



Agenda DATE 8/10/17 TIME 8:42

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SUSTAINABLE SANTA FE COMMISSION

Wednesday, August 16, 2017

3:00-4:00 p.m. City Council Chambers (200 Lincoln Ave.)

4:00 p.m. Councilors Conference Room, City Hall (200 Lincoln Ave.)

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: July 19, 2017
- E. COMMUNICATIONS FROM THE FLOOR
- F. ACTION ITEMS REPORT
- G. DISCUSSION/ACTION ITEMS

3:00-4:00 p.m. (City Council Chambers)

1. PRESENTATION: Tom Solomon, 350.orgNM: "Arriving at 100% Clean Renewable Energy for New Mexico," a compelling argument for New Mexico moving towards 100% clean renewable energy, with a special focus on Santa Fe investing in 100% renewable energy, and how cities are financing such a transition.

4:00 p.m. (Councilors' Conference Room)

2. PRESENTATION: Melissa McDonald, River Watershed Coordinator, City of Santa Fe: Stormwater Management Update

3. DISCUSSION: 25-Year Sustainability Plan: Table of Contents and Project Management Schedule

- H. ITEMS FROM THE CHAIR & CO-CHAIR
- I. ITEMS FROM THE COMMISSION
- J. ITEMS FROM STAFF
- K. ITEMS FROM THE PUBLIC
- L. ITEMS FOR NEXT AGENDA
- M. ADJOURNMENT

Next Meeting: September 20, 2017

NOTE: Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

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August 16, 2017

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SUSTAINABLE SANTA FE COMMISSION

**Wednesday, August 16, 2017, 3:00 p.m.
City Council Chambers and
Councilors Conference Room, 200 Lincoln Ave., Santa Fe, NM**

A. CALL TO ORDER

The Sustainable Santa Fe Commission meeting was called to order by Chair Beth Beloff at 3:00 pm. Roll call established a lack of quorum and the Commission continued as a study session.

B. ROLL CALL

Present:

Beth R. Beloff, Chair
Robb Young Hirsch, Co-Chair
Kathleen S. Holian, Vice-Chair
Tejinder Ciano [arriving later]

Not Present/Excused:

Kimberly Griego-Kiel
[Four Vacancies]

Others Present:

Claudia Borchert, Santa Fe County
Shirleen Sutton
Mary Schruben
Bob Nance
Joe Eigner
Seth Roffman, Green Fire Times
Christian Casillas
Bob Ross
James Keeley
Glenn Schiffbauer
Daren Zürich
Ken Hughes
Chris White
Carl Boaz, Stenographer

Nancy Singham
Maj Britt Eagle
Neal Denton
Bob Mang
Shane Woolbright
George Jiracek
Wendy Mehelcic
Sanders Moore
Joan Price
Megan Keller
Gail Cooke
Brian Combed

Staff Present:

John Alejandro

C. APPROVAL OF AGENDA

Without a quorum, the agenda could not be approved.

D. APPROVAL OF MINUTES: July 19, 2017

Without a quorum, the minutes of July 19, 2017 could not be approved.

E. COMMUNICATIONS FROM THE FLOOR

Chair Beloff welcomed Councilor Ives and thanked him for being present.

Some members of the public spoke but were not at a microphone and their comments were inaudible.

G. DISCUSSION/ACTION ITEMS

1. PRESENTATION: Tom Solomon, 350.org NM: "Arriving at 100% Clean Renewable Energy for New Mexico."

Chair Beloff introduced Mr. Solomon – 34 years with Intel and then became an activist, helping with Obama campaign in 2012 and leading the 350 chapter in New Mexico. Let's hold questions to the end.

Mr. Solomon said he has worked hard, since late 2012 to create a solution plan for the US and specifically for how New Mexico could convert to 100% renewable electricity.

The primary message is that clean renewable energy for New Mexico has so many benefits and is key for economic growth. We are about 49th in most surveys and want to preserve our climate and have New Mexico be a better place to live. We have an RPS portfolio in place but it maxes out in 2020 and we'd like to see 100% by 2050. We came out of Paris Climate Accords but to keep the planet from warming more.

This has no impact on oil jobs. We do not generate electricity from burning oil. We refine it for car transportation. 7% or less of natural gas is used for producing electricity. So this proposal doesn't impact jobs in oil and gas at all.

Why 100%? It is hugely popular in the population at large - overwhelming 7 to 1 in favor of renewable and not for drilling, fracking, etc. So the public wants this. The fundamental drive is to prevent global warming. He showed a chart from NASA – CO₂ that traps heat in the atmosphere like a greenhouse.

These are the hottest and July 2016 was highest on record of all times. CO₂ is higher now than any time in history. Above 400 parts per million in atmosphere and could reach 900 by end of the century. A major consequence of it is food shortages. Crop yield declines as warmer climate happens. He showed future warming by degree published on July 9 that supports the scenario he portrayed. By the 2060's it would be "game over" with an ecosystem that would support only 1 billion people and we are over 7 billion now. There will be significant famine in the middle east. A film on Netflix, *Chasing Coral* shows it in detail.

Miami is flooding routinely and hurricanes produce flooding. Toward end of the century – 3-6 meters ocean rise means they are under water in Louisiana and south Florida.

Phase one of our mobilization is renewable electricity and phase two is renewable transportation.

Forty nine percent of CO₂ comes from electric generation with coal and gas as shown in a pie chart.

Commissioner Ciano arrived at 3:15.

Generation from coal is declining rapidly and replaced mostly by natural gas. In New Mexico 63% is from coal (more than the national average) and 28% from natural gas. SB 350 is proposing a change to the state renewable energy act (SB 312 in 2017). This is the essence of the petition that was being passed around and it was to increase the portfolio standard to 100% by 2050.

It turns out in the political realm to be compromised to target only the 80% in 2040.

New Mexico has a renewable portfolio standard but there are now 10 states that have stronger RPS standards. The mix for New Mexico is 50% for Wind, 40% for Solar and 10% geothermal. Our coal plants average 40 years and, with an average lifespan is 48 years, will have to retire them, like it or not.

For businesses wanting to come to New Mexico, this provides some benefit without fuel costs. New Mexico spends \$480 million in fuel to generate electricity and at the other end, would be spending zero on fuel.

Mr. Solomon also gave specifics for Santa Fe County. The City has renewable resolutions for solar and 23% comes from solar now. Senator Heinrich is working on renewable tools that show how a city can follow that path.

For rural coops, Kit Carson has blazed the way with 30% from solar. They bought out their contract with Tri-State and found that by doing it, they could save \$50 million in ten years.

For 2019, there are five bills to support which he briefly described. One is a bill to legalize energy storage in batteries that currently is illegal to sell in New Mexico. Another is to extend New Mexico Solar Tax Credit to make it more financially attractive.

New Mexico is a great state for wind and solar. The wind around Vaughn has the fastest wind speeds. Geothermal is also a great resource and one plant is running near Lordsburg. Solar jobs are booming. Costs are declining for both wind and solar and now cheaper in many cases. There are 102 solar companies in New Mexico.

Extending the RPS would add 1,000 more solar jobs by 2021. New Mexico has no wind turbine manufacturing at present.

Commissioner Holian asked how much turbines affect wild life.

Mr. Solomon said a publication by Audubon from a study, showed that carbon plants kill 35 times more birds than wind turbines. So they are fully in support. There are things being done.

Commissioner Hirsch noted that on Bloomberg it was said there is not a lot of growth in electricity; it is mostly for efficiency. All sources are vying for the same amount of need. Costs coming down is a huge driver. But lobbying influence drives things irrationally. There is a big difference in lobbying for renewables versus lobbying for fossil fuel and nuclear sectors.

Mr. Solomon understood but the effort is absolutely worthwhile. Oil and gas is the richest sector – the renewable industry does support lobbying but the money is not there. However, the people are there and if we work toward that, it will happen. The RPS standard works by putting in a requirement for conversion of 3% per year over the next 30 years.

Despite the loss of jobs happening over the years, there are good new jobs for those who used to work in coal and gas. The new jobs are cleaner and healthier.

Chair Beloff thanked him for a terrific presentation. It will be important to build coalitions if we reach 100%. She asked if 350.org is working to build the coalitions to get the bills through.

Mr. Solomon agreed. They were not just behind it but had SB 312 at the top priority. Building the coalition of cities is the next step – primarily led by Sierra Club. Especially after Sen. Heinrich's web site is up and running. It has worked in Kit Carson Electric Coop and Jemez Coop is looking into it. So yes, local action is where it is at.

Mr. Alejandro gave a question from the Mayor – How does it affect the rate payer, particularly from low income folks?

Mr. Solomon said the endpoint is cheaper electricity. After the cost of installing, it is free but it must have investments up front. And there are clean affordable bonds available. And it can be cash positive in year one.

There are sophisticated tools available. And he was confident it will be cheaper than present rates over time. There are utilities around the country doing it without significant impact on their rates.

Mr. Alejandro said that analysis would be helpful for Santa Fe residents.

The Mayor's second question is what can a city do now while major changes to the Public Utility Act are being undertaken. You said we could require all new construction to have 2kw systems. What else?

Mr. Solomon said, going down the road, something called the green building council for what homes should look like –ground heat pumps, etc – you could build zero cost utilities today. Encourage businesses to go solar and get low cost financing for them. It is cheaper and there are lots of examples. Use battery storage behind the meter to prevent spiking when you open the refrigerator. Also ice storage for large buildings where instead of A/C or swamp coolers come on, to freeze a block of ice in the basement and flow wind over it to shift the load from day to night.

Mr. Alejandro said the assessment of battery storage is to shave the peak. Have you assessed utility infrastructure to handle getting to 100% renewable and what would be the role of utility companies?

Mr. Solomon said New Mexico's current grid is already in place and transmitting enough energy for anyone to use. Energy use has been relatively flat so the infrastructure is there but not to connect resources if they are far from the existing grid. You could put big solar plants near Farmington and use the infrastructure already there. For wind generation out of eastern plains, they are already building those transmission lines today. He has not analyzed those costs. But California thinks it already pays to cover the costs of transmission.

Commissioner Ciano noted on RPS, that wind charges are higher than solar yet solar is cheaper than wind.

Mr. Solomon said it is a recommendation of Prof Jacobsen, because wind has been cheaper, but it is catching up and if he redid the analysis now, he might put solar at a higher percentage. Wind power and solar are different generation profiles. Wind blows 24 hours of the day and more in winter and nighttime with close to 100% coverage during the year. So it needs a mix of both - a combination of availability, plus cost analysis. And you do need some at night.

Commissioner Ciano asked how the firm in Florida is handling Kit Carson.

Mr. Solomon said they are building 30 installations of 1 mw each as part of their portfolio. It is Guzman Renewables from Florida. They probably do buy some from the grid to provide to KCEC.

Commissioner Ciano asked what happens to our utilities when the power is so cheap.

Mr. Solomon said if they are smart, they will invest in the power of the future. They are behind with their business model. They can still thrive. New York is ahead in that regard. They will have to change. The world is changing under their feet. He would like for them to be allies and not opponents.

Bob Nein said New Mexico, about 8 years ago, was working with a cap and trade system. California extended it. What are the prospects for New Mexico reviving that?

Mr. Solomon said one enabling tactic is to increase the size of the grid we participate in. Using the western regional grid is a good tactic and we should re-engage in that partnership. Wind and solar are variable but the larger the geographic area is, the better it averages out.

Mr. Nein said recently, the English Commonwealth nations had a conference that went beyond transitioning to sequestering. It involves how we work with food and the soil – city planning, buildings, etc. Several of the hundreds of strategies would apply to New Mexico. So have you considered sequestering strategies?

Mr. Solomon said they have not done that yet. Sequestering carbon in the soil is important and a group is working on that in New Mexico. He supports carbon farming wholeheartedly. He recommended a book called *Drawdown* by Paul Hawken.

RECESS

The Commission moved to the Councilors Conference Room to continue its regular business at 4:15 p.m.

2. PRESENTATION: Melissa McDonald, Stormwater Management Update

Ms. McDonald reported they are collecting data for the database through a contract with pepper packages going on. They have an office here, and building an internal evaluation, starting in mid-September. As of Sept 26, the City will put out invite the Commission and others for desires for stormwater management at a meeting in the City Convention Center from 5-7 and hope everyone will participate.

She said their goals and objectives are to consider how best to manage stormwater with infiltration.

Commissioner Hirsch asked how the Commission support it.

Ms. McDonald said to attend the public event and share your desires and goals.

Commissioner Holian asked if they are looking at stormwater capture or more infiltration back into the aquifer.

Ms. McDonald said it is slow infiltration infrastructure – not cisterns. They will work toward rebates in the code.

Commissioner Holian asked if they could get any return flow credits.

Ms. McDonald said they will be facing that.

Commissioner Ciano asked what the best use is for sustainability.

Ms. McDonald said that depends on where it comes from. Probably, the best use is storm drain for road and river system – to slow the water and sink it through vegetation and then release into the system again. That deals with it at the source, and prevents erosion.

Commissioner Ciano asked if they are developing the plan to do that.

Ms. McDonald said they have three prongs: 1) What has been done and where to go; 2) visiting our 1998 plan to update it; and 3) get it more defined.

Chair Beloff asked what the purpose for Sept 26 is.

Ms. McDonald said that at the 26th, they are meeting with EPA nationally and they will be there. The main point is to inform everyone what we are doing and get desires from the *community on your hopes* for the plan. It will be general feedback and once the plan is completed, we will take to Council and share it with what we get from the community.

Commissioner Hirsch recalled the Rice University professor who came to inform the Commission how nature is the best way to infiltrate and to capture CO₂ for sequestration. So as much as we can infiltrate, it

would kill both birds with one stone. He thought that should be a huge emphasis of the resources we have. Instead of hard cement structures; have nature surfaces.

Ms. McDonald said the River Commission is working with PARC and the Municipal Tree Board on it and the watershed and trying to pick trees better suited for sequestration. They are working for more permeable paving and working with Land Use to improve the Code. The City hasn't done a great job to get things moving further. She wants to address Public Works with projects like that. They need to have a certain percentage of re-use of nonpotable water of some sort. Any stormwater coming through should be used with infiltration models. They are working with the Conservation Committee on it. We agree and that is where the code suggestions might come in. We are working with Katherine Mortimer on it.

Mr. Ross asked if there is some way to pilot a neighborhood to use the runoff to regenerate the aquifer.

Ms. McDonald wasn't not sure but agreed to follow up.

In response to a question, Ms. McDonald clarified that Region Six EPA Office will have representatives at our meeting.

Commissioner Hirsch asked if the stormwater revenue is being used effectively.

Ms. McDonald said they just recently restructured and part of the goal of the plan is to create a list on how to best spend the money.

Commissioner Hirsch felt it is important to see that those fees are used with maximum accountability and that discourages people – particularly with climate change issues. He hoped it would happen here.

Ms. McDonald agreed and offered to come back later. We are at the very beginning in the project and she could come back quarterly to update the Commission.

Chair Beloff thanked Ms. McDonald for the update.

F. ACTION ITEMS REPORT

Commissioner Hirsch agreed to be actioneer but would have to leave at 5:30 to pick up his daughter.

1. He noted that IAIA had agreed to be a partner, working with CCL and would work toward being carbon neutral on their campus. We need a wider inventory of others to participate and he wanted to put that online for businesses to participate. There is more work to be done.

Chair Beloff pointed out it is easier for people to find carbon neutrality on the web.

2. The subcommittee is when we become 9 people again to work with Commissioner Hirsch for network building.
3. Seth Roffman is to integrate articles in upcoming Greenfire Times issues and we will keep that on the list.

4. Follow up on Jim Blackburn's presentation on sequestering CO₂ in the soil and he would like to work in New Mexico. He has a class on sustainable design students starting in January and asked if we would be willing to work with 22 students, many of whom are engineering students, to look at our planning ideas. There is no downside in working with this professor and students. The class would look at how we can offset our carbon and would have to be broader than Santa Fe. Mr. Alejandro said they should work with Santa Fe County Farm and Ranch who are doing lots of work in this area, and the California Healthy Soils Initiative who provide money to do rotational farming to help condition the soil for sequestering. They have their own trading scheme in California.

Councilor Ives said at the City Long Range Planning Group, they are developing an Urban Design piece to result in the next iteration of the City General Plan with issues of transportation, huge energy that is a carbon issue and the question of promoting less use of cars through urban design. He asked if Dr. Blackburn's group is focusing on that too.

Chair Beloff agreed to contact him and ask that question. She was certain he is working on urban design issues. We will have a say in how it is crafted and she would start that dialogue.

Commissioner Ciano said the City should consider electric vehicles to drive people around.

Councilor Ives said David Bleeker is working on those transportation issues. They have a particular interest in charging stations.

Chair Beloff asked if Mr. Bleeker has found financing.

Councilor Ives said he is still looking.

5. Commissioner Holian will send out invitations for a field trip to her ranch. Commissioner Holian said she is waiting for the vacancies to be filled. September would be a good time for that.

Chair Beloff asked Mr. Alejandro when the Commission will have new members.

Mr. Alejandro said it could happen at the next Council meeting in August. Names have been submitted.

Chair Beloff will try to meet with Mayor Gonzales on it.

6. Chair Beloff said the Commission has been asked to present at the CCL conference.
7. Commissioner Holian will invite Eytan to make a presentation at a future meeting on the Stewardship Guild. It is to remain on the list at an undetermined date.
8. Is the feasibility study. Mr. Alejandro said the resolution will be heard on August 30.
9. Chair Beloff has been meeting with Mr. Alejandro and Ms. Sutton on the overall plan and how to get it concluded.
10. Mr. Solomon spoke at this meeting.

11. Ms. McDonald spoke at this meeting.

12. Mr. Alejandro is working on asking Andrew Erdman to speak on water reclamation project.

That was the Action Items List.

Chair Beloff made a presentation to honor Christian Casillas for all his work to help us do the heavy lift from lots of planning ideas to a point of rolling it out to the Community. She was sad that he is leaving the community. Christian has done very important work with the Commission. She presented him a gift of a book entitled *Climate of Hope* and a gift card.

Mr. Casillas said, "The pleasure has been mine."

Commissioner Hirsch was grateful for the opportunity to work with him and would like to find a way to have him involved in the drafting of the Sustainability Plan.

Chair Beloff said she has been looking how the Commission could bring him on as a contract person and there are big barriers at the City with a one-year moratorium on contracting. A second barrier is that he has a personal life. He kindly offered to put in writing the triple bottom line for evaluation criteria that is not codified and she was very grateful for that.

Commissioner Ciano thanked him too.

3. DISCUSSION: 25-Year Sustainability Plan: Table of Contents & Project Management Schedule

Chair Beloff said they would like to have the plan done by November 15. She and Ms. Sutton and Mr. Alejandro have been working on it. She put a chart in the packet which she reviewed. It has the Table of Contents which is not as detailed as the first one but gives a flow of discussion; what the Commission's role is in writing the elements and direction under Ms. Sutton and Mr. Alejandro to participate.

The Brendle Group is to write the plan, taking the input from Staff and the work of Mr. Casillas and put it together. She is expecting it in Word format and will seek a bid from graphics people for design of the final product, modeled after the Longmont plan. The first draft is due by September 18 and final draft in mid-November. The executive summary will be written last.

Section 2 is the planning approach of leading by example, regional and use of best practices from elsewhere and community involvement. The Commission will lead in writing that and the reference to other cities by Brendle Group. She will write the first draft for the Commission's review.

The Plan Framework in Part 2 is the framework we've talked about for a long time. It includes terms definitions, and the overarching goals we need to address. Commissioner Holian will write pathways to success and adapting to the future. Those are living documents to be updated annually.

She looked to Bob and the new Economic Development Director to write the economic vitality piece and, crossing through other areas – the impact of economic indicators. As we formulate the plan, those questions will be considered.

Commissioner Hirsch said it should be both or cross cut to demonstrate economic benefits of this plan.

Part II is Elements and is framing Energy, Water, Waste, Environment and Climate. Chair Beloff is looking at Co-leadership in this area and some is parsed out now. Where staff are reframing and looking for gaps – if there are items they feel need to be taken out, that we capture it in a place in every document to show what is moved out. The whole Commission would ensure the ideas get transmitted to the design elements. We would look back at the documents that were done.

Part III – High Priority Recommendations.

Chair Beloff added carbon sequestration to the Stewardship piece. This would be a way at looking at the recommendations on carbon neutrality and some of them cut across. It would mean looking at the priority recommendations that this plan needs to address.

Environmental strategies –

All the priority recommendations have implications. One is on role of city and county; targets and measures along the triple bottom line and investment costs of particular importance to the Council. It will be ballpark estimates

Ms. Sutton said within the elements, much of that we are asking staff to look at and provide how a particular building would be financed.

Chair Beloff agreed. This is the meat of the recommendations. We can also be informed by the Brendle Group refining and doing a critical review of the impact assessment. Some would give best bang for the buck.

Mr. Alejandro said that is key to the discussion. There were lots of questions about how we arrived at these. We went into best practices of our City and how much it would cost the City to do these recommendations.

Chair Beloff added that they need to expand beyond carbon to a larger set of results.

Commissioner Ciano asked if there is buy in from all.

Mr. Alejandro said from the moment Council adopted the legislation, Division Managers knew that it had to be done.

Commissioner Hirsch excused himself from the meeting at 5:32.

Chair Beloff said the Division Managers are the people who self-identified to do the heavy lift. So we have the kernel of what will be implementing the plan. There will be back and forth in the review.

Part IV – Implementation - This is the list of priority recommendations. It still warrants writing. Chair Beloff volunteered Commissioner Hirsch to talk about Social Equity. The plan must live in real life so it will need to be revised and refreshed.

Commissioner Holian agreed to take on the organizational structure. It will be addressed in the action item with groups looking at carbon neutrality. We looked at Stability – around how to work more effectively and how to coordinate it. So we will try to write some thoughts on that to see if it makes sense. It would be the same tasks a sustainable office would be tasked to do. There would be numerous ways. And how to work more effectively so they stay engaged. Priority of actions is about methodology – having this body, with staff, come up with an approach for sustainability and how the City can prioritize actions through that lens.

Chair Beloff said we need to draw on the work we've done and Brendle did to come up with specific ideas and methodology on how the City can prioritize, based on sustainability.

For financing, Bob Mang, with Public Bank will address, using the matrix we come up with. It would be a good place to talk about financing. Brendle also offered suggestions about financing.

Commissioner Hirsch rejoined the meeting by phone.

Chair Beloff said the Commission will get another read on measurements, etc from Brendle and from Staff on how to measure these actions. The appendices have already been developed and this place will have more in the broader set of recommendations.

Ms. Sutton said it will look at how they represent the triple bottom line. It is much smaller that way. So it is not as overwhelming as it might seem.

Chair Beloff suggested having a drop box or a place on the web only accessible to staff and board members that has the Longmont Book, etc. It would be helpful for everyone to have those pieces in their correct places and can then track drafts as people want and with each draft that goes in that format when finished. There are pieces already done so we have many elements finished. She asked Mr. Alejandro if that could be done.

Mr. Alejandro was not sure. It is not clear how it fits.

Chair Beloff proposed that as an action item and talk about it. She was putting together a 3-ring notebook to work on it, organized in a way with logical sections.

Commissioner Holian said it would be helpful to her to have the table of contents.

Chair Beloff pointed to the first page and said that is it.

Chair Beloff said they might need to meet every two weeks, on the first and third Wednesdays to meet the time line. When drafts are produced, we will have homework and she would like for all members to be involved in writing. That would be between now and November and then go back to once a month.

Commissioner Holian suggested having smaller groups.

Commissioner Ciano said we don't have enough people on it now.

Commissioner Holian asked what we need by the next meeting.

Ms. Sutton said Staff has a September 1 deadline.

Chair Beloff said by September 18 to have the first draft on those pieces. She will try to write II, Planning Approach and the Plan Framework, as well.

Chair Beloff said she will be gone for the first two weeks in September. She will circulate the draft and have input and revisions. It then will then go to Staff for feedback.

Mr. Alejandro agreed.

Chair Beloff asked about the sustainability awards.

Mr. Alejandro said last year they were on October 13. He suggested they could follow the same format for this year's awards.

H. ITEMS FROM THE CHAIR & CO-CHAIR

This was not considered.

I. ITEMS FROM THE COMMISSION

This was not considered.

J. ITEMS FROM STAFF

This was not considered.

K. ITEMS FROM THE PUBLIC

This was not considered.

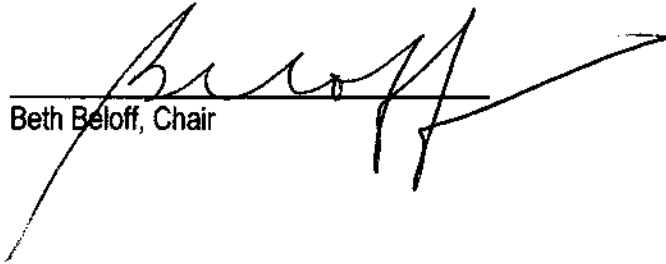
L. ITEMS FOR NEXT AGENDA

The Plan is the main item for the next agenda.


M. ADJOURNMENT

The Commission meeting was adjourned at 6:10 p.m.

Approved by:


Beth Beloff, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.