

Introduced 3/5/18
Public hearing 3/19/18
Council action 4/2/18
Executive action 4/5/18
Effective date 6/5/18

County Council of Howard County, Maryland

2018 Legislative Session

Legislative day # 3

BILL NO. 16 – 2018

Introduced by: Jennifer Terrasa and Mary Kay Sigaty
Co-sponsored by: Calvin Ball, Greg Fox and Jon Weinstein

AN ACT amending the Howard County Code to modify the process for piecemeal map amendments and development plan approvals by the Zoning Board; and generally relating to Zoning Board hearings.

Introduced and read first time March 5, 2018. Ordered posted and hearing scheduled.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on March 19, 2018.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Bill was read the third time on April 2, 2018 and Passed , Passed with amendments , Failed .

By order Jessica Feldmark
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 5th day of April, 2018 at 9:00 a.m./p.m.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Approved Vetoed by the County Executive Apr. 5, 2018

Allan H. Kittleman
Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 *Section 1. Be it enacted by the County Council of Howard County, Maryland, that the Howard*
2 *County Code is hereby amended as follows:*

3
4 *By Amending:*

5
6 *Title 16. "Planning, Zoning and Subdivisions and Land Development Regulations"*
7 *Subtitle 2. "Zoning"*
8 *Section 16.204. "Piecemeal map amendments and development plan approvals."*

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10
11 **HOWARD COUNTY CODE**

12
13 **Subtitle 2. Zoning**

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15 **Section. 16.204. - Piecemeal map amendments and development plan approvals.**

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17 (a) *Zoning Board.* The Zoning Board may exercise the Zoning Authority delegated to it by this
18 subtitle to make decisions on piecemeal map amendments and development plans in
19 pursuance of a petition filed in accordance with section 16.205 of this subtitle and shall
20 establish procedures for doing so.

21 (b) *Mediation.* The Zoning Board may refer an applicant and other persons affected by a
22 pending application, other than piecemeal map amendment cases based on the
23 change/mistake rule as established by Maryland Case Law, to the [[mediation and Conflict
24 Resolution Center at Howard Community College]] MEDIATION AND CONFLICT
25 RESOLUTION CENTER, INC. OF HOWARD COUNTY or a conflict resolution or mediation
26 service which has been deemed acceptable by the Board. The purpose of such referral shall
27 be to resolve conflicts between these parties, but the results thereof shall not bind the Board
28 to any result. Any resolution that is agreed upon by both parties shall be subject to findings
29 of the Board required by law. Petition approval may not be granted solely on the basis of
30 mediation resolution.

31 A referral may be made either before or after a public hearing on a pending petition decision,
32 but only after an application is deemed complete. Mediation shall not occur after the Zoning
33 Board votes on a petition. The cost of the mediation service shall be incurred by the petitioner.

1 If no agreement is reached between the parties within 45 days, or at anytime the mediator deems
2 any further meetings futile, the Board shall continue with its proceedings or deliberations on
3 the matter. If both parties agree, mediation may be extended past 45 days to a period of time as
4 agreed to by the parties.

5 Nothing in this section shall preclude the parties from meeting on their own at any time, with
6 or without a mediator, in an attempt to resolve their differences. It is the policy of the County
7 to encourage applicants and neighbors to have early discussions on proposed projects so that
8 differences may be resolved prior to the submission of an application.

9 (c) *Public Hearing Required.* The Zoning Board shall hold a public hearing on these piecemeal
10 map amendments and development plan petitions at which parties in interest and citizens
11 shall have an opportunity to be heard. The Zoning Board shall be prohibited from holding
12 meetings which include an opportunity for public testimony on any day on which Rosh
13 Hashanah, Yom Kippur, Eid Ul Fitr or Eid Ul Adha is observed. The Zoning Board shall
14 not take final action on piecemeal map amendments or development plan petitions until
15 after the public hearing.

16 (d) *Advertising.* At least 30 days prior to the initial public hearing on the piecemeal map
17 amendment or development plan petitions, the petitioner, at its own expense, shall advertise
18 the date, time, place and subject matter of the petition in at least two newspapers of general
19 circulation in Howard County.

20 (e) *Posting and Mail Notice:*

21 (1) At least 30 days prior to the initial public hearing on the piecemeal map amendment
22 or development plan petitions, the petitioner shall:

23 (i) Post the property which is the subject of the hearing with the date, time, place and
24 subject matter of the hearing. The sign shall include the address of Department of
25 Planning and Zoning's website. The poster shall be double-sided and at least 30
26 inches by 36 inches in size. The poster shall include a three digit alphanumeric
27 code, which would be used to identify the case. The alphanumeric code shall be
28 posted by the Department of Planning and Zoning in at least five-inch lettering in
29 the top left corner of the poster. The Department of Planning and Zoning shall
30 determine the number of posters required and their location and the petitioner
31 shall bear the expense of posting. The Department of Planning and Zoning shall

1 supply the posters. The petitioner shall properly erect and maintain the posters;
2 and

3 (ii) Send a certified letter to all persons whose property is adjoining to the property
4 which is the subject of the petition, according to the most recent State taxation
5 and assessment records, notifying those persons of the date, time, place and
6 subject matter of the hearing in accordance with subsection 16.203(c)(7) and of
7 this subtitle.

8 (2) Noncompliance with the mailing requirements of paragraph (1) of this subsection does
9 not constitute a basis for appeal or the setting aside of piecemeal zoning or
10 development plan decisions.

11 (f) *Report of the Planning Board.* Petitions for piecemeal map amendments or development
12 plan approvals shall be submitted to the Planning Board. At least 30 days prior to a
13 Planning Board meeting on any piecemeal map amendment or development plan, the
14 petitioner shall send notice of such meeting to the relevant subscribers on the list
15 maintained by the Department of Planning and Zoning in accordance with subsection
16 16.145(b)(3). The Zoning Board shall consider the report of the Planning Board on such
17 petitions before the Zoning Board takes final action on them.

18 (g) *Department of Planning and Zoning's Findings and Recommendations.* The Department
19 of Planning and Zoning shall transmit its findings and recommendations concerning a
20 petition for piecemeal map amendments or development plans IN A TECHNICAL STAFF
21 REPORT to the Planning Board at least two weeks prior to the public meeting on a petition.

22 (h) *Questioning Departmental Findings.* At any time any individual may submit a question to
23 the staff of the Department of Planning and Zoning or related agencies concerning the
24 findings and recommendations of the Department or related agencies. If a written response
25 is requested, the question should be submitted in writing to the Department or agency. ~~THE~~
26 IF THE WRITTEN REQUEST IS SUBMITTED AT LEAST 30 DAYS PRIOR TO THE ZONING BOARD
27 HEARING, THE DEPARTMENT OR AGENCY SHALL RESPOND TO SUCH REQUESTS IN WRITING
28 PRIOR TO THE ZONING BOARD HEARING AND SEND A COPY OF THE RESPONSE TO THE ZONING
29 BOARD AT LEAST TWO WEEKS PRIOR TO THE ZONING BOARD HEARING. A RESPONSE FROM
30 A RELATED AGENCY TO A QUESTION CONCERNING ITS FINDINGS AND RECOMMENDATIONS

1 MAY BE CONSIDERED BY THE ZONING BOARD ONLY IF THE RESPONSE IS IN WRITING, UNLESS
2 A REPRESENTATIVE OF THE AGENCY IS PRESENT AT THE HEARING TO ANSWER QUESTIONS.

3

4 (i) *PRESENTATION OF DEPARTMENTAL FINDINGS AND RECOMMENDATIONS.* AT LEAST 30 DAYS
5 PRIOR TO A ZONING BOARD HEARING, THE BOARD ADMINISTRATOR SHALL SEND A WRITTEN
6 NOTICE TO THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AS TO THE DATE,
7 TIME, AND PLACE OF THE HEARING. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND
8 ZONING, OR THE DIRECTOR'S DESIGNEE, SHALL ATTEND A ZONING BOARD PUBLIC HEARING
9 CONCERNING A PETITION FOR PIECEMEAL MAP AMENDMENT OR DEVELOPMENT PLAN ~~TO~~ AND,
10 UNDER OATH AND SUBJECT TO CROSS-EXAMINATION, SUMMARIZE THE DEPARTMENT'S
11 FINDINGS, EXPLAIN THE DEVELOPMENT PROCESS, AND ANSWER ANY RELATED QUESTIONS.

12

13 ~~[(i) Referring Questions to Board. During a public hearing concerning a petition for piecemeal~~
14 ~~map amendments or development plans, any party may direct a question to the Zoning~~
15 ~~Board and the Board shall determine if staff shall respond and the form of such response.~~

16 A response by the Department of Planning and Zoning and related agencies to a question
17 concerning its findings and recommendations may be considered by the Zoning Board only
18 if the response is in writing.]]

19 (j) *Findings.* Before the Zoning Board makes a decision on any piecemeal map amendment or
20 development plan petition it shall make those findings of fact and conclusions of law
21 required by law.

22 (k) *Documentation.*

23 (1) A petition for a piecemeal amendment of the zoning map may include documentation
24 describing the proposed development and use of the property under petition. The
25 zoning regulations and Zoning Board's rules of procedure shall govern the nature of
26 the documentation and its review.

27 (2) A piecemeal map amendment shall be based on findings required by law. A piecemeal
28 map amendment petition may not be granted solely on the basis of documentation
29 relating to proposed development and use of the property.

1 (3) If the petition for a piecemeal map amendment includes documentation describing the
2 proposed development and use of the property under petition and the petition is
3 granted:

4 (i) The property may be developed and used only in accordance with the
5 documentation, notwithstanding any provision requiring uniformity of zoning
6 requirements; and

7 (ii) Unless the comprehensive zoning plan changes the zoning district of the property,
8 subsequent adoption of a comprehensive zoning plan shall not affect the
9 requirement that the property be used in accordance with the documentation.

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12 *Section 2. Be it further enacted by the County Council of Howard County, Maryland, that this Act*
13 *shall become effective 61 days after its enactment.*

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BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on April 5, 2018.

Jessica Feldmark
Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2018.

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2018.

Jessica Feldmark, Administrator to the County Council

Amendment 1 to Council Bill 16-2018

BY: Jennifer Terrasa

Legislative Day No: 4

Date: 4/2/18

Amendment No. 1

1 (This amendment proposes to:

- 2 • clarify that the Department of Planning and Zoning (DPZ) is to transmit its findings
3 and recommendations in the form of a Technical Staff Report;
4 • clarify the timeliness of the written questions to DPZ and DPZ's response to the
5 questions; and
6 • clarify that DPZ staff making its presentation of findings and recommendations is
7 subject to cross-examination.)
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10 On page 3, in line 20, after "plans", insert "IN A TECHNICAL STAFF REPORT".
11

12 On page 3, in line 25, after the period, strike "THE" and substitute, "IF THE WRITTEN
13 REQUEST IS SUBMITTED AT LEAST 30 DAYS PRIOR TO THE ZONING BOARD HEARING, THE".
14

15 On page 3, in lines 26 and 27, strike "PRIOR TO THE ZONING BOARD HEARING".
16

17 On page 3, in line 27, after the second "BOARD", insert "AT LEAST TWO WEEKS PRIOR TO
18 THE ZONING BOARD HEARING".
19

20 On page 4, in line 7, strike "TO", and immediately after "PLAN", insert "AND, UNDER
21 OATH AND SUBJECT TO CROSS-EXAMINATION,".
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ADOPTED

4/2/18

FAILED

SIGNATURE

Jessica Feldman

Introduced _____
Public hearing _____
Council action _____
Executive action _____
Effective date _____

County Council of Howard County, Maryland

2018 Legislative Session

Legislative day # 3

BILL NO. 16 – 2018

Introduced by: Jennifer Terrasa and Mary Kay Sigaty

AN ACT amending the Howard County Code to modify the process for piecemeal map amendments and development plan approvals by the Zoning Board; and generally relating to Zoning Board hearings.

Introduced and read first time _____, 2018. Ordered posted and hearing scheduled.

By order _____
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2018.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2018 and Passed ____, Passed with amendments _____, Failed _____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___ day of _____, 2018 at ___ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2018

Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 supply the posters. The petitioner shall properly erect and maintain the posters;
2 and

3 (ii) Send a certified letter to all persons whose property is adjoining to the property
4 which is the subject of the petition, according to the most recent State taxation
5 and assessment records, notifying those persons of the date, time, place and
6 subject matter of the hearing in accordance with subsection 16.203(c)(7) and of
7 this subtitle.

8 (2) Noncompliance with the mailing requirements of paragraph (1) of this subsection does
9 not constitute a basis for appeal or the setting aside of piecemeal zoning or
10 development plan decisions.

11 (f) *Report of the Planning Board.* Petitions for piecemeal map amendments or development
12 plan approvals shall be submitted to the Planning Board. At least 30 days prior to a
13 Planning Board meeting on any piecemeal map amendment or development plan, the
14 petitioner shall send notice of such meeting to the relevant subscribers on the list
15 maintained by the Department of Planning and Zoning in accordance with subsection
16 16.145(b)(3). The Zoning Board shall consider the report of the Planning Board on such
17 petitions before the Zoning Board takes final action on them.

18 (g) *Department of Planning and Zoning's Findings and Recommendations.* The Department
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20 petition for piecemeal map amendments or development plans to the Planning Board at
21 least two weeks prior to the public meeting on a petition.

22 (h) *Questioning Departmental Findings.* At any time any individual may submit a question to
23 the staff of the Department of Planning and Zoning or related agencies concerning the
24 findings and recommendations of the Department or related agencies. If a written response
25 is requested, the question should be submitted in writing to the Department or agency. THE
26 DEPARTMENT OR AGENCY SHALL RESPOND TO SUCH REQUESTS IN WRITING PRIOR TO THE
27 ZONING BOARD HEARING AND SEND A COPY OF THE RESPONSE TO THE ZONING BOARD. A
28 RESPONSE FROM A RELATED AGENCY TO A QUESTION CONCERNING ITS FINDINGS AND
29 RECOMMENDATIONS MAY BE CONSIDERED BY THE ZONING BOARD ONLY IF THE RESPONSE IS
30 IN WRITING, UNLESS A REPRESENTATIVE OF THE AGENCY IS PRESENT AT THE HEARING TO
31 ANSWER QUESTIONS.

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(i) *PRESENTATION OF DEPARTMENTAL FINDINGS AND RECOMMENDATIONS.* AT LEAST 30 DAYS PRIOR TO A ZONING BOARD HEARING, THE BOARD ADMINISTRATOR SHALL SEND A WRITTEN NOTICE TO THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AS TO THE DATE, TIME, AND PLACE OF THE HEARING. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, OR THE DIRECTOR'S DESIGNEE, SHALL ATTEND A ZONING BOARD PUBLIC HEARING CONCERNING A PETITION FOR PIECEMEAL MAP AMENDMENT OR DEVELOPMENT PLAN TO SUMMARIZE THE DEPARTMENT'S FINDINGS, EXPLAIN THE DEVELOPMENT PROCESS, AND ANSWER ANY RELATED QUESTIONS.

[[i) *Referring Questions to Board.* During a public hearing concerning a petition for piecemeal map amendments or development plans, any party may direct a question to the Zoning Board and the Board shall determine if staff shall respond and the form of such response. A response by the Department of Planning and Zoning and related agencies to a question concerning its findings and recommendations may be considered by the Zoning Board only if the response is in writing.]]

(j) *Findings.* Before the Zoning Board makes a decision on any piecemeal map amendment or development plan petition it shall make those findings of fact and conclusions of law required by law.

(k) *Documentation.*

(1) A petition for a piecemeal amendment of the zoning map may include documentation describing the proposed development and use of the property under petition. The zoning regulations and Zoning Board's rules of procedure shall govern the nature of the documentation and its review.

(2) A piecemeal map amendment shall be based on findings required by law. A piecemeal map amendment petition may not be granted solely on the basis of documentation relating to proposed development and use of the property.

(3) If the petition for a piecemeal map amendment includes documentation describing the proposed development and use of the property under petition and the petition is granted:

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- (i) The property may be developed and used only in accordance with the documentation, notwithstanding any provision requiring uniformity of zoning requirements; and
- (ii) Unless the comprehensive zoning plan changes the zoning district of the property, subsequent adoption of a comprehensive zoning plan shall not affect the requirement that the property be used in accordance with the documentation.

Section 2. Be it further enacted by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.

Sayers, Margery

From: Stu Kohn <stukohn@verizon.net>
Sent: Tuesday, May 08, 2018 9:42 PM
To: CouncilMail
Subject: CB16-2018 -- A Suggestion to Improve Informational Sharing

Dear Council Members,

I would like to ask your consideration for a Legislative Amendment to the recently passed **CB16-2018** -- AN ACT amending the Howard County Code to modify the process for piecemeal map amendments and development plan approvals by the Zoning Board; and generally relating to Zoning Board hearings.

I believe there was an omission regarding the Public's ability to question the Director of DPZ or his designee at the Planning Board hearings. The Bill as written states the Zoning Board but omits the Planning Board. The Planning Board should also be included for citizens to question DPZ reference Page 4. After all the Developer (usually the Petitioner) has previously been working with the DPZ staff for a lengthy period of time whereas we (the Protestants) are seeing the Technical Staff Report only two weeks prior to the case being heard.

4. (I) PRESENTATION OF DEPARTMENTAL FINDINGS AND RECOMMENDATIONS. AT LEAST 30 DAYS
5. PRIOR TO A ZONING BOARD HEARING, THE BOARD ADMINISTRATOR SHALL SEND A WRITTEN
6. NOTICE TO THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING AS TO THE DATE,
7. TIME, AND PLACE OF THE HEARING. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND
8. ZONING, OR THE DIRECTOR'S DESIGNER, SHALL ATTEND A ZONING BOARD PUBLIC HEARING
9. CONCERNING A PETITION FOR PIECEMEAL MAP AMENDMENT OR DEVELOPMENT PLAN ¥0 AND,
10. UNDER OATH AND SUBJECT TO CROSS-EXAMINATION, SUMMARIZE THE DEPARTMENT'S
11. FINDINGS, EXPLAIN THE DEVELOPMENT PROCESS, AND ANSWER ANY RELATED QUESTIONS **at the Planning/Zoning Board Hearing or Meeting.**

Perhaps the above suggestion in Bold above would give further meaning to informational sharing with the Planning Board. Our questions to DPZ should not have to wait before it gets to the Zoning Board. In fact it might even save the Zoning Board if our questions are answered by DPZ at the Planning Board Level so they don't necessarily have to be a repeated when the case goes before the Zoning Board.

Sincerely,

Stu Kohn
 HCCA, President

Amendment 1 to Council Bill 16-2018

BY: Jennifer Terrasa

Legislative Day No: 4
Date: 4/2/18

Amendment No. 1

1 (This amendment proposes to:

- 2 • clarify that the Department of Planning and Zoning (DPZ) is to transmit its findings
3 and recommendations in the form of a Technical Staff Report;
4 • clarify the timeliness of the written questions to DPZ and DPZ's response to the
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7 subject to cross-examination.)
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21 OATH AND SUBJECT TO CROSS-EXAMINATION,".
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Date: 18 March 2018

Subject: Howard County Citizens Association, HCCA CB16 -2018 Testimony before the Council

Good evening. My name is Stu Kohn and my address is 8709 Yellow Bird Court, Laurel, MD. 20723. Tonight, I am testifying on behalf of the Howard County Citizens Association, HCCA. We are in favor of CB16 with consideration for amendments.

We want to congratulate both Councilwomen Terrasa and Sigaty for introducing these Bills and the other Council Members for your co-sponsorship. The passage of this Bill will perhaps produce a better means of communication and a more streamline approach.

The following are suggested comments:

Refer to Page 1, line 21 to 33 and Page 2; line 1 to 4 – Mediation. As you know HCCA was involved in a case for 2 ½ years known as Chapelgate before you as the Zoning Board. On two occasions you asked us to go to Mediation which we reluctantly did per your request. Our concern as we stated was the Albeth Community who we were assisting did not want to go to mediation. We stated – It was simply if the Petitioner had met the zoning criteria and in our opinion he did not! Just so you know the Mediators stated, “They had no idea as to way we were in Mediation in the first place.” We ask what really is the purpose. However if you insist on having the Parties have an option to partake in Mediation then why not at the Planning Board stage. This way theoretically both Parties have an opportunity to work out their differences prior to be heard by the Zoning Board. Considering your workload this might be beneficial.

Refer to Page 3, lines 8 to 10 – Why is it that a **Noncompliance of mailing requirements** by the Petitioner does not constitute a basis for appeal or setting aside of piecemeal zoning or development plan decision? Quite simply if the Petitioner does not comply with this requirement then they need to be penalized and therefore the case should not be heard until such time the requirement is met.

Refer to Page 3, lines 11 to 17 – **Report of Planning Board Petitions** -- what is the penalty if the Petitioner fails to comply with this requirement?

In both of the aforementioned suggestions there needs to be consequences otherwise this proposed Bill is absolutely meaningless. Enforcement is paramount for execution of a meaningful Bill.

Refer to Page 3, lines 18 to 21 – are you referring to the Technical Staff Report. If so we suggest you state that.

Refer to Page 3, lines 22 to 31 -- **Questioning Departmental Findings** – we like the fact that this proposed Bill affords the opportunity for individuals to ask in writing questions to DPZ. We suggest that in line 26 you add after the word “prior” at a minimum of at least two weeks prior to the hearing.

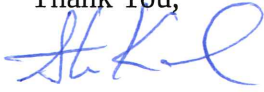
Refer to Page 3, line 27 -- after the second phrase of “Zoning Board” add at least a minimum of one week before the hearing.

We ask you to please consider that whenever DPZ gives a presentation for any given case before the Planning or Zoning Board then any concerned party other than the Petitioner should be able to question

the DPZ staff member who presents the case or the DPZ Director or Deputy Director. If you adopt this suggestion then we believe Page 4 lines 2 thru 9 could be eliminated.

By the lessons learned over time we are encouraged that potentially concerned citizens will be given the latitude to be better informed. With the approval of this Bill it should bring better communication and understanding amongst all parties. This is a positive step in the right direction.

Thank You,



Stu Kohn
HCCA, President