

Minutes of a Regular Meeting
of the Members of the
Hawaii Community Development Authority
State of Hawaii

Wednesday, November 04, 2015

KAKAAKO BUSINESS

I. CALL TO ORDER/ROLL CALL

A general business meeting of the Kakaako Members of the Hawaii Community Development Authority (“Authority” or “HCDA”), a body corporate and a public instrumentality of the State of Hawaii, was called to order by Chair Whalen at 10:29 AM November 4, 2015, at Authority’s principal offices at 547 Queen Street in Honolulu, Hawaii, 96813, pursuant to Article IV, Section 1 of the Authority’s Bylaws.

Members Present: Beau Bassett
David Rodriguez (DOT)
Tracy Ban (B&F)
William Oh
Jason Okuhama
Mary Pat Waterhouse
Steven Scott
John Whalen

Members Absent: George Atta (DPP)

Others Present: Anthony Ching, Executive Director
Mike Wong, Deputy Attorney General
Diane Taira, Deputy Attorney General
Aedward Los Banos, Administrative Services Officer
Deepak Neupane, Planning Director
Laura Savo, Court Reporter
Tommilyn Soares, Secretary
Loretta Ho, Asset Management Specialist
Lindsey Doi, Compliance Assurance & Community Outreach
Shelby Hoota, Media Specialist

II. APPROVAL OF MINUTES

1. Kakaako Regular Meeting of September 16, 2015

Chair Whalen noted approval of the Minutes for the September 16, 2015 meeting will be deferred until the next authority meeting.

III. KAKAAKO MATTERS**

2. Decision Making re: Shall the Authority delegate to the executive director the ability to establish new park policies and procedures to address property left in HCDA parks after the parks are closed?

Chair Whalen commented this agenda item is to revise park rules to meet legal requirements. Deputy Attorney General, Diane Taira added, the current case law states any property left behind in HCDA parks must be taken into custody to safeguard and allow time for individuals to claim property.

Executive Director Tony Ching stated, the revised park rules will be a universal policy for all three community development districts (Kakaako, Kalaeloa and Heeia) as well as for the entire state with respect to public lands. Mr. Ching noted enforcements on the homeless encampments on HCDA property is likely to begin on November 12, 2015. Staff is expected to conduct outreach and give notice appropriately including signage posted in the park.

No discussion among members or public comments were received.

Chair Whalen entertained a motion - shall the Authority delegate to the executive director the ability to establish new park policies and procedures to address property left in HCDA parks after the parks are closed?

Vice Chair Scott made a motion, and Member Okuhama seconded. Motion passed with eight for the motion and two excused.

3. Decision Making: Shall the Authority reconsider its option to buy back the Pacifica Honolulu condominium reserved housing unit 609?

Mr. Ching summarized the report provided in the board packet. At the September 2, 2015 Authority meeting the owners of Pacifica Honolulu Condominium Reserved Housing Unit 609 requested the Authority waive its option to buy back or purchase the unit. The Authority decided to defer its decision-making pending more information and requested HCDA staff to obtain a current preliminary report. At the October 12, 2015 meeting the same action was presented and included the preliminary report. At that time the Authority decided to exercise its right to purchase the unit utilizing the formula in the Mauka Area Rules, Chapter 22, of the Kakaako Community Development District. Staff, accordingly, sent a letter dated October 13, 2015 to the owners informing them of the Authority's decision. On October 14, 2015 the owners requested reconsideration of the Authority decision. The Authority has the option to buy back the unit or the owner may sell the unit to another qualified person, and that sale price would be established by a formula that is currently in the rules.

With discussion among members regarding the resale price and the length of the regulatory term and no questions or comments from members of the public, Chair

Whalen entertained a motion, that the Authority reconfirms its exercise of its option to buy back the Pacifica Honolulu condominium reserved-housing unit No. 609.

Member Waterhouse motioned, Member Rodriguez seconded. Motion passed with eight for the motion and two excused.

4. Decision Making: Shall the Authority Authorize the Executive Director to Execute a Declaration of Restrictive Covenant for the 1025 Waimanu Street Parcel (Artspace) to be encumbered as Affordable Housing in Perpetuity?

Mr. Ching presented the report and noted the Authority approved a development permit for the Ola Ka 'Ilima Artspace project in January, 2015. At the June 24, 2015 Authority meeting there were brief presentations made by the Corporation Counsel for the City and County of Honolulu and the City Director of Community Services to discuss possible affordable housing covenant on land intended for the project. On October 7, 2015 the Authority was presented with additional information including language for the draft covenant. The project proposes to provide 84 rental units affordable to households earning between 30 and 60 percent of the area median income for 65 years and with a preference for residents participating in the arts.

Member Waterhouse asked if the Authority is able to modify the declaration language as it pertains to the perpetuity requirement to reflect the change in the charter amendment, if it does change. Deputy Attorney General replied, language can be added to reflect that request.

PUBLIC COMMENT

Shirley Lou-Magnuson, Attorney for Artspace, stated that Artspace received commitment from the deputy corporation counsel that should the law change when it goes to vote in November 2016, that the restrictive covenant is open to change and that they are flexible.

Ms. Catherine Graham, co-chair of the FACE Housing Task Force and the Housing Now Coalition, stated they advocate for affordable rental housing in Honolulu and recommend the Authority add the phrase into the covenant "in perpetuity" so the project can move forward and start getting more affordable rental housing.

Mr. Burton White of the PA'I Foundation, agreed with a statement made by Mr. Ching in the staff report that the project having little downside exposure and supports the project.

No other questions or comments were made by the authority or members of the public.

Chair Whalen entertained a motion to authorize the executive director to execute a declaration of restrictive covenant for the 1025 Waimanu Street parcel, Artspace, to be encumbered as an affordable housing project in perpetuity subject to the Authority's reconsideration should the City and County of Honolulu eliminate the in-perpetuity requirement.

Member Basset motioned, Member Waterhouse seconded. Motion passed with eight for the motion and two excused.

5. Decision Making: Shall the Authority consent to the request for one-year extension of the development permit KAK 13-091 for the project at 803 Waimanu Street approved by the Hawaii Community Development Authority on January 8, 2014?

Mr. Ching presented the report provided in the packet and noted the Authority approved the development permit for the project in January, 2014. The project is a 153 unit 7-story residential building and includes 24 reserved housing units. Section 15-217-87 (b) provides that development permits shall have an effective approval period of two years. The two-year approval period of the Development Permit ends of January 8, 2016. The Developer, completed the Environmental Assessment, secured a financial commitment from HHFDC, traffic reports have been developed and completed and with technical studies sufficient to meet the EA standard, the HCDA staff recommends the Authority grant the extension as requested for one year.

Mr. Ching, addressed Vice Chair Scott and Chair Whalen's comments and questions regarding parking and road maintenance surrounding the construction project.

Vice Chair Scott questioned why the developer is asking for an extension after the two-year development agreement. Mr. Ching replied, the requirement to clear the State Historic Preservation Division's (SHPD) has been sent in for review and pending, however, the developer anticipates SHPD will not complete its review before development permit ends on January 8, 2016.

PUBLIC COMMENT

Franco Mola of Coastal Rim Properties, Inc. addressed the authority and stated the request for extension and explained the reason for the extension request was due to an appeal of the project. The project was approved in January 2014 and the appeal delayed the start of the project until September or October, 2014.

Pam Wood, resident of Imperial Plaza (adjacent to the 803 Waimanu project) stated concerns with infrastructure improvements and requests HCDA deny the extension request.

Clara Morikawa, Kakaako resident shared her concerns with the project and stated, the HCDA authority cannot approve the extension because of safety and welfare concerns.

Kathy Dean, resident at 723 Kapiolani (Imperial Plaza) provided 83 letters signed by residents at Imperial Plaza requesting, due to the safety and well-being of the neighborhood, the HCDA deny the extension request.

Sharon Moriwaki, of Kakaako United, stated support for Coastal Rim Properties, Inc's efforts but has concerns with infrastructure improvements.

David Vines, resident at Imperial Plaza expressed his concerns and questions in regards to infrastructure improvements and traffic concerns.

There were no other public comments

Member Bassett made a motion to enter executive session. Member Okuhama seconded the motion. All members unanimously approved entering into executive session.

Chair Whalen recessed the meeting at 12:54 pm

Pursuant to Section 92-5(a)(4), Hawaii Revised Statutes, the Authority convened in Executive Session at 12:54 pm

The regular meeting was reconvened at 1:58 pm

Before decision making Chair Whalen asked Executive Director Tony Ching to confirm the end date of the appeal, as August 6, 2014.

Vice Chair Scott made a motion, shall the Authority consent to a request for extension of the Development Permit KAK 13-091 for the project at 803 Waimanu Street to August 6, 2016, and direct the executive director to communicate concerns expressed during this meeting to the Department of Planning and Permitting.

Member Mary Pat Waterhouse made a second. Motion passed with eight for the motion and two excused.

6. Decision Making: Shall the Authority Authorize the Executive Director to Prepare and Release a Request for Proposal for Civic/Mixed-Use Commercial Development on Lot C, in Kakaako Makai, including Sandbox for the Hawaii Technology Development Corporation.

Executive Director, Tony Ching, presented the report contained in the board packet and highlighted that the parcel for Lot C is located along Keawe and Ilalo Street in the Makai area and include three phases. The first phase is envisioned as an Entrepreneur Sandbox and Innovation Hale – a private-public partnership that would house technology and enterprise resources. A joint application

submitted by the HCDA and the High Technology Development Corporation (HTDC) to the Economic Development Administration awarded the grant to HTDC with private matching funds committed by DataHouse and Fisher Hawaii. The second phase could include the HTDC's facilities or an additional incubation center catering to startups along with a parking structure and the third phase could include a learning center.

Mr. Ching noted, the next step for this project is to finalize the master plan, solicit developers and finalize a development agreement. A request for proposal (RFP) has been drafted. Mr. Ching recommends the authority authorize the executive director to prepare and release the request for proposal for civic/mixed-use commercial development on Lot C, including the Sandbox for HTDC and to establish an evaluation committee including members to consider proposals that will be submitted and recommend the selection of the private partners for the project.

Mr. Ching confirmed the High Technology Development Corporation is a state agency attached to the Department of Business, Economic Development & Tourism and is working in partnership with HCDA on this project. Mr. Ching also confirmed the draft RFP is intended to attract developer proposals for phase 1 of the 3 phase project.

Chair Whalen recommended including, possibly in a future phase, a childcare facility. Member Bassett asked if the land had already been committed for the purpose reported. Mr. Ching explained the history of the area dates back to a few administrations and through each administration the visions were economic activity that diversify the state from just a service economy and a way for entrepreneurs to come through and get started. HTDC and HCDA are administratively attached to DBEDT and its responsibility is to stimulate economic activity and diversification, therefore HTDC and HCDA's partnership for this opportunity and project works well.

Executive Director Tony Ching, confirmed HTDC is the agency that sent in the proposal to the Federal Government for funding and HCDA was a partner as the landowner. The application also included DataHouse and Fisher Hawaii as the private corporations that would provide matching funds, a feature in the application.

HTDC Executive Director Robbie Melton and Executive Director Ching confirmed the Federal Grant received is to build phase 1 only with matching funds dedicated by DataHouse and Fisher. Member Ban requested a copy of the grant application and suggested members to tour MIC if they were interested to see HTDC's operations. Ms. Melton offered to give a tour to anyone interested.

PUBLIC COMMENT

Michelle Matson, Representative of Kakaako Makai Planning Advisory Council and Representative of the Oahu Island Parks Conservancy, commented the project is not consistent/compatible with the adjacent property UH Medical School and also expressed concerns with the interior open space rather than it being on the exterior.

No other public comments were received.

Member Bassett asked when design considerations for the building will be appropriate. Mr. Ching replied and stated once the developer has been selected they will work with HTDC and also reiterated his recommendation in form an evaluation committee.

No other questions or comments were made by the board members.

Vice Chair Scott made a motion to authorize the executive director to prepare and release a request for proposal for civic/mixed-use commercial development on Lot C, including Sandbox for Hawaii Technology Development Corporation. Member Oh seconded. Motion passed with eight votes and two excused.

7. Decision Making: Shall the Authority select a developer pursuant to the request for proposal to develop waterfront commercial space on fast lands surrounding Kewalo Basin Harbor and authorize the executive director to enter into a development agreement to develop three parcels surrounding Kewalo Basin Harbor on a portion of tax map key 2-1-058, parcel 31, for development Lots 1, 2 and 3?

Chair Whalen noted for the respondents and the audience that the Authority informed the respondents that it will not be considering proposals for Lot 3 until the Makai Park Master Plan has been completed.

Mr. Aedward LosBanos presented a brief report to the authority and stated, Kewalo Waterfront Partners submitted its best and final offer for Lot 1 and Victoria Ward, Limited (Howard Hughes) submitted proposals for Lots 1, 2 & 3. Lot 1, historically known as McWayne's Marine Supply, Sampan Inn, the net shed and also a gas station was located on that parcel. Lot 2 is currently occupied with a charter building and Lot 3 the old NOAA site adjacent to the harbormaster's office. Mr. Los Banos also stated, Lot 3 was removed from the RFP as requested by the Authority and noted that as part of the RFP process, the agenda item listed is for decision-making.

Kewalo Waterfront Partners proposal to develop Lot 1, includes entertainment dining facilities, a food hall, farmers' market, a 250 stall affordable parking facility, public open space, and public viewing decks. Infrastructure improvements will be

required. They have also proposed a new realigned road to connect Kewalo sin and Ala Moana Beach Park. Kewalo Waterfront Partners also proposes to generate income from its proposed food hall, farmers' market, restaurant and retail space as well as the additional parking stalls.

Howard Hughes offer for Lot 1 includes retention of its existing restrooms and repairs to the existing parking lot, cosmetic upgrades to the restrooms and the surrounding area that includes landscaping and maintenance of its current open space in the Makai area with minimum infrastructure improvements. Howard Hughes will be utilizing existing entities and will provide an annual base rent to generate income.

The proposal for Lot 2 includes renovation of the existing structure to include commercial space and an increase in tenants with open air seating. The infrastructure improvements proposed are to retrofit the existing parking with the new building. The business plan for Lot 2 proposes to focus on the process primarily for those who utilize the charter boat and commercial fishing services that launch from the harbor. The project creates a pedestrian-oriented destination experience for Kewalo Basin and includes bike parking and a potential bike-share dock to encourage alternative modes of transportation.

Lot 3, although it has been withdrawn, proposes new commercial tenant space, it's an adaptive reuse of the current existing NOAA facility with new facilities for the harbor master, city lifeguards and possibly flex space for the sheriffs. The community gathering space utilizes the warehouse and could be opened up for the public to visit, gather and meet. No infrastructure or utility improvements were proposed. Lot 3 proposes to create a pedestrian-oriented ocean destination, surfboard storage facility, bike parking, and potential bike-share docks to promote alternative modes of transportation.

Chair Whalen stated Victoria Ward Limited (Howard Hughes) and Kewalo Waterfront Partners will make a brief presentation on its Best and Final Offers submitted and, although Lot 3 was withdrawn, requested Lot 3 be included in the developers presentation for information purposes. Chair Whalen expressed regret in withdrawing Lot 3 from consideration until after the adoption of the park's master plan because it is outside the designated park area but it is an interesting part of the Victoria Ward Limited proposal package.

Discussion among Chair Whalen and Mr. Los Banos confirmed there was not a cancellation published, just verbal notice and deemed the verbal notice to be an effective notice. Vice Chair Scott stated he did not recall the cancellation of Lot 3. Mr. Los Banos responded and stated staff received direction from the authority to cancel Lot 3 during a discussion to advise both developers to submit its Best and Final Offer. Chair Whalen stated his recollection on the decision to withdraw Lot 3 was due to the high infrastructure cost and asked if there is a possibility for the authority to entertain the proposal submitted for Lot 3.

Mr. David Striph, Executive Vice President and Mr. Race Randle, Vice President for Howard Hughes Hawaii Corporation presented a short summary of its Best and Final Offer submitted to HCDA on Lot 1, 2 & 3.

Member Basset asked how Howard Hughes envisions nighttime activities in Lot 3? Mr. Randle stated the proposal supports the park operations and the current activity happening and didn't feel there was a tremendous need for nighttime activities, but does think there could be events. The proposal creates a shaded community area and that building could function for special events like first birthday parties and other party or gathering events.

Chair Whalen mentioned he has been advised in regards to the Lot 3 proposal that the authority will need to re notice Lot 3 to create an equal playing field as it had been withdrawn. Member Bassett asked when Lot 3 was withdrawn. Chair Whalen recalled cancelling Lot 3 after hearing the original proposals, the board decided to pull it primarily because of the cost considerations involved in Lot 3. Mr. Los Banos commented he believed part of the influence on the decision to withdraw was due to the public comments received from the park users as Victoria Ward Limited offered its initial concept. Chair Whalen asked what the process would be for the authority to reconsider Lot 3.

Mr. Shaun Mukai and Mr. Shane Peters of Kewalo Waterfront Partners briefly summarized its Best and Final Offer submitted to HCDA for Lot 1 and stated they chose to submit one proposal to develop Lot 1 so that Lots 2 & 3 can be preserved. The proposal submitted strived to meet all requirements of HCDA's solicitation and, in the process, helped to fulfill the agency's master plan and vision for the area. Kewalo Waterfront Partners believes they proposed a project that will help restore the once vibrant commercial activity and revitalize the Kewalo Basin Harbor as the proposal provides park users, fishermen, surfers and area businesses with parking improvements, additional restrooms that include showers, surfboard and bicycle racks, bike and pedestrian paths, and off-site infrastructure improvements for harbor businesses and state facilities. Its proposal gives opportunity to young entrepreneurs, Aloha Consortium, to manage food and beverage retail portion of the program who in turn will provide opportunities to local chefs and local retailers and also promotes local farmers and local businesses.

PUBLIC COMMENT

Ron Iwami, President of Friends of Kewalos stated for the record he was surprised with the Lot 3 withdraw. Expressed support for Howard Hughes proposal to Lot 1, to renovate it into a convenience store as it will serve the boater's needs and also serve the recreational and park users. Mr. Iwami also stated his support for Howard Hughes' proposal for Lot 3, as they have made changes to its initial proposal after hearing the communities concerns. Vice Chair Scott asked Mr. Iwami how important direct access to the park and ocean is. Mr. Iwami stated the Friends of Kewalo's mission is to protect and preserve access for the recreational user to

continue use for future generations, and that direct access is very important.

Tom Iwami, Board member of Friends of Kewalos, supports the selection of Howard Hughes Corporation to develop Kewalo Basin Harbor Lot 1, 2 & 3 parcels as Howard Hughes continued to take into consideration the concerns of the community stakeholders and appreciates the stewardship responsibilities Howard Hughes Corporation has shown in protecting, preserving and caring for our ocean parks.

Deputy Attorney General Michael Wong called forward the representatives present for the Howard Hughes Corporation and asked them to introduce themselves. Mr. Dave Striph, Executive Vice President for Howard Hughes, Hawaii and Mr. Race Randle, Vice President for Howard Hughes came forward to introduce themselves as official representatives for the Howard Hughes Corporation. Mr. Wong stated that there seemed to be some discrepancies with regards to possible notice issues with regards to Lot 3, and would like to clarify that if Howard Hughes is willing to waive any perceived procedural or notice defects in case the board does decide to rule on Lot 3. Mr. Striph confirmed, Howard Hughes is willing to waive notice. Mr. Wong asked Mr. Striph to confirm that he is authorized to make that decision. Mr. Striph confirmed that he is authorized.

Member Bassett asked now that Lot 3 is back on the table whether there would be opportunity to question Howard Hughes on their proposed development to the Lot. Mr. Wong confirmed, procedurally yes and asked if Howard Hughes is willing to answer any questions that members of the board may have. Mr. Striph confirmed they are willing to answer any questions that pertain to their Lot 3 proposal.

Member Basset asked whether there is space for commercial activity that could increase the activity and activate the park use there. Mr. Randle responded, the space has been provided for some limited retail use, and was included in the proposal and shared with members of the public but on a much smaller portion of the overall proposal.

Vice-Chair Scott asked if the area for the harbormaster and the lifeguards would be upgraded. Mr. Randle confirmed it will be and is part of the refurbishment, both exterior and interior renovations to that building which is about 14,000 square feet so that could be refitted to provide new spaces for the lifeguards and the harbormaster within the existing shell which would be more of an interior renovation.

Mr. Los Banos asked what the capacity would be. If Lot 3 is developed and will be an adaptive reuse created for public use, what would the capacity be? Say if someone wanted to hold a community gathering there? Mr Randle stated, ultimately its limited by the fire department and typically for events Howard Hughes would need to research the details and specifics to confirm the limit size of an event. Mr. Los Banos stated if the infrastructure were improved HCDA would consider that to

have similar requirements necessary to obtain a park permit, to ensure compliance such as fire codes. Mr. Randle mentioned that Jim Miller of their organization mentioned there is capacity for a hydrant to be installed if necessary for additional fire services and stated it was not part of the proposal, but if it is required by the fire department, Howard Hughes would need to evaluate it. Mr. Los Banos stated, Chair Whalen did talk about the fire hydrant upgrade and if it is required would the cost be passed on to HCDA? Or would Victoria Ward Limited be willing to underwrite it? Mr. Randle stated, Howard Hughes would need to evaluate that at the time and stated if it's just adding a hydrant to an existing line, it wouldn't have a large impact for the infrastructure.

PUBLIC TESTIMONY CONTINUED

Toma Turner, concerned with the positive prosperity for Kakaako, questioned whether HCDA would really want one single mainland corporate developer to control the entire Ahupua'a of Kewalo Basin Harbor and its surrounding area, and also stated support for Kewalo Waterfront Partners' project having local thoughts and tastes to keep local businesses afloat that are a representation of the beautiful island.

Christopher Dix, was originally in the audience but needed to leave and submitted written testimony.

Michelle Matson, testifying in three capacities. Individually support Howard Hughes proposal. Representative of the Kakaako Maki community Planning Advisory Capacity supports open space and maintaining the lei of green. Suggest KUPU community center would be a better fit for Lot 3. Speaking in the capacity of Oahu Island Parks Conservancy, supports Howard Hughes proposal for a larger community space that will contribute to Kewalo Basin Park's expansion to its planned park zoning.

Dean Okimoto, owner of Nalo Farms, commented he is not against the development currently in Kakaako and agrees with Mr. Turner with questioning HCDA on giving Howard Hughes carte blanche on the whole Ahupua'a.

John Kobalansky, avid park user, expressed the importance of including the public in the development process of these parcels as the community has a lot at stake in losing the look and feel of Hawaii if there is over development in the area. Chair Whalen asked Mr. Kobalansky if he would like to state support for either proposal. Mr. Kobalansky responded that he favored the Howard Hughes proposal.

Mike Derego, resident, stated he supported the park and the green area and noted his support for Howard Hughes. Vice Chair Scott asked Mr. Derego a few questions to get his idea on how to help create better facilities for the harbor tenants and users.

Jordan Sugiyama, sous chef at Teppenyaki Ginza Onodera, speaking on behalf of the farmer's market stated his support for the farmer's market proposal by the

Kewalo Waterfront Partners.

Chair recessed the meeting from 4:46 PM until 4:56PM

Chair reconvened the meeting at 4: 56PM

Mr. Tony Mathis, Island Charter Sport Fishing in the Kewalo Basin Harbor, stated his support for Howard Hughes proposals for all three Lots.

Mr. Nick Fidelibus, Waikiki Dive and Sport Fishing, who operates three vessels out of Kewalo Basin suggested HCDA accomplish development of these parcels through a management agreement vs. leasing and stated support for Howard Hughes proposal as their proposed plans conform to the communities requests.

Mr. Randy Lui-Kwan, park user, commented “less is more” and suggested open space and minimal development. Mr. Lui-Kwan stated support for the Howard Hughes proposal as it improves the area in the space.

Mr. Nick Kaleikini, director of the Pow Wow School of Music and runs a recording studio at Lana Lane Studios in Kakaako and stated his opposition to Howard Hughes and support for Kewalo Waterfront Partners proposal.

Mr. Kale Furuya, CEO of Nalo Juice Company stated opposition for the Howard Hughes proposal and support for the Kewalo Waterfront Partners development.

No other public comments were received.

Member Tracy Ban made a motion to enter into executive session. Vice Chair Scott seconded, motion passed unanimously.

The board met in Executive Session from 5:16 PM until 5:45 PM

Chair Whalen reconvened the meeting at 5:45 PM and stated after deliberation, the board decided more time was needed for the board members to consider all testimony presented as well as evidence in the proposals presented and to encourage all board members to be present at the next meeting scheduled for December 2, 2015 for decision making.

V. ADJOURNMENT

Chairperson Whalen adjourned the regular meeting at 5:46 PM

Respectfully submitted,

/s/

John Whalen,
Chair

Note: The transcript of this meeting contains a verbatim record and should be consulted if additional detail is desired.