of my knowledge, skills, and ability; and that I am 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.



KAREN M. GALVEZ
PLANET DEPOS, LLC
December 31, 2024

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