



Deposition of:

**6/15/2021**

*June 17, 2021*

In the Matter of:

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1 HISTORIC REVIEW BOARD PUBLIC MEETING

2 NEW CASTLE COUNTY

3 ZOOM VIDEOCONFERENCE

4 JUNE 15, 2021

5 5:00 P.M.

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7  
8 TRANSCRIPT OF PROCEEDINGS

9 BEFORE ACTING CHAIRPERSON KAREN ANDERSON

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23 Transcribed by: Lisa Beauchamp

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APPEARANCES:

BOARD MEMBERS:                   KAREN ANDERSON, ACTING CHAIR  
  BARBARA SILBER  
  PERRY PATEL

ALSO PRESENT:                   BETSY HATCH

FOR APP. 2021-0320-H:       JEAN HERSHNER, NEMOURS  
  STEVEN FALKOWSKI,  
  JACOBS WYPER ARCHITECTS

PUBLIC SPEAKERS:               DEE DURHAM, COUNCILPERSON

I N D E X

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AGENDA :

PAGE

App. 2021-0320-H

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1 P R O C E E D I N G S

2 MS. SILBER: I nominate Karen Anderson  
3 to be our Chair. Is she able to?

4 MS. ANDERSON: I -- yes. I -- I  
5 accept. I hereby open our Historic Review Board  
6 Meeting for 2021/6/15. Can we begin with roll call?

7 MS. HATCH: All right. Sure. All  
8 right. Ms. Anderson?

9 MS. ANDERSON: Here.

10 MS. HATCH: Ms. Silber?

11 MS. SILBER: Present.

12 MS. HATCH: Mr. Patel? Perry, we can't  
13 hear you.

14 All right. I see him muting and  
15 unmuting himself. While he gets himself situated, I  
16 will note for the record that Mr. Zahralddin, Mr.  
17 Davis, and Mr. Johns are absent.

18 We'll give Mr. Patel a moment to get  
19 his microphone working.

20 MR. PATEL: Can you hear me now?

21 MS. HATCH: We can hear you now.

22 MR. PATEL: Wonderful. Sorry for my  
23 volume was being low.

24 MS. HATCH: It's quite okay. And I

1 think we lost, Ms. Anderson.

2 Okay. We'll give Ms. Anderson a moment  
3 to try and figure out and rejoin the meeting. Another  
4 apology.

5 MR. PATEL: Betsy, is there a way to  
6 contact Karen?

7 MS. HATCH: I am actually just e-  
8 mailing her right now.

9 MR. PATEL: Okay.

10 MS. HATCH: I appreciate everyone's  
11 patience. We do have a -- Councilwoman Anderson was  
12 asking a question about forums -- Mr. Patel, if you  
13 don't mind muting your microphone?

14 MR. PATEL: Okay.

15 MS. HATCH: Just for right now and then  
16 you speak you can unmute. That should help get rid of  
17 the echo. The quorum rules based on the Historic  
18 Review Board Rules of Procedure is that it has to be  
19 half of the current numbers, so the vacancies don't  
20 count. So we just need three members. So we should  
21 be set once Ms. Anderson is able to rejoin the  
22 meeting.

23 MS. ANDERSON: Sorry about that.

24 MS. HATCH: There she is.

1 MS. ANDERSON: Can you guys hear me?

2 MS. HATCH: Yes. We can hear you.

3 MS. ANDERSON: Okay. I got  
4 disconnected for some reason.

5 MS. HATCH: All right. So we had done  
6 -- we had just done the roll call.

7 MS. ANDERSON: Can you please read the  
8 rules of order, Betsy?

9 MS. HATCH: Sure. Sure thing. This is  
10 a public hearing conducted by the New Castle County  
11 Historic Review Board. The purpose of this hearing is  
12 to compile a record of relevant information regarding  
13 each application and how the proposed projects affect  
14 the county's historic resources.

15 To make the most efficient use of time  
16 at his hearing, the following rules of order are  
17 established. Following the reading of each agenda  
18 item, the applicant and their representatives will  
19 make a presentation not to exceed a total of 15  
20 minutes. Board Members may ask questions of the  
21 applicant at the conclusion of the presentation.

22 The public will then be invited to  
23 speak in the following order: Those who wish to speak  
24 in favor, those who wish to speak in opposition, and

1 those who wish to offer general comments. Speakers  
2 are encouraged to be brief and focus their remarks on  
3 historic issues.

4 So that everyone has had an opportunity  
5 to be heard, all speakers are limited to five minutes.  
6 Any speaker may ask the Board to hold the record open  
7 for submittal of written testimony if the time limit  
8 is not sufficient for their needs.

9 Speakers are not permitted to debate  
10 the applicant but may ask questions that the applicant  
11 may choose to answer during his or her rebuttal period  
12 at the close of the public comment period.

13 All testimony is recorded and  
14 transcribed; therefore, all speakers must come forward  
15 to the table one at a time and state their name,  
16 address, and organization affiliation if any before  
17 offering comments. Random comments from the audience  
18 will not be recognized and the public is asked to  
19 respect the applicant's right to an orderly hearing.

20 No recommendation or decision will be  
21 made by the Historic Review Board at the hearing  
22 today. The Board will evaluate information,  
23 testimony, and comments received here at a public  
24 business meeting to be held the first Tuesday of next



1 month.

2 MS. ANDERSON: Thank you. Did we put  
3 into the record that John Davis our Chairperson and  
4 Stephen Johns the Board Member are recused due to  
5 business relationships with the Applicant?

6 MS. HATCH: Sure. Yeah. And that will  
7 be for the item under new business. And I just did  
8 one for the Board Members and for Ms. Anderson. I  
9 just wanted to add that we did have an update that one  
10 of the applications for 201 Reybold Road did have to  
11 be rescheduled for next month, so I just wanted to add  
12 that to the record just in case anyone was tuning in  
13 and didn't have a chance to see the update on the  
14 website.

15 So under new business (crosstalk) --

16 MS. ANDERSON: Okay.

17 MS. HATCH: -- the only application  
18 (crosstalk) --

19 MS. ANDERSON: We don't have any -- I'm  
20 sorry. Go ahead.

21 MS. HATCH: Okay.

22 MS. ANDERSON: We have no old business,  
23 so we'll move onto new business.

24 MS. HATCH: Okay. Under new business

1 --

2 MS. ANDERSON: Application 2021-0320-H.

3 MS. HATCH: Okay. 1600 Rockland Mill  
4 Road, Tax Parcel 06-118.00-002, on the southwestern  
5 side of Rockland Road and the southeaster side of  
6 Powder Mill Road north of Alapocas Drive, Brandywine  
7 Hundred. This is the construction for the 9,050  
8 square foot collection storage facility at the Nemours  
9 Campus, OR Zoning, Council District 2.

10 And I will promote the Applicant here.  
11 And, Shane, if you could go to the next slide.

12 Okay. Jean and Steven, you both have  
13 been promoted. We do have a copy of the PowerPoint  
14 presentation as a master one. You guys are also able  
15 to share your screen if you need to. Either way works  
16 for us.

17 MS. HERSHNER: Thank you, Betsy. Since  
18 you've already got it on the screen, if I could just -  
19 - if we could just give you a nod to advance, that  
20 would be fantastic. Thank you.

21 Good evening or good afternoon,  
22 everyone. Nemours Estate is dedicated to being an  
23 excellent steward of what's been (inaudible) care. To  
24 that end, we began a process three years ago to plan

1 for a building to hold our collections objects.

2 First slide.

3 So -- so the purpose of this we looked  
4 -- really what we're discussing today is a new  
5 building. A little bit of background. We didn't  
6 start out with a new building. We looked at all of  
7 our options. We looked onsite, off site of the  
8 (inaudible) option. And after a pretty exhaustive  
9 evaluation process, we determined that a new purpose-  
10 built structure on the Nemours Campus was our best  
11 option.

12 After interviewing a number of firms,  
13 we engaged Jacobs Wyper Architects to begin the design  
14 process. And the reason -- the reason all of this was  
15 important is because we had some challenges here on  
16 campus with -- with the -- the storage that was  
17 available. We recognized it was insufficient. Again,  
18 we are -- we want to preserve it long term, so we knew  
19 that we -- we needed to address it. And, again, this  
20 has been -- this has been quite a process.

21 We also -- through this building we  
22 want to also make our collections more available to  
23 researchers. There are a number of -- you know, there  
24 are a number of universities, a number of programs

1 that we could connect with. But right now we're --  
2 we're not set up to do that very efficiently.

3 So a new building will -- will help us  
4 achieve a number of -- a number of goals. And so --  
5 and so here we are. So next -- next slide, please.

6 So as I was saying, we -- we put out an  
7 RFP in 2019. After interviewing a number of  
8 architectural firms, we engaged Jacobs Wyper  
9 Architects. They have done a number of projects very  
10 similar.

11 So the -- so we had an architect. We  
12 had a site here on campus. The design process began.  
13 As -- and we're going to show an overview of where  
14 this is located on the Nemours campus. It's near --  
15 it's in what we call our farm complex. There is a  
16 farmhouse and a -- and a historic barn.

17 And you will see as we -- as Steven  
18 Falkowski walks you through a little bit of the  
19 design, you will see that reference -- that  
20 agricultural reference in the design itself. Our  
21 construction manager was selected in late 2020 and  
22 hopefully about this time next year we will be  
23 occupying our new building.

24 Next slide.

1                   So this is an overview of -- of the  
2 Nemours Campus. The Gardens and Mansion, of course,  
3 I'm -- is where I am sitting at the moment. The farm  
4 is that red -- you'll see the position of this  
5 building is that red dot near the farm.

6                   The position there does not impact the  
7 hospital's operations or the clinical operations. It  
8 also won't impact our visitation here at the Estate.  
9 So it's really often that top corner of the campus is  
10 a quiet area.

11                   Next slide.

12                   And so without further ado, I'm going  
13 to hand the microphone over to Steven Falkowski from  
14 Jacobs Wyper Architects.

15                   MR. FALKOWSKI: Hi, everyone. Thank  
16 you, Jean. I'm Steven Falkowski with Jacobs Wyper  
17 Architects. She said that just a moment ago.

18                   In the next few slides we'll have --  
19 show you some photos of the building site, a few  
20 drawings of the new building, and some photos that  
21 represent the exterior materials which are rendered in  
22 the drawings.

23                   Next slide, please.

24                   These photos show the building site

1 that Jean was just talking about. The farm precinct  
2 has the farmhouse here in white in the top two photos  
3 and the barn -- the old, stone barn with the wood side  
4 on the bottom two photos. You can see the Carillon  
5 Tower visible in the distance beyond.

6 Next.

7 The photo at the right and on the  
8 bottom left shows the lawn area behind the house and  
9 the barn. This will be the location of the new  
10 building. And the photo on the upper left is a view  
11 from the Estate Gardens across the ponds looking  
12 toward the barn there in the distance.

13 On the next slide we have a site plan  
14 drawing which was previewed a little bit earlier.  
15 What you see here on the left and right the two gray  
16 buildings are the barn on the left and the house on  
17 the right and then in white the new building.

18 Pedestrian access to the new building  
19 will be via a new sidewalk coming over from the  
20 parking lot on the right side of the image. There  
21 will be -- we'll make a new drive behind the house  
22 that will extend from the existing drive down to the  
23 new building.

24 The site plan here includes new trees

1 and shrubs that will help nestle this new building  
2 into the landscape. The new building will have its  
3 main entrance and office areas on the east side in the  
4 smaller volume oriented toward the parking lot and  
5 toward the -- the hospital. And then on the west side  
6 a larger volume with the main storage room.

7 Next, please.

8 So if you're standing to the north of  
9 the building looking across that new driveway and the  
10 yard space that is formed in between the three  
11 buildings, you would see something like this. The  
12 massing for the new building is broken down into two  
13 volumes with gabled roofs and a small connector  
14 building in between.

15 The smaller building volume on the left  
16 has the main entrance on the left and some glazing to  
17 provide northern natural light for the workroom  
18 inside. This wing is clad in a metal panel with a  
19 weathered copper color.

20 The larger volume on the right has the  
21 main storage room behind a loading area. The cladding  
22 on this face is a fiber cement panels in a vertical  
23 pattern with three shades of white and gray.

24 Next slide, please.

1                   So moving a little bit to the east  
2    looking from the pedestrian approach from the parking  
3    lot, this sidewalk leads across the north side of the  
4    new building to the -- the main entrance and then  
5    beyond to the loading entrance. This view shows how  
6    the smaller wing in the foreground contrasts with the  
7    larger wing in the background to help breakdown the  
8    massing of the new building. And it creates a group  
9    of agricultural-type buildings along with the barn and  
10   the house on the right.

11                  This side of the smaller building has  
12   the same weathered, copper color panels. The larger  
13   storage building beyond has that same color roof, but  
14   with a lighter gray metal panel on the wall.

15                  The main entrance in the center of the  
16   image is recessed underneath the roof slightly to  
17   create kind of a covered porch area. This accent wall  
18   -- and right there at the main entrance there's an  
19   accent wall with the same light gray color that's on  
20   the wall of the larger building behind.

21                  Next slide.

22                  So moving around to the south side we  
23   see these faces are pretty similar to the north side  
24   except there are -- isn't any fenestration, no windows



1 or entrances here.

2 In the next slide we move a little bit  
3 around to the west and we see the main storage  
4 building is about the same height as the back of the  
5 barn.

6 And the next slide, please.

7 Next again.

8 Now looking back toward the hospital,  
9 you can see how the new building is a distance away  
10 from the barn and the farmhouse to give them a little  
11 bit of breathing room and allow some view and access  
12 between.

13 Next slide we see a closer view of that  
14 north façade.

15 And then last slide, a closer view of  
16 kind of the main entrance area with that covered  
17 entrance.

18 On our last slide we have some images  
19 that show the inspiration for the material and volume  
20 even, the massing. These exterior finishes are  
21 primarily insulated metal panels. And what you see on  
22 the -- with a vertical orientation.

23 Like the building on the upper left, we  
24 have a -- an expressed rake and gutter enclosure that

1       downspouts on the face of the building will be along  
2       the lines of what you see on this building from the  
3       Glen Stone Museum Environmental Center in Maryland.

4               The upper-right images -- image shows  
5       the concept for the fiber cement panels on the north  
6       and south face of the larger main storage building.  
7       The treatment of these two gable walls helps to  
8       breakdown the mass of that volume so it's not too  
9       monolithic. And it actually mimics we think the stone  
10      gable end walls of the barn which has, then, the wood  
11      cladding on its side walls.

12              The exterior glazing on the smaller  
13      volume on the left that provides a dematerialization  
14      of that mass kind of like the example on the bottom  
15      left which is the Knox College Art Center in Illinois.  
16      And then on the bottom right typical example of  
17      storefront glazing that we'll be employing.

18              That's the gist of it, the design  
19      anyway. We certainly welcome any questions and happy  
20      to go back to some previous slides if you want to see  
21      anything else -- or see anything again.

22              MS. ANDERSON: Yes. It looks like Ms.  
23      Silber has her hand up.

24              MS. SILBER: Yes. I think first of all

1 I want to say thank you. I think this is actually a  
2 very nice location and I (inaudible), you know,  
3 facility especially one that is, you know, focusing  
4 on, you know, ideally for research purposes as well.

5 I am a little curious in regard to the  
6 land use history of this portion of the property. For  
7 example one, what is the approximate construction date  
8 of the agricultural farmhouse, the dwelling?

9 And has any -- considering that the  
10 location is, you know, definitely between the -- the  
11 dwelling as well as the barn, that would have  
12 historically during its use as an agricultural  
13 property been, you know, I would -- I would say in  
14 non-technical terms, you know, a high-traffic area in  
15 regard to functional usage.

16 So has there been any consideration or  
17 any past studies to examine or assess the  
18 archeological potential of the limits of disturbance  
19 of the proposed new construction.

20 MS. HERSHNER: Thank you for that  
21 question. It's a really great question. So the first  
22 part of it was with regards to the construction date  
23 of the house and the barn. From -- from our records  
24 we understand that the house was originally built in

1 the late 18th century. And the barn has a date stone  
2 on it of 1810.

3 So with regards to usage of the  
4 grounds, you know, according to our records it's, as  
5 you noted, farm -- farm use for a number of years. We  
6 did do a scan of the ground. We have not done -- we  
7 have not done any archeological digs or  
8 investigations. We found nothing really to indicate  
9 that there's anything noteworthy there.

10 But just to be -- just to be doubly  
11 sure, we are going to do a second scan of this -- of  
12 the ground of this area where the building will be  
13 later this month or early in July. So -- so a second  
14 -- we're going to do a second pass just to reassure  
15 ourselves that there's not anything that's going to  
16 surprise us in terms of archeological findings.

17 MS. SILBER: Right. And I think my  
18 guess is that you've done a surface inspection. I'm  
19 wondering if maybe something like a -- you know, a  
20 ground-penetrating radar or something might be -- it's  
21 relatively noninvasive and relatively quick to -- you  
22 know, to see in regard to the historic usage of the  
23 property if you would have anything I would -- I would  
24 suspect that maybe remains of, you know, some of the

1 older outbuildings.

2 But ground-penetrating radar which is a  
3 relatively quick process --

4 MS. HERSHNER: Yes.

5 MS. SILBER: -- may -- may be useful in  
6 this case.

7 MS. HERSHNER: And I -- we agree  
8 completely, in fact. So when we do the second scan of  
9 the ground it will be ground-penetrating radar.

10 MS. SILBER: Oh, wonderful. That's  
11 wonderful.

12 MS. HERSHNER: Which is what we will be  
13 doing, yes.

14 MR. FALKOWSKI: I believe the first  
15 scan was GPR as well.

16 MS. HERSHNER: It was. It was, yes.

17 MS. SILBER: Oh, cool.

18 MS. HERSHNER: So we're going to --  
19 we'll have done that not once, but twice just so we  
20 can be doubling sure that nothing was missed.

21 MS. SILBER: Okay. Thanks.

22 MS. HERSHNER: You're welcome.

23 MS. HATCH: Ms. Anderson, I'm not  
24 seeing any other hands raised unless (crosstalk) --

1 MS. ANDERSON: I do have a question.  
2 You had mentioned that there would be some landscaping  
3 done. I guess I was just wondering what is going to  
4 be added to the area. Is it the trees that were  
5 indicated in that overall site plan drawing?

6 MR. FALKOWSKI: Yeah. If you want to  
7 go back to the site plan slide, I can indicate which  
8 ones are new and which ones are existing. So along  
9 the new sidewalk there's a row of trees. The brownish  
10 sidewalk on this plan has three trees and a set of  
11 shrubs pretty close to the new entrance. And those  
12 are intended to -- excuse me, those are just to  
13 perpetuate the kind of campus, agricultural feel of  
14 the -- the -- the site as you approach the building.

15 And then what we see on the -- the  
16 right there's in gray a roadway running sort of  
17 north/south or up/down on the slide. There's some  
18 visitor traffic along that road that we would feel  
19 like it would -- it would be beneficial to not quite  
20 screen the view, but just to nestle the building into  
21 the landscape with the additional trees and shrubs  
22 that are in green south of the sidewalk.

23 And then along the -- the -- the bottom  
24 three trees that are at the bottom center of the page

1 at the end of the storage building would be doing that  
2 same nestling in, but for the vantage point from the  
3 estate kind of main entrance road which is across the  
4 ponds. Those -- those would be three new trees as  
5 well.

6 And those are immediately north of kind  
7 of a remnant woodland area which is off the page here  
8 that is -- is a bit thinned out. It's not a very  
9 dense woodland like what you find behind the mansion.  
10 But it is -- so what we're doing is kind of extending  
11 that remnant woodland a little bit into the site;  
12 however, we don't want to get trees too close to the  
13 new building. We need to keep some -- some distance  
14 there so nothing falls on the building.

15 And then on the left side of the -- the  
16 building there's a row of smaller shrubs, the darker  
17 green circles there.

18 MS. ANDERSON: Okay. Thank you. Just  
19 in general I think that the design is very nice. I  
20 really like how you picked up the kind of white and  
21 gray vertical, metal panel that mimics the white of  
22 the existing farmhouse. I think that's kind of a nice  
23 nod to the existing architecture that's there.

24 That being said, I would like to ask if

1 there is anyone in -- who would like to comment in  
2 support of the --

3 MS. HATCH: Ms. Anderson, Ms. Silber  
4 does have her hand raised before we go to public  
5 comment.

6 MS. ANDERSON: Okay. I'm sorry. Ms.  
7 Silber?

8 MS. SILBER: Yeah, sorry. I was  
9 wondering if -- you had mentioned that you had done --  
10 do you have any preliminary results of the ground  
11 penetrating radar that the original -- the first pass  
12 that you have done or anything -- any, you know,  
13 assessment, you know, a quick letter report or  
14 anything that we could perhaps review?

15 MS. HERSHNER: To my knowledge, I -- we  
16 -- we had the -- the company that did the ground-  
17 penetrating radar I don't know if -- quite frankly, I  
18 -- I would have to see if there is a report. I --  
19 there was nothing -- when they delivered the results  
20 verbally to us there was nothing -- they were looking  
21 -- I will tell you they were looking primarily for  
22 utilities.

23 There was nothing -- nothing that  
24 jumped out as being anything remarkable. Quite



1 frankly, I don't know that we ever requested a report  
2 the first time around. For the second time around,  
3 again, we're going to do a second pass specifically  
4 just to ensure that there are no archeological  
5 findings that will -- that will bubble up.

6 But to my knowledge -- to my knowledge  
7 there -- we actually -- they were so unremarkable we  
8 didn't even receive a report in response.

9 MS. SILBER: Okay. Thank you.

10 MS. HERSHNER: Certainly.

11 MS. HATCH: Mr. Patel has his hand  
12 raised.

13 MS. ANDERSON: Thank you. Does anyone  
14 else from the Board have any questions?

15 Mr. Patel?

16 MS. HATCH: Mr. -- Perry, you're muted.

17 MR. PATEL: I just want to react the  
18 sentiment that everybody had that looks like everybody  
19 has been (inaudible) by the Nemours asset and looks  
20 like it's going to be a good addition to Nemours  
21 collectibles. So I'm really happy for looking at the  
22 drawings.

23 MS. HERSHNER: Thank you very much.

24 MR. FALKOWSKI: Thank you.

1 MS. ANDERSON: Thank you. Are there  
2 any other comments from the Board?

3 MS. HATCH: I'm not seeing any hands  
4 raised.

5 MS. ANDERSON: If there are no other  
6 comments, then we will open it up to the public. Is  
7 there anyone who would like to speak in support of  
8 this application?

9 MS. HATCH: We do have one hand raised,  
10 Councilwoman Dee Durham. I will allow her to speak.

11 Ms. Durham, you should be able to  
12 unmute.

13 MS. DURHAM: Thank you. Hopefully you  
14 can hear me. I guess I don't -- I do support the  
15 proposed project. It seems like the architecture  
16 would fit in well with the surroundings and whatnot.

17 I actually have a question, though, I  
18 guess for Jean. I know I'm, I guess, not supposed to  
19 technically be asking questions, but if she wouldn't  
20 mind addressing -- my question is I'm just wondering  
21 about if the historic barn and historic farmhouse are  
22 currently being used and what the long-term plan is  
23 for them.

24 Because I -- looking at the pictures,

1 it looks like they could use a little TLC. And I'm  
2 just wanting to make sure they don't get lost in the  
3 shuffle.

4 MS. HERSHNER: Thank you for your  
5 question, Councilwoman Durham. And we -- with regards  
6 to the use of the farmhouse, currently we have a staff  
7 member, our learning programs coordinator here at the  
8 Estate has her offices and storage of all of -- all of  
9 her supplies there in the farmhouse.

10 We are entering a planning process I  
11 will tell you. And, of course, these two structures  
12 are part of that. We have had a structural  
13 engineering assessment done on both of those  
14 buildings. We are also currently updating our 2005  
15 conditions assessment and preservation plan for the  
16 entire Estate.

17 These buildings will be included in  
18 that. The results of that study are going to be  
19 available to us early this fall. John Milner  
20 Architects is doing that for us.

21 Once we have all of that data, we will  
22 be doing some long-term planning for both of these  
23 buildings as well as a number of the others here at  
24 the estate. So -- so long story short, we're in the

1 process of developing a long-term plan for these  
2 buildings. And you're right, they do need some  
3 attention absolutely which is why we started out with  
4 having an engineering assessment done on both of them.

5 MS. DURHAM: Thank you. I just hope --  
6 I don't know, I've had a long history with Nemours and  
7 awareness of some resources that have been lost of the  
8 years before you were on board, I think. But more  
9 recently you were before the Board with the greenhouse  
10 structures to be demolished so I just want to make  
11 sure that that barn and house don't follow the same  
12 suit.

13 So I look forward maybe to meeting with  
14 you at some point and, you know, once you have the  
15 master plan. And hopefully they'll be a positive part  
16 of its future.

17 MS. HERSHNER: I would really  
18 appreciate having a discussion with you. I will tell  
19 you, you know, I'm -- you know, this is an exciting  
20 project to present to you. Am I sorry that my first  
21 introduction to you was -- was a request for a permit  
22 for demolition.

23 It's -- we are -- if I can reassure you  
24 and everyone as a part of the Historic Review Board

1 that we are committed to Mr. Du Pont's legacy to the  
2 buildings on the property. All of them are part of  
3 the story.

4 And as much as we -- as we can plan for  
5 their futures and their safe inclusion in our future  
6 for -- for visitors and our staff, please -- I can't  
7 overstate our commitment to the history of the Estate.  
8 So, again, I'm my introduction to you was a request  
9 for demolition, but part of the reasoning why we're  
10 undertaking this -- this planning process is to do  
11 just that. You know, how -- how do we plan for the  
12 long -- for the long term for the Estate for the folks  
13 who are part of it, for the folks who will visit it,  
14 and the buildings that are on it.

15 So, again, we're looking forward to the  
16 conclusion of that process to really -- really be able  
17 to put some concrete plans in place looking long term.  
18 But I would -- I would welcome a discussion at any  
19 point.

20 MS. ANDERSON: Okay. Thank you. Is  
21 there anyone else in support of the application?

22 MS. HATCH: I do not see any other  
23 hands raised.

24 MS. ANDERSON: Do we have anyone who is

1       opposed?

2                   MS. HATCH:   I am not seeing any hands  
3       in opposition.

4                   MS. ANDERSON:  Then we can open it up  
5       to general comments.

6                   MS. HATCH:   Okay.  I'm not seeing any  
7       other hands for general comment, but I will -- Mr.  
8       Patel does have his hand raised.

9                   MS. ANDERSON:  Okay.  Thank you, Betsy.  
10       Mr. Patel?

11                   MS. HATCH:   Mr. Patel, you need to  
12       unmute yourself.

13                   MR. PATEL:   Didn't you know reading in  
14       the literature locally in the news media we hear that  
15       the Du Pont name may be dropped out of the A.I. Du  
16       Pont Hospital.  So looking at that, how do you see all  
17       this fit in together in terms of the Estate and the  
18       hospital and the long-term relationship and the  
19       commitment to the State of Delaware and New Castle  
20       County?

21                   MS. HERSHNER:  It might be helpful if I  
22       unmute myself.  So with regards to the naming -- to  
23       the rename -- the renaming of the hospital, I also  
24       want to underscore that Nemours has renamed the entire

1 campus the Alfred I. Du Pont Campus.

2 So although it's -- this was part of  
3 what was a five-year strategic planning process at  
4 Nemours. And part of -- part of the reasoning for  
5 renaming the hospital as you know being part of  
6 Delaware there are a number of names of the hospital  
7 in Delaware. People call it A.I., they call it Du  
8 Pont.

9 I understand that there were some  
10 comments -- there was some confusion with some of the  
11 families who needed to use -- use the hospital  
12 services with all these different -- different names  
13 in Delaware. So I know that that was part of -- part  
14 of the reasoning why Nemours as an enterprise felt  
15 like this was -- this was important.

16 Also as you may know, Nemours has  
17 hospitals in Florida as well and so it's to help  
18 underscore that we are all part of the same  
19 organization. I know that was also a part of those  
20 discussions.

21 I will tell you personally that no  
22 matter what -- no matter what the hospital is named or  
23 the campus, Nemours Estate is committed to stewarding  
24 the Estate and the legacy of Alfred I. Du Pont and his

1 family. We are happy that the campus -- the entire  
2 campus and not just the -- a building on it is named  
3 for Mr. Du Pont. We think that's very appropriate.

4 And with, you know -- you know, Mr. Du  
5 Pont his legacy extends through Delaware. Again, our  
6 commitment to that does not end with the borders of  
7 the property. We're committed to -- to stewarding all  
8 that -- all that he did for the State of Delaware and,  
9 quite frankly, all that he's doing for current  
10 families.

11 One of the ways we like to honor that  
12 that's not very well-known, here at the Estate  
13 hospital families are always admitted to the Estate  
14 for free. If you have a child at the hospital next  
15 door whether it's an outpatient or whether they're --  
16 or whether it's inpatient, hospital families are  
17 encouraged to come over, go for a walk, get some fresh  
18 air, you know, use the gardens that Mr. Du Pont and  
19 Mrs. Du Pont created, you know, as a way to be out of  
20 the clinical hallways, get some space, you know,  
21 digest news that you may have gotten right next door.

22 So in those ways we really do try to  
23 serve our community. And we're deeply dedicated to  
24 that. Our hospital associates, our doctors and nurses



1 who have gone through a year like no other, are always  
2 admitted for free here as well. And, in fact, to make  
3 that easier over the past year we have opened up a  
4 side pedestrian entrance to make it easier for  
5 hospital families and associates to come over here.

6 Most of our -- a number of our  
7 associates, as you know, are Delaware residents, but  
8 we have associates from New Jersey, from Pennsylvania,  
9 from Maryland. All of them when they are on campus  
10 are able to come over, go for a walk, you know, again,  
11 get some space, clear their minds, you know,  
12 rejuvenate their spirits, over lunch get some  
13 exercise.

14 So we try (crosstalk) --

15 MR. PATEL: Jean, I'm very, very  
16 appreciative of you clarifying it. And I sort of kind  
17 of read a lot in hospitals, but I wanted to make sure  
18 the public is aware of all the good intentions you  
19 have and your desire to continue it forward.

20 MS. HERSHNER: Thank you very much. I  
21 appreciate that question.

22 MR. PATEL: Thank you.

23 MS. ANDERSON: Do we have any other  
24 comments?

1 MS. HATCH: I'm not seeing any other  
2 Board Members with their hands raised.

3 MS. ANDERSON: Okay. Thank you. Then  
4 we will close this application for comments at this  
5 time.

6 MS. HATCH: All right. Shane, if you  
7 could go advance the slide. And one more. And one  
8 more.

9 All right. So under the report of the  
10 preservation planning, I don't have anything too, you  
11 know, glaring -- we just -- you know, as usual. Our  
12 next HRB meeting will be on July 6th in which the  
13 Historic Review Board will deliberate on the  
14 application that was before them this evening.

15 And we did have another successful  
16 historic marker presentation at Westin which was  
17 before the Historic Review Board earlier this year.

18 And, Shane, if you could go to the next  
19 slide.

20 That's all that I have.

21 MS. ANDERSON: I will open the floor to  
22 any final public comment.

23 MS. HATCH: Ms. Durham, do you still  
24 have your hand raised?

1 MS. DURHAM: Oh, no. So sorry.

2 MS. HATCH: No worries. I do it too.  
3 I'm not seeing any other hands -- hands raised for the  
4 public.

5 MS. ANDERSON: Thank you. Then I will  
6 call for movement to adjourn.

7 MR. PATEL: I make a motion to adjourn  
8 the meeting.

9 MS. ANDERSON: A second?

10 MS. HATCH: That's to you, Barbara.

11 MS. SILBER: I second.

12 MS. HATCH: Thank you guys so much.

13 MS. ANDERSON: Thank you. There was a  
14 move and seconded for adjournment. I thank everyone  
15 for attending.

16 MR. PATEL: Thank you much.

17 MS. HATCH: Thank you.

18 MR. PATEL: See you. Bye-bye.

19 (Whereupon, this hearing concluded.)

20 (Recording ends.)

21

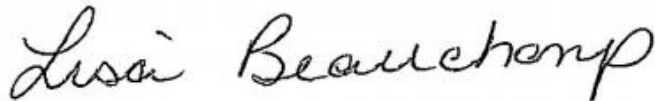
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C E R T I F I C A T I O N

I, Lisa Beauchamp, certify that the foregoing is  
a true and accurate transcript from the official  
electronic sound recording.



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Lisa Beauchamp

Approved Transcriber

Dated: July 2, 2021

<b>0</b>	<b>add</b> 8:9,11	<b>apology</b> 5:4	<b>asset</b> 24:19
<b>06-118.00-002</b> 9:4	<b>added</b> 21:4	<b>app</b> 2:12 3:4	<b>associates</b> 31:24 32:5,7,8
<b>1</b>	<b>addition</b> 24:20	<b>appearances</b> 2:1	<b>attending</b> 34:15
<b>15</b> 1:4 6:19	<b>additional</b> 21:21	<b>applicant</b> 6:18,21 7:10,10 8:5 9:10	<b>attention</b> 27:3
<b>1600</b> 9:3	<b>address</b> 7:16 10:19	<b>applicant's</b> 7:19	<b>audience</b> 7:17
<b>1810</b> 19:2	<b>addressing</b> 25:20	<b>application</b> 6:13 8:17 9:2 25:8	<b>available</b> 10:17,22 26:19
<b>18266</b> 35:6	<b>adjourn</b> 34:6,7	28:21 33:4,14	<b>aware</b> 32:18
<b>18th</b> 19:1	<b>adjournment</b> 34:14	<b>applications</b> 8:10	<b>awareness</b> 27:7
<b>2</b>	<b>admitted</b> 31:13 32:2	<b>appreciate</b> 5:10 27:18 32:21	<b>b</b>
<b>2</b> 9:9 35:11	<b>ado</b> 12:12	<b>appreciative</b> 32:16	<b>back</b> 16:4,8 17:20 21:7
<b>2005</b> 26:14	<b>advance</b> 9:19 33:7	<b>approach</b> 15:2 21:14	<b>background</b> 10:5 15:7
<b>201</b> 8:10	<b>affect</b> 6:13	<b>appropriate</b> 31:3	<b>barbara</b> 2:4 34:10
<b>2019</b> 11:7	<b>affiliation</b> 7:16	<b>approved</b> 35:9	<b>barn</b> 11:16 13:3,3 13:9,12,16 15:9
<b>2020</b> 11:21	<b>afternoon</b> 9:21	<b>approximate</b> 18:7	16:5,10 17:10
<b>2021</b> 1:4 35:11	<b>agenda</b> 3:3 6:17	<b>archeological</b> 18:18 19:7,16	18:11,23 19:1
<b>2021-0320</b> 2:12 3:4 9:2	<b>ago</b> 9:24 12:17	24:4	25:21 27:11
<b>2021/6/15</b> 4:6	<b>agree</b> 20:7	<b>architect</b> 11:11	<b>based</b> 5:17
<b>5</b>	<b>agricultural</b> 11:20 15:9 18:8,12	<b>architects</b> 2:14 10:13 11:9 12:14 12:17 26:20	<b>beauchamp</b> 1:23 35:2,8
<b>5:00</b> 1:5	21:13	<b>architectural</b> 11:8	<b>began</b> 9:24 11:12
<b>6</b>	<b>ahead</b> 8:20	<b>architecture</b> 22:23 25:15	<b>believe</b> 20:14
<b>6th</b> 33:12	<b>air</b> 31:18	<b>area</b> 12:10 13:8 14:21 15:17 16:16	<b>beneficial</b> 21:19
<b>9</b>	<b>alapocas</b> 9:6	18:14 19:12 21:4 22:7	<b>best</b> 10:10
<b>9</b> 3:4	<b>alfred</b> 30:1,24	<b>areas</b> 14:3	<b>betsy</b> 2:8 5:5 6:8 9:17 29:9
<b>9,050</b> 9:7	<b>allow</b> 16:11 25:10	<b>art</b> 17:15	<b>beyond</b> 13:5 15:5 15:13
<b>a</b>	<b>anderson</b> 1:9 2:3 4:2,4,8,9 5:1,2,11 5:21,23 6:1,3,7 8:2,8,16,19,22 9:2 17:22 20:23 21:1 22:18 23:3,6 24:13 25:1,5 28:20,24 29:4,9 32:23 33:3,21 34:5,9,13	<b>asked</b> 7:18	<b>bit</b> 10:5 11:18 13:14 15:1 16:2 16:11 22:8,11
<b>a.i.</b> 29:15 30:7	<b>answer</b> 7:11	<b>asking</b> 5:12 25:19	<b>board</b> 1:1 2:3 4:5 5:18 6:11,20 7:6 7:21,22 8:4,8 24:14 25:2 27:8,9 27:24 33:2,13,17
<b>able</b> 4:3 5:21 9:14 25:11 28:16 32:10	<b>anyway</b> 17:19	<b>assess</b> 18:17	
<b>absent</b> 4:17		<b>assessment</b> 23:13 26:13,15 27:4	
<b>absolutely</b> 27:3			
<b>accent</b> 15:17,19			
<b>accept</b> 4:5			
<b>access</b> 13:18 16:11			
<b>accurate</b> 35:3			
<b>achieve</b> 11:4			
<b>acting</b> 1:9 2:3			

<p><b>borders</b> 31:6  <b>bottom</b> 13:4,8  17:14,16 21:23,24  <b>brandywine</b> 9:6  <b>breakdown</b> 15:7  17:8  <b>breathing</b> 16:11  <b>brief</b> 7:2  <b>broken</b> 14:12  <b>brownish</b> 21:9  <b>bubble</b> 24:5  <b>building</b> 10:1,5,6  10:21 11:3,23  12:5,19,20,24  13:10,17,18,23  14:1,2,9,12,14,15  15:4,8,11,13,20  16:4,9,23 17:1,2,6  19:12 21:14,20  22:1,13,14,16  31:2  <b>buildings</b> 13:16  14:11 15:9 26:14  26:17,23 27:2  28:2,14  <b>built</b> 10:10 18:24  <b>business</b> 7:24 8:5  8:7,15,22,23,24  <b>bye</b> 34:18,18</p>	<p><b>case</b> 8:12 20:6  <b>castle</b> 1:2 6:10  29:19  <b>cement</b> 14:22 17:5  <b>center</b> 15:15 17:3  17:15 21:24  <b>century</b> 19:1  <b>certainly</b> 17:19  24:10  <b>certify</b> 35:2  <b>chair</b> 2:3 4:3  <b>chairperson</b> 1:9  8:3  <b>challenges</b> 10:15  <b>chance</b> 8:13  <b>child</b> 31:14  <b>choose</b> 7:11  <b>circles</b> 22:17  <b>cladding</b> 14:21  17:11  <b>clade</b> 14:18  <b>clarifying</b> 32:16  <b>clear</b> 32:11  <b>clinical</b> 12:7 31:20  <b>close</b> 7:12 21:11  22:12 33:4  <b>closer</b> 16:13,15  <b>collectibles</b> 24:21  <b>collection</b> 9:8  <b>collections</b> 10:1,22  <b>college</b> 17:15  <b>color</b> 14:19 15:12  15:13,19  <b>come</b> 7:14 31:17  32:5,10  <b>coming</b> 13:19  <b>comment</b> 7:12  23:1,5 29:7 33:22  <b>comments</b> 7:1,17  7:17,23 25:2,6  29:5 30:10 32:24</p>	<p>33:4  <b>commitment</b> 28:7  29:19 31:6  <b>committed</b> 28:1  30:23 31:7  <b>community</b> 31:23  <b>company</b> 23:16  <b>compile</b> 6:12  <b>completely</b> 20:8  <b>complex</b> 11:15  <b>concept</b> 17:5  <b>concluded</b> 34:19  <b>conclusion</b> 6:21  28:16  <b>concrete</b> 28:17  <b>conditions</b> 26:15  <b>conducted</b> 6:10  <b>confusion</b> 30:10  <b>connect</b> 11:1  <b>connector</b> 14:13  <b>consideration</b>  18:16  <b>considering</b> 18:9  <b>construction</b> 9:7  11:21 18:7,19,22  <b>contact</b> 5:6  <b>continue</b> 32:19  <b>contrasts</b> 15:6  <b>cool</b> 20:17  <b>coordinator</b> 26:7  <b>copper</b> 14:19  15:12  <b>copy</b> 9:13  <b>corner</b> 12:9  <b>council</b> 9:9  <b>councilperson</b>  2:17  <b>councilwoman</b>  5:11 25:10 26:5  <b>count</b> 5:20</p>	<p><b>county</b> 1:2 6:10  29:20  <b>county's</b> 6:14  <b>course</b> 12:2 26:11  <b>covered</b> 15:17  16:16  <b>create</b> 15:17  <b>created</b> 31:19  <b>creates</b> 15:8  <b>crosstalk</b> 8:15,18  20:24 32:14  <b>curious</b> 18:5  <b>current</b> 5:19 31:9  <b>currently</b> 25:22  26:6,14</p> <p style="text-align: center;"><b>d</b></p> <p><b>d</b> 3:1 4:1  <b>darker</b> 22:16  <b>data</b> 26:21  <b>date</b> 18:7,22 19:1  <b>dated</b> 35:11  <b>davis</b> 4:17 8:3  <b>debate</b> 7:9  <b>decision</b> 7:20  <b>dedicated</b> 9:22  31:23  <b>dee</b> 2:17 25:10  <b>deeply</b> 31:23  <b>definitely</b> 18:10  <b>delaware</b> 29:19  30:6,7,13 31:5,8  32:7  <b>deliberate</b> 33:13  <b>delivered</b> 23:19  <b>dematerialization</b>  17:13  <b>demolished</b> 27:10  <b>demolition</b> 27:22  28:9  <b>dense</b> 22:9</p>
<p style="text-align: center;"><b>c</b></p> <p><b>c</b> 4:1 35:1,1  <b>call</b> 4:6 6:6 11:15  30:7,7 34:6  <b>campus</b> 9:9 10:10  10:16 11:12,14  12:2,9 21:13 30:1  30:1,23 31:1,2  32:9  <b>care</b> 9:23  <b>carillon</b> 13:4</p>			

<p><b>design</b> 10:13 11:12,19,20 17:18 22:19 <b>desire</b> 32:19 <b>determined</b> 10:9 <b>developing</b> 27:1 <b>different</b> 30:12,12 <b>digest</b> 31:21 <b>digs</b> 19:7 <b>disconnected</b> 6:4 <b>discussing</b> 10:4 <b>discussion</b> 27:18 28:18 <b>discussions</b> 30:20 <b>distance</b> 13:5,12 16:9 22:13 <b>district</b> 9:9 <b>disturbance</b> 18:18 <b>doctors</b> 31:24 <b>doing</b> 20:13 22:1 22:10 26:20,22 31:9 <b>don't</b> 26:2 <b>door</b> 31:15,21 <b>dot</b> 12:5 <b>doubling</b> 20:20 <b>doubly</b> 19:10 <b>downspouts</b> 17:1 <b>drawing</b> 13:14 21:5 <b>drawings</b> 12:20,22 24:22 <b>drive</b> 9:6 13:21,22 <b>driveway</b> 14:9 <b>dropped</b> 29:15 <b>du</b> 28:1 29:15,15 30:1,7,24 31:3,4 31:18,19 <b>due</b> 8:4 <b>durham</b> 2:17 25:10,11,13 26:5</p>	<p>27:5 33:23 34:1 <b>dwelling</b> 18:8,11</p> <hr/> <p style="text-align: center;"><b>e</b></p> <hr/> <p><b>e</b> 3:1 4:1,1 5:7 35:1 <b>earlier</b> 13:14 33:17 <b>early</b> 19:13 26:19 <b>easier</b> 32:3,4 <b>east</b> 14:3 15:1 <b>echo</b> 5:17 <b>efficient</b> 6:15 <b>efficiently</b> 11:2 <b>either</b> 9:15 <b>electronic</b> 35:4 <b>employing</b> 17:17 <b>enclosure</b> 16:24 <b>encouraged</b> 7:2 31:17 <b>ends</b> 34:20 <b>engaged</b> 10:13 11:8 <b>engineering</b> 26:13 27:4 <b>ensure</b> 24:4 <b>entering</b> 26:10 <b>enterprise</b> 30:14 <b>entire</b> 26:16 29:24 31:1 <b>entrance</b> 14:3,16 15:4,5,15,18 16:16,17 21:11 22:3 32:4 <b>entrances</b> 16:1 <b>environmental</b> 17:3 <b>especially</b> 18:3 <b>established</b> 6:17 <b>estate</b> 9:22 12:8 13:11 22:3 26:8 26:16,24 28:7,12</p>	<p>29:17 30:23,24 31:12,13 <b>evaluate</b> 7:22 <b>evaluation</b> 10:9 <b>evening</b> 9:21 33:14 <b>everybody</b> 24:18 24:18 <b>everyone's</b> 5:10 <b>examine</b> 18:17 <b>example</b> 17:14,16 18:7 <b>exceed</b> 6:19 <b>excellent</b> 9:23 <b>exciting</b> 27:19 <b>excuse</b> 21:12 <b>exercise</b> 32:13 <b>exhaustive</b> 10:8 <b>existing</b> 13:22 21:8 22:22,23 <b>expressed</b> 16:24 <b>extend</b> 13:22 <b>extending</b> 22:10 <b>extends</b> 31:5 <b>exterior</b> 12:21 16:20 17:12</p> <hr/> <p style="text-align: center;"><b>f</b></p> <hr/> <p><b>f</b> 35:1 <b>face</b> 14:22 17:1,6 <b>faces</b> 15:23 <b>facility</b> 9:8 18:3 <b>fact</b> 20:8 32:2 <b>falkowski</b> 2:13 11:18 12:13,15,16 20:14 21:6 24:24 <b>fall</b> 26:19 <b>falls</b> 22:14 <b>families</b> 30:11 31:10,13,16 32:5 <b>family</b> 31:1</p>	<p><b>fantastic</b> 9:20 <b>farm</b> 11:15 12:3,5 13:1 19:5,5 <b>farmhouse</b> 11:16 13:2 16:10 18:8 22:22 25:21 26:6 26:9 <b>favor</b> 6:24 <b>façade</b> 16:14 <b>feel</b> 21:13,18 <b>felt</b> 30:14 <b>fenestration</b> 15:24 <b>fiber</b> 14:22 17:5 <b>figure</b> 5:3 <b>final</b> 33:22 <b>find</b> 22:9 <b>findings</b> 19:16 24:5 <b>finishes</b> 16:20 <b>firms</b> 10:12 11:8 <b>first</b> 7:24 10:2 17:24 18:21 20:14 23:11 24:2 27:20 <b>fit</b> 25:16 29:17 <b>five</b> 7:5 30:3 <b>floor</b> 33:21 <b>florida</b> 30:17 <b>focus</b> 7:2 <b>focusing</b> 18:3 <b>folks</b> 28:12,13 <b>follow</b> 27:11 <b>following</b> 6:16,17 6:23 <b>foot</b> 9:8 <b>foregoing</b> 35:2 <b>foreground</b> 15:6 <b>formed</b> 14:10 <b>forums</b> 5:12 <b>forward</b> 7:14 27:13 28:15 32:19</p>
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<p><b>found</b> 19:8  <b>frankly</b> 23:17 24:1 31:9  <b>free</b> 31:14 32:2  <b>fresh</b> 31:17  <b>functional</b> 18:15  <b>further</b> 12:12  <b>future</b> 27:16 28:5  <b>futures</b> 28:5</p>	<p><b>green</b> 21:22 22:17  <b>greenhouse</b> 27:9  <b>ground</b> 19:6,12,20 20:2,9,9 23:10,16  <b>grounds</b> 19:4  <b>group</b> 15:8  <b>guess</b> 19:18 21:3 25:14,18,18  <b>gutter</b> 16:24  <b>guys</b> 6:1 9:14 34:12</p>	<p><b>help</b> 5:16 11:3 14:1 15:7 30:17  <b>helpful</b> 29:21  <b>helps</b> 17:7  <b>hershner</b> 2:12 9:17 18:20 20:4,7 20:12,16,18,22 23:15 24:10,23 26:4 27:17 29:21 32:20  <b>hi</b> 12:15  <b>high</b> 18:14  <b>historic</b> 1:1 4:5 5:17 6:11,14 7:3 7:21 11:16 19:22 25:21,21 27:24 33:13,16,17  <b>historically</b> 18:12  <b>history</b> 18:6 27:6 28:7  <b>hold</b> 7:6 10:1  <b>honor</b> 31:11  <b>hope</b> 27:5  <b>hopefully</b> 11:22 25:13 27:15  <b>hospital</b> 14:5 16:8 29:16,18,23 30:5 30:6,11,22 31:13 31:14,16,24 32:5  <b>hospital's</b> 12:7  <b>hospitals</b> 30:17 32:17  <b>house</b> 13:8,16,21 15:10 18:23,24 27:11  <b>hrb</b> 33:12  <b>hundred</b> 9:7</p>	<p><b>image</b> 13:20 15:16 17:4  <b>images</b> 16:18 17:4  <b>immediately</b> 22:6  <b>impact</b> 12:6,8  <b>important</b> 10:15 30:15  <b>inaudible</b> 9:23 10:8 18:2 24:19  <b>included</b> 26:17  <b>includes</b> 13:24  <b>inclusion</b> 28:5  <b>indicate</b> 19:8 21:7  <b>indicated</b> 21:5  <b>information</b> 6:12 7:22  <b>inpatient</b> 31:16  <b>inside</b> 14:18  <b>inspection</b> 19:18  <b>inspiration</b> 16:19  <b>insufficient</b> 10:17  <b>insulated</b> 16:21  <b>intended</b> 21:12  <b>intentions</b> 32:18  <b>interviewing</b> 10:12 11:7  <b>introduction</b> 27:21 28:8  <b>investigations</b> 19:8  <b>invited</b> 6:22  <b>isn't</b> 15:24  <b>issues</b> 7:3  <b>item</b> 6:18 8:7</p>
<p><b>g</b></p>	<p><b>h</b></p>	<p><b>i</b></p>	<p><b>j</b></p>
<p><b>g</b> 4:1  <b>gable</b> 17:7,10  <b>gabled</b> 14:13  <b>gardens</b> 12:2 13:11 31:18  <b>general</b> 7:1 22:19 29:5,7  <b>gist</b> 17:18  <b>give</b> 4:18 5:2 9:19 16:10  <b>glaring</b> 33:11  <b>glazing</b> 14:16 17:12,17  <b>glen</b> 17:3  <b>go</b> 8:20 9:11 17:20 21:7 23:4 31:17 32:10 33:7,18  <b>goals</b> 11:4  <b>going</b> 11:13 12:12 19:11,14,15 20:18 21:3 24:3,20 26:18  <b>good</b> 9:21,21 24:20 32:18  <b>gotten</b> 31:21  <b>gpr</b> 20:15  <b>gray</b> 13:15 14:23 15:14,19 21:16 22:21  <b>great</b> 18:21</p>	<p><b>h</b> 2:12 3:4 9:2  <b>half</b> 5:19  <b>hallways</b> 31:20  <b>hand</b> 12:13 17:23 23:4 24:11 25:9 29:8 33:24  <b>hands</b> 20:24 25:3 28:23 29:2,7 33:2 34:3,3  <b>happy</b> 17:19 24:21 31:1  <b>hatch</b> 2:8 4:7,10 4:12,21,24 5:7,10 5:15,24 6:2,5,9 8:6,17,21,24 9:3 20:23 23:3 24:11 24:16 25:3,9 28:22 29:2,6,11 33:1,6,23 34:2,10 34:12,17  <b>hear</b> 4:13,20,21 6:1,2 25:14 29:14  <b>heard</b> 7:5  <b>hearing</b> 6:10,11 6:16 7:19,21 34:19  <b>height</b> 16:4  <b>held</b> 7:24</p>	<p><b>i</b> 18:4  <b>ideally</b> 18:4  <b>illinois</b> 17:15</p>	<p><b>jacobs</b> 2:14 10:13 11:8 12:14,16  <b>jean</b> 2:12 9:12 12:16 13:1 25:18 32:15</p>



<p><b>jersey</b> 32:8  <b>john</b> 8:3 26:19  <b>johns</b> 4:17 8:4  <b>july</b> 19:13 33:12  35:11  <b>jumped</b> 23:24  <b>june</b> 1:4</p>	<p><b>leads</b> 15:3  <b>learning</b> 26:7  <b>left</b> 13:8,10,15,16  14:15,16 16:23  17:13,15 22:15  <b>legacy</b> 28:1 30:24  31:5  <b>letter</b> 23:13  <b>light</b> 14:17 15:19  <b>lighter</b> 15:14  <b>limit</b> 7:7  <b>limited</b> 7:5  <b>limits</b> 18:18  <b>lines</b> 17:2  <b>lisa</b> 1:23 35:2,8  <b>literature</b> 29:14  <b>little</b> 10:5 11:18  13:14 15:1 16:2  16:10 18:5 22:11  26:1  <b>loading</b> 14:21 15:5  <b>locally</b> 29:14  <b>located</b> 11:14  <b>location</b> 13:9 18:2  18:10  <b>long</b> 10:18 25:22  26:22,24 27:1,6  28:12,12,17 29:18  <b>look</b> 27:13  <b>looked</b> 10:3,6,7  <b>looking</b> 13:11 14:9  15:2 16:8 23:20  23:21 24:21 25:24  28:15,17 29:16  <b>looks</b> 17:22 24:18  24:19 26:1  <b>lost</b> 5:1 26:2 27:7  <b>lot</b> 13:20 14:4 15:3  32:17  <b>low</b> 4:23</p>	<p><b>lunch</b> 32:12</p> <hr/> <p style="text-align: center;"><b>m</b></p> <hr/> <p><b>mailing</b> 5:8  <b>main</b> 14:3,6,16,21  15:4,15,18 16:3  16:16 17:6 22:3  <b>manager</b> 11:21  <b>mansion</b> 12:2 22:9  <b>marker</b> 33:16  <b>maryland</b> 17:3  32:9  <b>mass</b> 17:8,14  <b>massing</b> 14:12  15:8 16:20  <b>master</b> 9:14 27:15  <b>material</b> 16:19  <b>materials</b> 12:21  <b>matter</b> 30:22,22  <b>media</b> 29:14  <b>meeting</b> 1:1 4:6  5:3,22 7:24 27:13  33:12 34:8  <b>member</b> 8:4 26:7  <b>members</b> 2:3 5:20  6:20 8:8 33:2  <b>mentioned</b> 21:2  23:9  <b>metal</b> 14:18 15:14  16:21 22:21  <b>microphone</b> 4:19  5:13 12:13  <b>mill</b> 9:3,6  <b>milner</b> 26:19  <b>mimics</b> 17:9 22:21  <b>mind</b> 5:13 25:20  <b>minds</b> 32:11  <b>minutes</b> 6:20 7:5  <b>missed</b> 20:20  <b>moment</b> 4:18 5:2  12:3,17</p>	<p><b>monolithic</b> 17:9  <b>month</b> 8:1,11  19:13  <b>motion</b> 34:7  <b>move</b> 8:23 16:2  34:14  <b>movement</b> 34:6  <b>moving</b> 15:1,22  <b>museum</b> 17:3  <b>muted</b> 24:16  <b>muting</b> 4:14 5:13</p> <hr/> <p style="text-align: center;"><b>n</b></p> <hr/> <p><b>n</b> 3:1 4:1 35:1  <b>name</b> 7:15 29:15  <b>named</b> 30:22 31:2  <b>names</b> 30:6,12  <b>naming</b> 29:22  <b>natural</b> 14:17  <b>near</b> 11:14 12:5  <b>need</b> 5:20 9:15  22:13 27:2 29:11  <b>needed</b> 10:19  30:11  <b>needs</b> 7:8  <b>nemours</b> 2:12 9:8  9:22 10:10 11:14  12:2 24:19,20  27:6 29:24 30:4  30:14,16,23  <b>nestle</b> 14:1 21:20  <b>nestling</b> 22:2  <b>new</b> 1:2 6:10 8:7  8:15,23,24 10:4,6  10:9 11:3,23  12:20 13:9,17,18  13:19,21,23,24  14:1,2,9,12 15:4,8  16:9 18:19 21:8,9  21:11 22:4,13  29:19 32:8</p>
<b>k</b>			
<p><b>karen</b> 1:9 2:3 4:2  5:6  <b>keep</b> 22:13  <b>kind</b> 15:17 16:16  17:14 21:13 22:3  22:6,10,20,22  32:16  <b>knew</b> 10:18  <b>know</b> 10:23 18:2,3  18:4,10,13,14  19:4,19,22,24  23:12,13,17 24:1  25:18 27:6,14,19  27:19 28:11 29:13  30:5,13,16,19  31:4,4,18,19,20  32:7,10,11 33:11  33:11  <b>knowledge</b> 23:15  24:6,6  <b>known</b> 31:12  <b>knox</b> 17:15</p>			
<b>l</b>			
<p><b>land</b> 18:6  <b>landscape</b> 14:2  21:21  <b>landscaping</b> 21:2  <b>larger</b> 14:6,20  15:7,12,20 17:6  <b>late</b> 11:21 19:1  <b>lawn</b> 13:8</p>			

<p><b>news</b> 29:14 31:21  <b>nice</b> 18:2 22:19,22  <b>nod</b> 9:19 22:23  <b>nominate</b> 4:2  <b>non</b> 18:14  <b>noninvasive</b> 19:21  <b>north</b> 9:6 14:8  15:3,23 16:14  17:5 21:17 22:6  <b>northern</b> 14:17  <b>note</b> 4:16  <b>noted</b> 19:5  <b>noteworthy</b> 19:9  <b>number</b> 10:12,23  10:24,24 11:4,4,7  11:9 19:5 26:23  30:6 32:6  <b>numbers</b> 5:19  <b>nurses</b> 31:24</p>	<p><b>open</b> 4:5 7:6 25:6  29:4 33:21  <b>opened</b> 32:3  <b>operations</b> 12:7,7  <b>opportunity</b> 7:4  <b>opposed</b> 29:1  <b>opposition</b> 6:24  29:3  <b>option</b> 10:8,11  <b>options</b> 10:7  <b>order</b> 6:8,16,23  <b>orderly</b> 7:19  <b>organization</b> 7:16  30:19  <b>orientation</b> 16:22  <b>oriented</b> 14:4  <b>original</b> 23:11  <b>originally</b> 18:24  <b>outbuildings</b> 20:1  <b>outpatient</b> 31:15  <b>overall</b> 21:5  <b>overstate</b> 28:7  <b>overview</b> 11:13  12:1</p>	<p><b>pass</b> 19:14 23:11  24:3  <b>patel</b> 2:5 4:12,18  4:20,22 5:5,9,12  5:14 24:11,15,17  29:8,10,11,13  32:15,22 34:7,16  34:18  <b>patience</b> 5:11  <b>pattern</b> 14:23  <b>pedestrian</b> 13:18  15:2 32:4  <b>penetrating</b> 19:20  20:2,9 23:11,17  <b>pennsylvania</b> 32:8  <b>people</b> 30:7  <b>period</b> 7:11,12  <b>permit</b> 27:21  <b>permitted</b> 7:9  <b>perpetuate</b> 21:13  <b>perry</b> 2:5 4:12  24:16  <b>personally</b> 30:21  <b>photo</b> 13:7,10  <b>photos</b> 12:19,20  12:24 13:2,4  <b>picked</b> 22:20  <b>pictures</b> 25:24  <b>place</b> 28:17  <b>plan</b> 9:24 13:13,24  21:5,7,10 25:22  26:15 27:1,15  28:4,11  <b>planning</b> 26:10,22  28:10 30:3 33:10  <b>plans</b> 28:17  <b>please</b> 6:7 11:5  12:23 14:7,24  16:6 28:6  <b>point</b> 22:2 27:14  28:19</p>	<p><b>ponds</b> 13:11 22:4  <b>pont</b> 29:15,16  30:1,8,24 31:3,5  31:18,19  <b>pont's</b> 28:1  <b>porch</b> 15:17  <b>portion</b> 18:6  <b>position</b> 12:4,6  <b>positive</b> 27:15  <b>potential</b> 18:18  <b>powder</b> 9:6  <b>powerpoint</b> 9:13  <b>precinct</b> 13:1  <b>preliminary</b> 23:10  <b>present</b> 2:8 4:11  27:20  <b>presentation</b> 6:19  6:21 9:14 33:16  <b>preservation</b>  26:15 33:10  <b>preserve</b> 10:18  <b>pretty</b> 10:8 15:23  21:11  <b>previewed</b> 13:14  <b>previous</b> 17:20  <b>primarily</b> 16:21  23:21  <b>procedure</b> 5:18  <b>proceedings</b> 1:8  <b>process</b> 9:24 10:9  10:14,20 11:12  20:3 26:10 27:1  28:10,16 30:3  <b>programs</b> 10:24  26:7  <b>project</b> 25:15  27:20  <b>projects</b> 6:13 11:9  <b>promote</b> 9:10  <b>promoted</b> 9:13</p>
<b>o</b>			
<p><b>o</b> 4:1 35:1  <b>objects</b> 10:1  <b>occupying</b> 11:23  <b>offer</b> 7:1  <b>offering</b> 7:17  <b>office</b> 14:3  <b>offices</b> 26:8  <b>official</b> 35:3  <b>oh</b> 20:10,17 34:1  <b>okay</b> 4:24 5:2,9,14  6:3 8:16,21,24 9:3  9:12 20:21 22:18  23:6 24:9 28:20  29:6,9 33:3  <b>old</b> 8:22 13:3  <b>older</b> 20:1  <b>once</b> 5:21 20:19  26:21 27:14  <b>ones</b> 21:8,8  <b>onsite</b> 10:7</p>	<b>p</b>		
	<p><b>p</b> 4:1  <b>p.m.</b> 1:5  <b>page</b> 3:3 21:24  22:7  <b>panel</b> 14:18 15:14  22:21  <b>panels</b> 14:22  15:12 16:21 17:5  <b>parcel</b> 9:4  <b>parking</b> 13:20  14:4 15:2  <b>part</b> 18:22 26:12  27:15,24 28:2,9  28:13 30:2,4,4,5  30:13,13,18,19</p>		

<p><b>property</b> 18:6,13 19:23 28:2 31:7 <b>proposed</b> 6:13 18:19 25:15 <b>provide</b> 14:17 <b>provides</b> 17:13 <b>public</b> 1:1 2:17 6:10,22 7:12,18 7:23 23:4 25:6 32:18 33:22 34:4 <b>purpose</b> 6:11 10:3 10:9 <b>purposes</b> 18:4 <b>put</b> 8:2 11:6 28:17</p>	<p><b>react</b> 24:17 <b>read</b> 6:7 32:17 <b>reading</b> 6:17 29:13 <b>really</b> 10:4 12:9 18:21 19:8 22:20 24:21 27:17 28:16 28:16 31:22 <b>reason</b> 6:4 10:14 10:14 <b>reasoning</b> 28:9 30:4,14 <b>reassure</b> 19:14 27:23</p>	<p><b>relationship</b> 29:18 <b>relationships</b> 8:5 <b>relatively</b> 19:21 19:21 20:3 <b>relevant</b> 6:12 <b>remains</b> 19:24 <b>remarkable</b> 23:24 <b>remarks</b> 7:2 <b>remnant</b> 22:7,11 <b>rename</b> 29:23 <b>renamed</b> 29:24 <b>renaming</b> 29:23 30:5 <b>rendered</b> 12:21 <b>report</b> 23:13,18 24:1,8 33:9 <b>represent</b> 12:21 <b>representatives</b> 6:18 <b>request</b> 27:21 28:8 <b>requested</b> 24:1 <b>rescheduled</b> 8:11 <b>research</b> 18:4 <b>researchers</b> 10:23 <b>residents</b> 32:7 <b>resources</b> 6:14 27:7 <b>respect</b> 7:19 <b>response</b> 24:8 <b>results</b> 23:10,19 26:18 <b>review</b> 1:1 4:5 5:18 6:11 7:21 23:14 27:24 33:13 33:17 <b>reybold</b> 8:10 <b>rfp</b> 11:7 <b>rid</b> 5:16 <b>right</b> 4:7,8,14 5:8 5:15 6:5 7:19 11:1 13:7,15,17,20</p>	<p>14:20 15:10,18 17:4,16 19:17 21:16 27:2 31:21 33:6,9 <b>road</b> 8:10 9:4,5,6 21:18 22:3 <b>roadway</b> 21:16 <b>rockland</b> 9:3,5 <b>roll</b> 4:6 6:6 <b>roof</b> 15:13,16 <b>roofs</b> 14:13 <b>room</b> 14:6,21 16:11 <b>row</b> 21:9 22:16 <b>rules</b> 5:17,18 6:8 6:16 <b>running</b> 21:16</p>
<b>q</b>	<p><b>rebuttal</b> 7:11 <b>receive</b> 24:8 <b>received</b> 7:23 <b>recessed</b> 15:16 <b>recognized</b> 7:18 10:17 <b>recommendation</b> 7:20 <b>record</b> 4:16 6:12 7:6 8:3,12 <b>recorded</b> 7:13 <b>recording</b> 34:20 35:4 <b>records</b> 18:23 19:4 <b>recused</b> 8:4 <b>red</b> 12:4,5 <b>reference</b> 11:19 11:20 <b>regard</b> 18:5,15 19:22 <b>regarding</b> 6:12 <b>regards</b> 18:22 19:3 26:5 29:22 <b>rejoin</b> 5:3,21 <b>rejuvenate</b> 32:12</p>	<p><b>request</b> 27:21 28:8 <b>requested</b> 24:1 <b>rescheduled</b> 8:11 <b>research</b> 18:4 <b>researchers</b> 10:23 <b>residents</b> 32:7 <b>resources</b> 6:14 27:7 <b>respect</b> 7:19 <b>response</b> 24:8 <b>results</b> 23:10,19 26:18 <b>review</b> 1:1 4:5 5:18 6:11 7:21 23:14 27:24 33:13 33:17 <b>reybold</b> 8:10 <b>rfp</b> 11:7 <b>rid</b> 5:16 <b>right</b> 4:7,8,14 5:8 5:15 6:5 7:19 11:1 13:7,15,17,20</p>	<b>s</b>
<b>r</b>	<p><b>r</b> 4:1 35:1 <b>radar</b> 19:20 20:2,9 23:11,17 <b>raised</b> 20:24 23:4 24:12 25:4,9 28:23 29:8 33:2 33:24 34:3 <b>rake</b> 16:24 <b>random</b> 7:17</p>	<p><b>request</b> 27:21 28:8 <b>requested</b> 24:1 <b>rescheduled</b> 8:11 <b>research</b> 18:4 <b>researchers</b> 10:23 <b>residents</b> 32:7 <b>resources</b> 6:14 27:7 <b>respect</b> 7:19 <b>response</b> 24:8 <b>results</b> 23:10,19 26:18 <b>review</b> 1:1 4:5 5:18 6:11 7:21 23:14 27:24 33:13 33:17 <b>reybold</b> 8:10 <b>rfp</b> 11:7 <b>rid</b> 5:16 <b>right</b> 4:7,8,14 5:8 5:15 6:5 7:19 11:1 13:7,15,17,20</p>	<p><b>s</b> 4:1 <b>safe</b> 28:5 <b>saying</b> 11:6 <b>scan</b> 19:6,11 20:8 20:15 <b>screen</b> 9:15,18 21:20 <b>second</b> 19:11,13 19:14 20:8 24:2,3 34:9,11 <b>seconded</b> 34:14 <b>see</b> 4:14 8:13 11:17,19 12:4 13:4,15 14:11 15:23 16:3,9,13 16:21 17:2,20,21 19:22 21:15 23:18 28:22 29:16 34:18 <b>seeing</b> 20:24 25:3 29:2,6 33:1 34:3 <b>selected</b> 11:21 <b>sentiment</b> 24:18</p>

<b>serve</b> 31:23 <b>services</b> 30:12 <b>set</b> 5:21 11:2 21:10 <b>shades</b> 14:23 <b>shane</b> 9:11 33:6,18 <b>share</b> 9:15 <b>short</b> 26:24 <b>show</b> 11:13 12:19 12:24 16:19 <b>shows</b> 13:8 15:5 17:4 <b>shrubs</b> 14:1 21:11 21:21 22:16 <b>shuffle</b> 26:3 <b>side</b> 9:5,5 13:3,20 14:3,5 15:3,11,22 15:23 17:11 22:15 32:4 <b>sidewalk</b> 13:19 15:3 21:9,10,22 <b>signature</b> 35:6 <b>silber</b> 2:4 4:2,10 4:11 17:23,24 19:17 20:5,10,17 20:21 23:3,7,8 24:9 34:11 <b>similar</b> 11:10 15:23 <b>site</b> 10:7 11:12 12:19,24 13:13,24 21:5,7,14 22:11 <b>sitting</b> 12:3 <b>situated</b> 4:15 <b>slide</b> 9:11 10:2 11:5,24 12:11,23 13:13 14:24 15:21 16:2,6,13,15,18 21:7,17 33:7,19 <b>slides</b> 12:18 17:20 <b>slightly</b> 15:16	<b>small</b> 14:13 <b>smaller</b> 14:4,15 15:6,11 17:12 22:16 <b>sorry</b> 4:22 5:23 8:20 23:6,8 27:20 34:1 <b>sort</b> 21:16 32:16 <b>sound</b> 35:4 <b>south</b> 15:22 17:6 21:17,22 <b>southeaster</b> 9:5 <b>southwestern</b> 9:4 <b>space</b> 14:10 31:20 32:11 <b>speak</b> 5:16 6:23,23 6:24 25:7,10 <b>speaker</b> 7:6 <b>speakers</b> 2:17 7:1 7:5,9,14 <b>specifically</b> 24:3 <b>spirits</b> 32:12 <b>square</b> 9:8 <b>staff</b> 26:6 28:6 <b>standing</b> 14:8 <b>start</b> 10:6 <b>started</b> 27:3 <b>state</b> 7:15 29:19 31:8 <b>stephen</b> 8:4 <b>steven</b> 2:13 9:12 11:17 12:13,16 <b>steward</b> 9:23 <b>stewarding</b> 30:23 31:7 <b>stone</b> 13:3 17:3,9 19:1 <b>storage</b> 9:8 10:16 14:6,21 15:13 16:3 17:6 22:1 26:8	<b>storefront</b> 17:17 <b>story</b> 26:24 28:3 <b>strategic</b> 30:3 <b>structural</b> 26:12 <b>structure</b> 10:10 <b>structures</b> 26:11 27:10 <b>studies</b> 18:17 <b>study</b> 26:18 <b>submittal</b> 7:7 <b>successful</b> 33:15 <b>sufficient</b> 7:8 <b>suit</b> 27:12 <b>supplies</b> 26:9 <b>support</b> 23:2 25:7 25:14 28:21 <b>supposed</b> 25:18 <b>sure</b> 4:7 6:9,9 8:6 19:11 20:20 26:2 27:11 32:17 <b>surface</b> 19:18 <b>surprise</b> 19:16 <b>surroundings</b> 25:16 <b>suspect</b> 19:24	<b>thank</b> 8:2 9:17,20 12:15 18:1,20 22:18 24:9,13,23 24:24 25:1,13 26:4 27:5 28:20 29:9 32:20,22 33:3 34:5,12,13 34:14,16,17 <b>thanks</b> 20:21 <b>thing</b> 6:9 <b>think</b> 5:1 17:9,24 18:1 19:17 22:19 22:22 27:8 31:3 <b>thinned</b> 22:8 <b>three</b> 5:20 9:24 14:10,23 21:10,24 22:4 <b>time</b> 6:15 7:7,15 11:22 24:2,2 33:5 <b>tle</b> 26:1 <b>today</b> 7:22 10:4 <b>top</b> 12:9 13:2 <b>total</b> 6:19 <b>tower</b> 13:5 <b>traffic</b> 18:14 21:18 <b>transcribed</b> 1:23 7:14 <b>transcriber</b> 35:9 <b>transcript</b> 1:8 35:3 <b>treatment</b> 17:7 <b>trees</b> 13:24 21:4,9 21:10,21,24 22:4 22:12 <b>true</b> 35:3 <b>try</b> 5:3 31:22 32:14 <b>tuesday</b> 7:24 <b>tuning</b> 8:12 <b>twice</b> 20:19
		<b>t</b> <b>t</b> 35:1,1 <b>table</b> 7:15 <b>talking</b> 13:1 <b>tax</b> 9:4 <b>technical</b> 18:14 <b>technically</b> 25:19 <b>tell</b> 23:21 26:11 27:18 30:21 <b>term</b> 10:18 25:22 26:22 27:1 28:12 28:17 29:18 <b>terms</b> 18:14 19:16 29:17 <b>testimony</b> 7:7,13 7:23	

<b>two</b> 13:2,4,15 14:12 17:7 26:11 <b>type</b> 15:9 <b>typical</b> 17:16	<b>visible</b> 13:5 <b>visit</b> 28:13 <b>visitation</b> 12:8 <b>visitor</b> 21:18 <b>visitors</b> 28:6 <b>volume</b> 4:23 14:4 14:6,15,20 16:19 17:8,13 <b>volumes</b> 14:13	<b>wondering</b> 19:19 21:3 23:9 25:20 <b>wood</b> 13:3 17:10 <b>woodland</b> 22:7,9 22:11 <b>working</b> 4:19 <b>workroom</b> 14:17 <b>works</b> 9:15 <b>worries</b> 34:2 <b>written</b> 7:7 <b>wyper</b> 2:14 10:13 11:8 12:14,16
<b>u</b>	<b>w</b>	<b>x</b>
<b>underneath</b> 15:16 <b>underscore</b> 29:24 30:18 <b>understand</b> 18:24 30:9 <b>undertaking</b> 28:10 <b>universities</b> 10:24 <b>unmute</b> 5:16 25:12 29:12,22 <b>unmuting</b> 4:15 <b>unremarkable</b> 24:7 <b>update</b> 8:9,13 <b>updating</b> 26:14 <b>upper</b> 13:10 16:23 17:4 <b>usage</b> 18:15 19:3 19:22 <b>use</b> 6:15 18:6,12 19:5 26:1,6 30:11 30:11 31:18 <b>useful</b> 20:5 <b>usual</b> 33:11 <b>utilities</b> 23:22	<b>walk</b> 31:17 32:10 <b>walks</b> 11:18 <b>wall</b> 15:14,17,19 15:20 <b>walls</b> 17:7,10,11 <b>want</b> 10:18,22 17:20 18:1 21:6 22:12 24:17 27:10 29:24 <b>wanted</b> 8:9,11 32:17 <b>wanting</b> 26:2 <b>way</b> 5:5 9:15 31:19 <b>ways</b> 31:11,22 <b>weathered</b> 14:19 15:12 <b>website</b> 8:14 <b>welcome</b> 17:19 20:22 28:18 <b>west</b> 14:5 16:3 <b>westin</b> 33:16 <b>whatnot</b> 25:16 <b>white</b> 13:2,17 14:23 22:20,21 <b>windows</b> 15:24 <b>wing</b> 14:18 15:6,7 <b>wish</b> 6:23,24 7:1 <b>wonderful</b> 4:22 20:10,11	<b>y</b>
<b>v</b>	<b>z</b>	<b>yard</b> 14:10 <b>yeah</b> 8:6 21:6 23:8 <b>year</b> 11:22 30:3 32:1,3 33:17 <b>years</b> 9:24 19:5 27:8
<b>vacancies</b> 5:19 <b>vantage</b> 22:2 <b>verbally</b> 23:20 <b>vertical</b> 14:22 16:22 22:21 <b>videoconference</b> 1:3 <b>view</b> 13:10 15:5 16:11,13,15 21:20	<b>zahraddin</b> 4:16 <b>zoning</b> 9:9 <b>zoom</b> 1:3	<b>z</b>