

The next item on the Agenda was City Engineer update on **City Marina Reconstruction Project**.

Mr. Ed Seissiger, Engineering Project Coordinator, said Lucas Marine continues to move forward with their in-water work. (Mr. Seissiger displayed slides.) They are still doing geo-textile tube operations, working on forming all the perimeters to Tern Island, which is the largest of the islands. These connection tubes go between the T-groins to form the basic dyke of the largest island. The large armor stone is for the tops of the T-groins. This mat they see hanging is about 9 tons. That is their base protection before they put the armor rock on. Lucas Marine is trying to form the westernmost portion of Tern Island, which encompasses T-groins #4, #5, and #6, and use that to start some interim filling operations to start building the basis of the island itself.

Mayor Benton said he would like to take some people out there with a mask and snorkel and show them the marine life that is already there.

Mr. Seissiger said as a matter of fact, they had a regulatory visit today with DEP. They were absolutely amazed at all the marine life they were seeing.

The next item on the Agenda was Director of Planning submit **South Beach Western Peninsula Charrette** Report prepared by Marcela Cambor & Associates Inc.

Mr. Matthew Margotta, Director of Planning, said they colloquial call this the South Beach Charrette; but it is the relocation of the Fort Pierce Utilities Authority Wastewater Treatment Plant plan that they are talking about. They went through a public process to get the ideas, get those molded into a concept for how to develop this area, to create the City's vision in order to improve this area. The location is along Seaway Drive, the south side of the western peninsula. There were quite a few comments made which were associated with the private property owner. He believes the Mayor fairly well set the matter straight. But if they have some specific questions about how this was handled or how staff communicated with the stakeholders, feel free to ask. Marcela Cambor and her associates completed this report and will make the presentation. One thing he needs from them tonight, he needs them to tell Staff to go forth to adopt the plan, or let them know if they have some issues with it. The formal adoption as far as the Comprehensive Plan, that goes through the Planning Board and the City Commission as a whole another public review. This report is intended strictly for the City Commission so they know where they are in the process.

Ms. Marcela Cambor, Marcela Cambor & Associates Inc., Consultant, said she got to listen to the adoption earlier of the form-based code for Edgartown. That was a charrette she directed by in 2008 for the City; and she had the pleasure to see that go through the entire implementation process. Hopefully they are at the stage with this charrette that they were back in 2009 and will see it go through the process as successfully. Mr. Margotta explained the study area of the project and also mentioned the intense participation they had throughout this process. Not only was it discussed for over a year by this Commission, but they had a public charrette that over 200 participants attended from everywhere in the city, it was a very diverse crowd. They had an intense back

and forth process with property and business owners during that day. Interestingly enough, on August 1st they did something they hadn't done before in the City of Fort Pierce with a charrette. When they brought the report back to the community for a formal final presentation, they used a polling tool to see if those that were present... It allowed them to participate a little more and kind of check to see if what they were presenting was what in fact the community had expressed was their desire during the charrette and during the public process. About 60% of the people in that room had attended the charrette. Full-time residents were the vast majority of those present in the group. When they added up those that had been residents of Fort Pierce for over 10 years, it was over 70% of those present in the room, people that were highly invested and very familiar with the City. Then they went through a series of pollings of the key elements of the plan. They talked and tested the desire of those present about having public access to the waterfront, having an interconnected open network of streets - these are all elements and issues and constants that came out during the public process - the importance of having what they had been calling a local and regional blueway, destination restaurants, and retail. A lot of these elements were not just something that was desired, but for the most part what the community called a "must have". They also polled those present on issues that had been discussed during the charrette, some of which had not been addressed in too much detail by those present. They went back through the tapes several times and even through the plans, and a lot of these issues hadn't been addressed. The support for a resort hotel type of use that would attract not only tourism - one of the State's major industries - but also jobs to the area, was supported across the board during the charrette. What was not discussed in depth at the charrette was how much height was the community willing to support or to accept in order to attract a hotel. Not that the question was not posed, but it didn't seem like a great concern so long as the flexibility was there in the plan to make sure they weren't planning themselves out of the possibility of having this type of use. So when they added up those that would 100% support additional height to attract a resort hotel, highly likely and likely, it was close to 85% of those present that would support that. How much height was a question that was asked on August 1st, simply because the community didn't seem to have too much of a concern for that during the charrette. The question was, would you not increase it beyond 4 stories, 4 to 6 stories, 6 to 8 stories, 8 to 10 stories, or whatever it takes? The majority of those present were responding - whatever it takes. She believes this is in the sense not of going 200-feet, but in providing the flexibility in the plan to make sure that they leave the door open to attract the kind of resort hotel that the community needs. When the same question was asked regarding residential uses, the numbers fell quite a bit. About 40% of those present on August 1st would support additional height for residential uses beyond what is allowed today. The percentages here were a little split. The general consensus of the whole public process and the conclusions that are embedded in the report, she thinks one that is key is that the community is ready for the Wastewater Treatment Plant to be moved. They understand it is going to take a very long time, it is a process that will be very costly; but they also understand that if they don't start planning now, it will never happen. So the question is not if the wastewater plant should move, it is a matter of when will the wastewater plant move and how they are going to do it.

Commissioner Becht asked has she received any communication from Mr. DePeyster in writing?

Ms. Camblor said she has extensive documentation of not only the meetings she has had with Mr. DePeyster, she has seen the letters he has sent. She is a little confused about the statements she heard from his representative here earlier tonight (Comments from the Public), because Mr. DePeyster appointed Ramon Trias as his representative throughout the design process. From the day of the charrette she has communicated extensively with Mr. Trias, copying Mr. DePeyster every time. She has shared the reports with him. So she was surprised. But she will be happy to make all this communication available to him if he needs that.

Commissioner Becht said no, where he is going is, the gentleman makes a pretty bold statement here... He has worked with Ms. Camblor before and found her to be professional, and she gave a professional response. But the letter he got tonight says the report has numerous significant factual errors; but yet the letter doesn't point out even one significant factual error. Has he given her anything in writing detailing this pretty bold allegation of numerous significant factual errors?

Ms. Camblor said no, that is the same language she has received.

Commissioner Becht asked so he makes the allegation but doesn't give her the specifics?

Ms. Camblor said that is correct.

Mr. Margotta said whether it is in writing or not, he does not recall, however Mr. DePeyster pointed out things like the estimates for the cost as being factual errors and a few other things. Generally speaking, he had different findings than their consultant had on certain things, and he considers that to be a factual error as well.

Commissioner Becht said if Mr. DePeyster is going to make a statement like that, he would like for him... Numerous and significant errors, he would have thought at this late date they would have had some communication from him. He has had no communication from Mr. DePeyster directly citing specific numerous significant factual errors. If Mr. DePeyster wants to make an allegation like that, he would expect him to back it up, particularly at this late date. He has seen the report and he didn't see any significant factual errors, much less numerous ones. If Mr. DePeyster wants to talk about the cost of relocating the wastewater treatment plant, they are probably on the same page because he saw numbers from \$350 million down to \$50 million, so he doesn't know if anybody can pin a number on that. There are so many variables in that, it would be silly to try to pin a number on it at this point. But he wanted to get it in the record that Mr. DePeyster has not given her a list of the numerous significant factual errors; he has made the statement, insulted her, but has not backed it up with a detailed list of bullet points where this report has significant factual errors.

Commissioner Sessions asked has Staff or Ms. Camblor taken upon themselves to find out what actually Mr. DePeyster meant in terms of the factual errors? Because it appears, as it says, a statement that would perhaps turn off potential investors. And if that is in fact the case - not saying that it will or will not - he thinks it

is incumbent to initiate some discussions with the most significant key player of this project, because they are talking about Mr. DePeyster's property. He does not want to find themselves in a situation where they say he made a statement but yet he hasn't backed it up. He thinks it warrants looking into it so they can initiate some conversation so they can get this resolved.

Ms. Camblor said she has had extensive and documented communications throughout the entire design process with Mr. DePeyster's representative, Mr. Ramon Trias. On two separate occasions, the report was sent to him. The response she got was, everything is great. They had a couple of meetings with other business owners - at least, this is what was communicated to her. She did not hear that there were factual inconsistencies or problems until August 1st when a letter was read into the record. She has previously, prior to starting the charrette, talked to Mr. DePeyster. She thinks one of the things that the report makes very clear is that it is very important for every property in the area to work together, because it would position the City better. Not every property in that area is created equal. A vacant piece of property doesn't have the same constraints as a piece of property that has a wastewater treatment plant on it - one could be developed tomorrow, one has a lot of work to be done prior to development. The fact that the City is putting these two properties together if anything is benefitting the property owner directly to the east because it directly impacts and if as an overlay they elect to move forward with this increases his intensity/density/height rights. But personally she thinks the criticism stems out of the fact that it may not increase it to the levels that Mr. DePeyster was expecting. And that is a result of going through a community-based process, and applying this type of process and implementation that the City has gone through for other parcels in the area. She thinks that is where all of this stems from.

Mr. Margotta said he has another way of explaining that from his memory of a conversation with Mr. DePeyster. He believes the findings of the report are different than what his findings are, he believes that whatever occurred during the charrette is not accurately showing the amount of intensity that is needed in order to meet the expectation of however he is crunching his numbers. He believes one of the things Mr. DePeyster is calling a factual error is... He does not know whether he just plain disagrees or does not see that the public process came to a different result maybe than what he expected, perhaps that is the factual error.

Commissioner Alexander asked what is he expecting?

Ms. Camblor said she could speculate, based on conversations she had very early on with Mr. DePeyster prior to the charrette; but she thinks that he is the best person to answer that question.

Mr. Margotta said Mr. DePeyster also wants to partner with the City, he wants to be part of a development occurring there, that is how he comes across. He is not trying to put words into his mouth, Mr. DePeyster needs to speak for himself on some of these issues; but he wants to see whatever occurs here to be a public/private partnership, something large that occurs that is something big for the City. He believes that whatever vision he has for that area meets that goal.

Commissioner Alexander asked when is their expectation of removal of that plant? Are they expecting this gentleman to sit here for...? When he first came here, they put five years on it, and that was eleven years ago. Are they expecting that person to wait ten years for the removal of that plant?

Mayor Benton said he has been in office for 17 years. It was his top priority when he came on board. But unfortunately, because of the cost... The downturn in the economy literally put capacity issues on that plant. The cost, especially at a time when the ratepayers are paying exorbitant numbers with a utility bill, to put that on the back of the ratepayers... When there was interest, they did get funding from the State, a grant to look into moving it. But unfortunately they never got an accurate number. But to change the direction of the flow of the sewage and build a plant to the south or to the north, which is planned in the future for cooling water for the power plant, is going to be a burden unless development does take place. He had pushed for a mandate of 10 years when he became a member of the U.A. Board. Unfortunately that is not going to happen because of the cost. But to him, that should be a priority of everyone that sits here in the future, because one day there could be an environmental disaster. He knows Mr. DePeyster, he has been in his office with plans many years ago; and at that time he was looking for 700-plus units on his property alone. So he thinks to combine the two one day, hopefully it will be a way to get that plant out of there. But right now there is not an overwhelming interest.

Ms. Cambor said this plan and anything that is proposed in this report does not hinder Mr. DePeyster's ability to move forward if he wishes to, with one or 700 units. Quite frankly, what hinders his ability to develop is being the neighbor of a wastewater treatment plant.

Commissioner Becht said he wants to hit a couple of points. This has gotten hijacked. This is not the DePeyster Charrette. In actuality, he thinks the County owns more property there than Mr. DePeyster, particularly if they consider the possibility of the reverter on the wastewater treatment plant property. The County owns from Chuck's and the Fire Station, so public entities own a huge chunk of that property around there. There are a lot of different reasons and a lot of people claiming credit for moving this thing forward. But one of the reasons they moved forward on this was... The new guys that come in have the green naivety to think it is possible to relocate the Wastewater Treatment Plant. He went through that green process, as the Mayor did when he was new. He and County Commissioner Craft explored with the grant from the State to come up with reasons. They hit a hurdle. There are many hurdles to this. One of the hurdles was, what are they going to do with the property if they relocate the Wastewater Treatment Plant? So that hurdle has now been addressed by this charrette as to what the public would buy into on the Wastewater Treatment Plant property. Now they have a feel for what they can do with that property. Mr. DePeyster's property is a tag-along. It wasn't the focus of the charrette. The focus was, what will the public buy into on that property if they can relocate the Wastewater Treatment Plant. So the charrette has accomplished something major with just that. The connection of all of this property which is waterfront... Several real estate brokers have come before them and said this is the most valuable land in the County. The idea that they were able to get a community group focused on what their vision was for connecting these properties in some kind of

harmonious development is special and not to be diminished by one property owner's questions about the end product. He would love for Mr. DePeyster to buy into it. He has met with him before and he will meet with him again. But he would prefer that Mr. DePeyster not be allowed to hijack what, in his opinion, is a worthwhile effort toward a worthwhile goal - what will the public tolerate on the Wastewater Treatment Plant property if they are able to relocate it.

Mayor Benton said something else needs to be addressed. The City owns everything where the Wastewater Treatment Plant is on that side. The County only owns to the gate of the parking lot there. This will revert back to the City, the peninsula where the Wastewater Treatment Plant is. But something to think about, which maybe should be added to this report - as they found out with the King Power Plant property, after that many years and some of the spills over there, maybe they should be looking at a brownfield site now, so they don't find out after the fact. If they want to build a hotel, it could take years. Maybe they should have somebody come in and take a look at that, or maybe the FPUA could. He does not think that question has come up yet; but the sooner they address it, if there is a problem, then the quicker it will be dealt with.

Commissioner Perona said over the years the Utilities Authority has dealt with moving the plant many times. They purchased property, they had plans drawn, they even started a permitting phase. Every developer that came in, they made them oversize pipe and move pipe in a direction that anticipated the move of the plant. It is unfortunate right now that the FPUA offers the lowest wastewater rates because that plant has existed for so long with small maintenance. It is not state of the art, but it gets the job done, and in competition with all the other utilities. That is one of the responsibilities of the Utilities Authority, to offer the most economical rates they can; and they definitely do in wastewater. He thinks the public process has really given him marching orders. They don't know when this thing is going to happen. He is looking into a crystal ball, and regardless if it is \$50 million or \$300 million, he has heard all those numbers too. In fact, the Utilities Authority hired a study to be done on it and it moved as they were getting the presentation. He thinks if they had the ability to move that plant tomorrow, they wouldn't have these discussions with Mr. DePeyster; Mr. DePeyster would be sitting right out there holding up signs and saying let's move forward, because they would be talking about real issues and not fantasy issues that may or may not happen in the next ten years. His hopes are that they can move forward with something in this direction. A grant, some movement by the federal government, something like this can at least start them moving forward towards that. But the FPUA is ready, they own the property, they actually have a use for the waste as part of the Treasure Coast Energy Center. Right now they are having to pull groundwater up to cool it and go through their functions. This was part of the usage of their wastewater product. He thinks the system is ready for this, they just have to find the funding source to be able to move it forward. If they had the funding source tomorrow, he is sure they would all be holding hands and working it out. That drawing Ms. Cambler has and the intentions of everybody that participated in that charrette would be coming to fruition, it would be coming true. Everybody in this community would like to see something like this happen. But the key is the Wastewater Treatment Plant. And he just can't see that moving tomorrow. But they are looking every day, hopefully they

can find a funding source, find a reason to do this quicker than 10 or 15 years from now.

Mr. Camblor said she thinks what the charrette process has done is number one establish consensus, they all understand this eventually is going to move, not a matter of if, but when. Second, they have a community that understands that it will take relaxing regulations and relaxing intensities and densities that they would not accept in other areas of their city, to make up for the cost of that relocation. Once they decided they are going to move it and understand they have the community's support, it is looking for the funding. It is clear that is not going to be able to happen without external funding that will be recouped, even if it is bonds or some sort of other funding or a combination over a long period of time. But a couple of things they need to be aware of, at least they will be prepared, they will have a plan should a hurricane happen, this is something Floridians need to be ready for. But at the same time, there are a lot of things coming up now, state and federal funding, particularly in line with climate resilience, sea level rise in a lot of areas that are going to be affected by rising water tables, issues with roads. If they are prepared and ready, if they have a plan, those are the elements that will put them ahead of the line when those grants and monies become available. That is the purpose of this process essentially, to be ready when that becomes available.

Commissioner Becht asked what do they need to do?

Mr. Margotta said he is looking for direction from the City Commission to go forth with the formal adoption; or, if they have some amendments or something else they should consider, let them know what that is.

Commissioner Becht asked is this a one step process?

Mr. Margotta said this is a report. The whole public adoption process for this to tie it to their Comp Plan, it is supposed to go through the Planning Board and the City Commission as a Resolution.

Commissioner Sessions asked do they feel comfortable with moving forward, asking for a formal adoption, without at least entertaining the issues that have been addressed by the owner? He does not want to set them up to fail here, that's his concern. Because bottom line again, he just keeps reiterating and talking about this, Mr. DePeyster is the property owner. Whether they like, dislike, or indifferent about what he is suggesting here in terms of his issues, does she feel comfortable with that? She is the professional.

Ms. Camblor said she can answer from the consultant side. As Commissioner Becht mentioned, the issues that are brought up are not specific. She has read in the letter issues about the data, the costs not being accurate. The report not only uses their own data, the FPUA's data on those numbers, but actually adjusts them based on the current market. But also it very clearly says this is going to change because either the economy is going to be in a better position or a worse position or whatever that may be, so this cannot be determined until the City adopts and decides to move forward; and at that point is the number they are going to have. But everything is going to vary proportionally. The second thing she has read is, who is going to do a hotel that has no water views? Number one, that is not the case. Number two, it also

states very clearly in the report that this is a scaled comparison to show that the footprint of hotels that are in other international destinations can very well fit in here. As a matter of fact, they could fit up to four hotels. Any one of those blocks could house the type of resort hotel that they want here. So, in her professional opinion, that is an inaccurate statement. She does not know what his other facts are because those have not been brought to her attention. If there are any other issues, they have plenty of time to address those at the time of creating the final plan. The other and last statement that is very important in the report is that all this is about is a list of key elements - access to the waterfront, an interconnected network of streets that bounds mixed uses. The plan could be designed a hundred different ways. It doesn't mean this is the plan they have to do. It just means that this is what the community found was important for this property. Design it however they want, just follow these principles. That is really how they should do town planning.

Commissioner Sessions said he understands what she is saying; but the reason behind the logic is that it is harder to undo something that has already been done. And if a simple initiation of some discussion to address his concerns will alleviate undoing something that perhaps they may find themselves in a world of doing where this project may come into existence not in his lifetime but the generation after that, he thinks again they may need to look at this and revisit this and at least give him some consideration so that they can avoid potential problems that may hang this project up. He hates to keep talking about it, but he just does not want to have the same thing to happen to this project that happened to the Bell project. He has been there and done that. He started off with this at the age of 27 and he is 47 now and nothing is happening. He just does not want that to happen here. If they can avoid it, he doesn't see what a simple conversation or engagement in some dialog with the owner, how that is going to hold up or hurt this process, he just feels it may help them. He is not trying to put her in a position where she is trying to sell someone's concept from a political standpoint, but just to sit down and talk with the key players here - and he is the key player in making this a reality - then what do they have to lose?

Mr. Margotta said there are different points of view for who they are representing. It is very important for the City to have public input. Public input isn't just one person with an interest in the property. There is a whole city that has an interest in this property. He absolutely agrees with him that Mr. DePeyster has a key piece of land within this grouping of properties, some developed, some not. But what is the impact to this community of how this gets developed? He will be glad to continue to talk to Mr. DePeyster to see if they can work through any more of his issues. But some of the disagreements may not be overcome at this level. This is not a site plan. They are not going to approve this plan and tomorrow show up with bulldozers and do something. What they are talking about is the concept of what to do with that property, what can fit in this bag, what can this community stand. Mr. DePeyster is one of the people in the community who happens to be a property owner there. He absolutely thinks Mr. DePeyster is part of the continuing conversation; but his is not the only opinion. He is trying to consider the entire city, that is where he is coming from as a public planner that works for the City of Fort Pierce.

Commissioner Sessions said there is nobody here that can appreciate the public opinion other than him, he represents the public. But he also knows that the will of the public will never be done if there is just one caveat; and that is, the owner saying no.

Ms. Camblor said at least on her behalf, she has been open to communicating with the owner every time he has requested that and with his representatives, so the doors have not been closed. She would be happy to sit with him again, if this is what he wants. Let her tell them a little bit about the history of that area. Her understanding is that the last project that was approved in that vicinity is the parcel that is directly east of that, the development with the four story condominiums (Harbour Isle), which was approved at the density and intensity that is mandated by the Comprehensive Plan for that area. It is 8 units to the acre and 4 stories, which is what Mr. DePeyster would have today because he is under that Comprehensive Plan area. If this charrette had not happened, that is what Mr. DePeyster has and what he can do. Because of this process, what this report is saying is intensity increased however much he needs to get a hotel - because he can't get it with the intensity as it is right now. Density increased by at least 300%, or else they can't pay for the relocation of the Wastewater Treatment Plan. Mr. DePeyster is not kicking into the additional cost of the relocation of the Wastewater Treatment Plant. Height, the community says whatever is needed to get the hotel. This is unusual for the beach area, it is unusual for anywhere else in their city where they have those limitations in the Comp Plan. It is because of the fact that everybody understands the need to move this facility. So that is also something to keep under consideration. This city does not have a track record of just giving density and intensity just because someone shows up and knocks at the door. Her understanding, the community is supporting them doing it at this point because of this unique condition. So it is important to keep in mind that this offers an incredible amount of increase in density, intensity, and height over what anybody else has been able to do in the area.

Motion was made by Commissioner Becht, seconded by Commissioner Perona, to adopt the South Beach Western Peninsula Charrette Report prepared by Marcela Camblor & Associates Inc.

Commissioner Becht said he wants to thank Staff, the public, and everybody for their participation, including Mr. DePeyster. Had Mr. DePeyster identified any specific factual errors, he would have tried to fold those in. But without having that from either him or Mr. Trias, who was involved with the process before it actually started, he is not going to make any recommendations for changing it.

Commissioner Sessions asked after the adoption, where do they go?

Mr. Margotta said the Planning Staff will create a Resolution and bring this plan, with their analysis of it, to the Planning Board and then to the City Commission for formally adopt it as part of their Comp Plan.

Commissioner Alexander asked they are going to try to implement a partnership with the private citizen?

Mr. Margotta said it is a must.

Commissioner Alexander said because that is something that is going before the legislation this year and he thinks there is going to be a great deal of partnership with private and citizens.

Those voting in favor of the motion were: Commissioners Alexander, Becht, Perona, Sessions, and Benton. Those opposed: None.

The next item was the **Consent Agenda**. Mayor Benton asked does any Commissioner wish to remove an item for discussion? Commissioner Alexander said he would like to pull Items 23c, 23d, and 23e (Code Enforcement Liens).

Motion was made by Commissioner Perona, seconded by Commissioner Alexander, that the following items on the Consent Agenda be approved:

a. Accept Agreement between the State of Florida Office of the Attorney General and the Fort Pierce Police Department for **Victims of Crime Act (VOCA) Grant** for Fiscal Year 2012-2013 for a full-time victim advocate to provide assistance to crime victims.

b. Approve Additional Services Specific Authorization #4 to the Agreement for Professional Engineering Services with **Engineering Design & Construction Inc.** in the amount of \$8,400, for additional surveying and design services for Garden Avenue Sidewalk and Pedestrian Bridge. Ref. RFQ No. 5833

f. Waive interest, penalties, and fees for Demolition Lien in the amount of \$2,660.96 against **604 South 6th Street**, owned by Robert Cameron, contingent upon payment of \$1,804.00 within 60 days.

g. Waive interest, penalties, and fees for Lot Clearing Lien in the amount of \$1,494.71 against **604 South 6th Street**, owned by Robert Cameron, contingent upon payment of \$212.43 within 60 days.

The next item considered was Item 23c and Item 23d, which had previously been removed from the Consent Agenda: Reduce Code Enforcement Lien in the amount of \$90,330.00 against **429 North 14th Street**, owned by Sutherland REO LLC, to \$4,500.00, contingent upon payment within 60 days; and Reduce Code Enforcement Lien in the amount of \$123,030.00 against **124 North 14th Street**, owned by Sutherland REO LLC, to \$6,500.00, contingent upon payment within 60 days.

Commissioner Alexander said he doesn't know if this LLC is some type of bank or so forth. They say buyers beware. Are these by any chance bank-owned properties?

Ms. Peggy Arraiz, Code Compliance Manager, said yes, these were foreclosure properties. One of the properties, the violations were corrected prior to them taking ownership of it; the other one they did the rehabilitation on it. These properties are actually combined together into one. After the foreclosure, after all the fees and everything were paid, they were offering 50%, or \$11,000, to resolved the matter. Staff is acceptable to that, it is a little larger than they normally get.

Commissioner Alexander said but it is over \$200,000.