

HUGH L. CAREY BATTERY PARK CITY AUTHORITY

Meeting of the Members
200 Liberty Street, 24th Floor
New York, NY 10281
April 23, 2019

Members Present

George Tsunis, Chairman
Martha Gallo, Member
Anthony Kendall, Member
Catherine McVay Hughes, Member

Authority Staff in Attendance: Benjamin Jones, President and Chief Executive Officer
Marie Baptiste, Deputy Treasurer
Brett Beecham, Associate General Counsel
Anthony Buquicchio, Senior Project Manager
Gwen Dawson, Vice President, Real Property
Pamela Frederick, Chief Financial Officer/Treasurer
James Gallagher, Associate General Counsel
Abigail Goldenberg, General Counsel
Nimisha Haribaran, Executive Assistant/Contract Manager
Craig Hudon, Director of Parks Programming
Susie Kim, Deputy General Counsel
Karl Koenig, Controller
Eric Munson, Vice President of Administration & Strategic Planning
Lauren Murtha, Paralegal/Assistant Corporate Secretary
Jahmeliah Nathan, Vice President of Administration
Robert Nesmith, Chief Contracting Officer
Anthony Peterson, Director of Diversity Programs
Bruno Pomponio, Director of Parks Operations
Jason Rachnowitz, Director of Financial Reporting
Nicholas Sbordone, Director of Communications and Public Affairs
Nicole Stallworth, Associate General Counsel
Alexis Torres, Chief of Staff
Kenneth Windman, Director of Facilities & Infrastructure Management

Others in Attendance: Olivia Moss, HR&A
Adam Tanaka, HR&A
Carl Weisbrod, HR&A
Grace Chionuma, Morgan Stanley
Cordelia Mendez, Morgan Stanley
Eileen Foley, Ramirez Asset Management
David Glanz, Windels Marx Lane & Mittendorf, LLP
Various Members of the Public

The meeting, called on public notice in accordance with the New York State Open Meetings Law, convened at 2:07 p.m.

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The first item on the agenda was the approval of the minutes of the March 26, 2019 meeting. Upon a motion made by Mr. Kendall and seconded by Ms. McVay Hughes the following resolution was unanimously adopted:

APPROVAL OF MINUTES OF THE MARCH 26, 2019 MEETING

BE IT RESOLVED, that the minutes of the meeting of the Members of the Hugh L. Carey Battery Park City Authority held on March 26, 2019 are hereby approved.

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Mr. Jones took a moment in the session to say that we are saddened by the recent loss of Arlene Kalfus, a long-time resident of Battery Park City and he wanted to inform folks that the BPC Seniors, some of whom were present, would be hosting a memorial service at 200 Rector Place in the community room, Wednesday, May 22, from 1:30 to 5:30 p.m. and on behalf of the Authority he offered his deepest condolences to her family, friends, and loved ones. The Chairman then offered his condolences as well.

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There were three individuals who presented during the period of public comment.

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Mr. Hudon then presented the summer calendar. He said he was excited to announce the release of our summer programming guide which features more than 650 programs this May through August meant to engage residents and visitors of all ages. The programs aim to promote well-being through play, participatory art making for all ages, dance, fitness, yoga, mindfulness, and nutrition programs. The Guide features creative arts events showcasing classical, folk, and contemporary avant-garde music, pride celebrations, theatre productions and celebrations of central and west African, Caribbean, Indian, Italian, and Swedish culture. The children's gardening club, bird watching club, marine education, classroom visits, nature walks and Go Fish festivals reinforce Battery Park City Authority's commitment to nature education and sustainability. New to our slate of programs this summer are an opera showcase, standup comedy show, pickle ball and much, much more. And he mentioned being especially excited about the great lineup celebrating the 20th Anniversary of our River & Blues Concert Series, which features four great concerts in July and August, featuring world class Blues and American Roots Music Thursday evenings in Wagner Park. So we hope to see you at some of our events.

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The next item on the agenda was the bond finance plan update presented by Ms. Frederick.

Ms. Frederick began by stating that given the upcoming bond offering, which is targeted for late July, we thought it would be instructive to update the Board on our progress to date since launching the bond working group earlier this year. Our senior managing underwriters, Morgan Stanley & Company and their representatives, Grace Chionuma and Cordelia Mendez will provide the overview. Also in attendance were the co-senior managers, Ramirez & Co. and they were represented by Eileen Foley.

Ms. Mendez began the presentation by quickly exploring what the market conditions have been. She explained that it's really important to think about how the market and investors are receiving municipal demand and what it will look like to the Authority as they approach their sale this summer. So the big story, if you turn to page 2, which has these graphs on it, is that rates are down and so I'm talking about US Treasury rates as well as MMB, which is the Municipal Market Benchmark so it's a benchmark for tax inflation, and almost entirely across the curve they're lower on the year and on the month. The ratios which is the relative value of municipals to treasuries as shown in the bottom chart are our near lows for the year, so that's a very good story. It means that rates are extremely low for municipals versus treasuries so you're getting a lot of value in the tax exemption and nearly this entire bond transaction will be done on a tax exempt basis.

Ms. Mendez explained that for issuers like the Authority, this means that it's a really excellent time to come to the market. The rate technical and supply in demand picture support new issuance, so something that's particularly of note is that there have been 15 consecutive weeks of inflows by bond funds which means that with moderate supply investor demand is very high right now, so every week money is pouring into these bond funds. We hope that streak will continue into the summer when the Authority comes to market. I'd also note that municipals out performed it, so the ability of municipal rates to be more attractive than treasury rates is especially pronounced at the long end of the curve, which is a good thing because the Authority's final maturity on this bond transaction is expected to reach out to 30 years, so it means you're getting a lot of value going out long with the loan.

We note that there's been a little bit of softness on the frontend in the first few years and that has to do with it being tax time right now and short-term rates SIFMA which are all going up. So you can ask sort of why we in this grey picture right now when it comes to rates and supply and that has to do a lot with Fed activity. So at the March meeting, the Fed capped the target rate at 225 to 250 which is what I suspected, but what's sort of even more telling is what the forecast is for the future. The Fed stated that it does not expect to raise rates in 2019 and that it expects just one rate hike in 2020, and the market buys this. She explained that the top graph on page 3 shows what market expectations are so every day there's a continual tally that's being done on what market participants expect the Fed will do and you can see that 47 percent expect that there will be no Fed movement this year, but over 50 percent of market participants believe that there will be at least one rate hike in 2019. The next meeting is at the end of this month. The results will be based on May 1st, so we'll say that there's no action expected at the next meeting, but I think this puts us in a really good position to price the Authority's bonds this summer.

The bottom half of the page has to do with variable rates, so I believe Pam has mentioned to you all a few times that a substantial portion of this bond transaction will not be just fixed rate bonds but variable rate bonds that reset relative to an index. And so this graph goes through sort of the two major indices of the municipal variable rate market which is SIFMA, tax exempt rate and LIBOR a much more popular rate that you all may have heard about. Right now SIFMA is going through tax season increases, so last week it spiked 50 basis points to a 4, so right now it's in a little bit of an elevated ratio of 82 percent of LIBOR, historically that ratio is between 60 and 70 percent, and we expect that by the time the Authority hits the summer bond sale, LIBOR will likely reset versus the SIFMA index where that relationship will have normalized by June or July. And so I'll turn it over to Grace and we'll talk a little bit about what we've hit so far in the financing and what we have left going forward.

Ms. Chionuma then explained to the Board the progress that has been made and the milestones hit including drafts of the legal documents, which include all of the bond documents, the preliminary offering statement (the POS), and the initial draft of the CBRE revenue forecast report. A swap

advisor has been selected and swap structures have been evaluated; we have assessed the variable rate liquidity facilities and direct purchase alternatives and evaluated the various variable rate indices mentioned earlier; and refined the bond sizing cash flows. Ms. Chionuma explained the major decision points there have been whether we're going to be using a senior or subordinate lien and how much of the transaction will be in fixed versus variable rate form. We've solicited proposals for sustainability designation and received those proposals. We've initiated rating agency assessment process with both Moody's and Fitch, and began drafting the rating agency presentations.

She then stated she will go through the key deliverables and dates going forward, including finalizing the bond and swap structure, all the documents, and receiving the sustainability designation. We'll also go through the rating agency presentations and those are scheduled to be held on May 2nd and May 8th. We'll then submit documents to this Board for the May 21st Board meeting, with everything finalized we'll be coming before you again. After we receive, hopefully we'll receive your approval and signoff, we will be going to the PACB, the New York State Public Authorities Control Board. That meeting is scheduled for June 19th. After that, we'll take a week for marketing. That marketing will include the release of the POS, investor presentation, one-on-one calls, an in-person retail broker presentation and the release of the bond link website, so the investor website.

After that that week of marketing, we will look to price the bonds on June 26th and 27th, the fixed rate bonds, and then come back to the market on or about July 17th for the variable rate portion and we look to close both on or about July 25th. Ms. Frederick then provided an update that the Fitch meeting was moved to May 3rd from May 8th.

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The next item on the agenda was the M/WBE Utilization Report presented by Mr. Peterson.

Mr. Peterson reported that for the month of March, 2019, 63.63% or \$727,925.31 of the Authority's total allowable expenditures of \$1,144,069.70 was paid to M/WBEs. Of this total amount, \$555,586.08, or approximately 49%, was paid to MBEs, and \$172,339.23, or approximately 15%, was paid to WBEs. 48.53% (\$555,173.77) of these amounts were paid directly to M/WBEs - 42.00% (\$480,511.08) to MBEs and 6.53% (\$74,662.69) to WBEs. 15.10% (\$172,751.54) was paid to MWBEs as Sub-Contractors - 6.56% (\$75,075.00) to MBEs and 8.54% (\$97,676.54) to WBEs. For the Fourth Quarter of Fiscal year 2018-19, 11.61% (\$277,683.08) of the Authority's total allowable expenditures of \$2,391,038.43 was paid to SDVOBs.

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The next item on the agenda was the Resiliency Update presented by Mr. Jones.

Mr. Jones began by briefly updating the Board on a couple of things. He first mentioned that the Authority and Community 1 held the next component of our public input aspect of the South Battery Park City project with a design discussion with the community. It focused on the Wagner Park portion of that initiative, learning more about how people use and imagine using the parks and that information was incorporated into our ongoing design process. As mentioned at the last session, there was a productive meeting with stakeholders who use the Ball Fields and as a result of the input there we are exploring an analysis of interim measures at the Ball Fields to see how that might compare to the original plan we were pursuing and to see how that might potentially be worthwhile in terms of implementation time and cost while we pursue the North End resiliency measures.

He then mentioned that the North Battery Park City Resiliency contract is in progress and our work is continuing on pursuing a P3 strategy to see what efficiencies we can gain there. He also mentioned a few things on the sustainability front in honor of Earth Day. He began by mentioning we are continuing to expand our composting program just beyond our offices and a couple of spots we have in the parks where we collect, we are now in partnership with the tenants association and building management at Gateway Plaza and our composting operation has been expanded to that facility to increase our compost intake. Our now annual trend of Earth Day has continued with educational programs that included kids from Battery Park City Day Nursery, PS 276 and PS 226M, story time, composting lessons by our Parks Operation staff, Parks Programming staff and more. Also, a panel was hosted for improving the health of New York City's marine environment which was moderated by Catherine McVay Hughes on April 17th. And our in-house zero waste program was launched on Earth Day with over a hundred staff taking the pledge to reduce, reuse, and recycle. As part of this effort, he added, a cross functional team has been analyzing our waste, our composting, and our practices and forming a baseline that we can measure against as we continue with these initiatives over the next 12 months in pursuit of true certification, which is a program that rates organizations on how they execute waste reduction. He said there's more on the horizon in terms of compost rollout and waste reduction in the months ahead and he then invited the Board to also pledge to reduce waste and get their own success kit.

Mr. Jones ended by saying in regards to the zero waste program, this has really been a grass roots effort kind of designed by Staff Force staff and the cross functional team that has led the way as compromised of Anastacia Gonzalez, Evelyn Gregg, Jasmine Johnson, Mariel Ortiz, Holly Ross, Sara Smedley, Lance Super, and Eric White, and they have done a lot to make the business case and develop the plan and they have been going on the road educating all of our staff. He said it certainly helps to have Bruno's leadership and Ryan Torres' leadership too on that front, so thank you.

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The next item on the agenda, presented by Ms. Dawson, was an authorization to enter into a contract with Walker Diving Underwater Construction LLC for the Phase 6 Pile Remediation Construction Contractor Services.

Ms. Dawson began by stating that a couple of months ago, the Board approved a contract for a construction manager for the Phase 6 2019 Pile Remediation Program. She explained that the esplanade of Battery Park City rests on a relieving platform which is supported by 3,100 total concrete piles. This program was initiated in 2007 to perform certain remediation steps on these piles, to wrap them in fiberglass, to make sure that their lives could be extended, up to an additional 30-50 years. This is our sixth phase of that multi-year program and this work needs to be done during certain months of the year. The state environmental regulations prohibit this work, and water work from being done between November and May so we have to perform the work between May 1st and October 31st. This year we are proposing to include 561 piles in three different locations along the esplanade.

Ms. Dawson explained an RFP was issued in March and five proposals were received, and after an initial evaluation the two top scoring proposers were interviewed. After the interviews the evaluation committee rated Walker Diving Underwater Construction as the highest rated proposer. There is a very limited universe of marine contractors that are capable of doing this kind of work in Manhattan, so there was a high degree of confidence in especially the top two scoring proposers' ability to do the work. Ms. Dawson explained that the last phase of work that was performed did generate a fair number of noise complaints because of the way that the barges were secured. She further explained that the barges have to stay put once they are there until they finish the work in that

area because the way that they were lowered involves spuds (metal rods in a metal sleeve that allow the barges to float up and down with the tides) and that generates a lot of clanking, which disturbs people at night. So this year, she stated, we specifically asked the contractors to give us some proposals for how that noise might be controlled and Walker demonstrated a better solution for that problem and we think it will be a great improvement for the noise issues. And we also felt that Walker seemed a little more comfortable with the schedule of getting all of this work done in a proper sequence between the start time and the end time that is allowed by the state regulations. Consequently, we are suggesting that the Authority enter into a contract, a 12-month contract with Walker in the total amount of \$9,799,430.

Upon a motion made by Mr. Tsunis and seconded by Ms. McVay Hughes, the following resolution was unanimously adopted:

AUTHORIZATION TO EXECUTE A CONTRACT WITH WALKER DIVING UNDERWATER CONSTRUCTION, LLC FOR THE PHASE 6 PILE REMEDIATION – MARINE CONSTRUCTION SERVICES PROJECT

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority or his/her designee(s) be, and each of them hereby is, authorized and empowered to enter into a twelve (12) month contract (the “Contract”) with Walker Diving Underwater Construction, LLC for the Phase 6 Pile Remediation – Marine Construction Services Project in the lump-sum amount of \$9,799,430; and be it further

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

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The next item on the agenda, presented by Ms. Dawson, was an authorization to amend a contract with Paul J. Scariano, Inc. for the Police Memorial Electrical Vault Resilience Project Construction Services.

Ms. Dawson began by mentioning that this contract with Paul J. Scariano was entered into in 2016 for the Police Memorial vault project which was completed last year. However, she stated, in the course of closing out the contract there was a single change order that had not been processed. That happens sometimes when a contractor over the course of the project will submit change orders, some will be accepted, some will be rejected, some others there will be some ongoing conversations about because there is some exchange of scopes of work that's not clear whether it should justify an additional cost or not and that's what happened with this one she said. There was a change order that was necessitated by Con Edison in that the electrical feed into the project was to be relocated,

however, Con Edison would not lengthen its feeder cables and so we had to come up with a different approach to getting those lines into the project, into another location within the project. So there's a \$17,295 change order that needs to be executed. However, it requires an extension of time for that to occur and because it's more than a year from the date that was originally approved by the Board it requires Board approval so we're simply asking that the contract be extended through May 31, 2019 in order to be able to execute this change order.

Upon a motion made by Ms. Gallo and seconded by Mr. Kendall, the following resolution was unanimously adopted:

AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE CONTRACT WITH PAUL J. SCARIANO FOR THE POLICE MEMORIAL AND NORTH COVE MARINA ELECTRICAL VAULT RESILIENCY PROJECT

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the "President") of the Battery Park City Authority (the "Authority") or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute an amendment to extend the contract (the "Contract") with Paul J. Scariano from July 31, 2018 through May 31, 2019 and to increase the value of the Contract by \$17,295.83, from \$6,955,989.35 to \$6,973,285.18; and be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

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Mr. Jones then gave a shout-out to Alexis Torres, our Chief of Staff who was the maestro behind the scenes for all of the Earth Day accomplishments that were mentioned. He stated that she really works with the schools as well as the staff in making these things happen and does so every year, so thank you.

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Mr. Kendall made a motion to enter Executive Session, which was seconded by Ms. McVay Hughes, to discuss the negotiations related to the lease of real property, the publicity of which could substantially affect the value of the relevant properties and additional litigation issues. The Members entered Executive Session at 3:01 p.m.

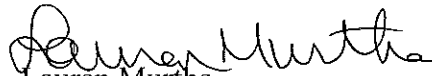
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Upon a motion made by Ms. Gallo and seconded by Mr. Kendall. The Members exited Executive Session at 4:25 p.m.

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There being no further business, upon a motion made by Ms. Gallo and seconded by Ms. McVay Hughes, the Members unanimously voted to adjourn the meeting. The meeting thereupon adjourned at 4:25 p.m.

Respectfully submitted,



Lauren Murtha
Assistant Corporate Secretary

Public Comment
April 23, 2019 Board Meeting

1. **Maryanne Braverman**: Hello. I am Maryanne Braverman, a long-time resident here. And today I'm speaking not just as an individual, which I usually do, but actually on behalf of the Steering Committee of Battery Park City Seniors because this is an issue we are concerned about. You probably all remember that last summer there was a problem with tourists crowding the buses making it impossible for seniors to get onboard, and also, once they were on board, they were extremely disruptive, pushing, shoving. It became a hazardous situation for ordinary residents to ride those buses. Since the Authority pays a third of the cost, I had hoped that the Authority would help to resolve some of these problems. The buses are valuable. There are seniors with heart and lung conditions who simply cannot walk distances. There are people with neurological or other situations that happen that they can't walk. And anybody can break a leg or an ankle and suddenly need to rely on that kind of transport to get around and do their everyday business. The people who are selling the tickets are not the problem. They are desperate people who are being given tickets to sell, it's not a hundred percent clear who's giving it to them whether it's the actual boat operators or there's a third-party ticket vendor in some cases, but they're out there trying to make a buck, and they've become desperate. And I think it was two summers ago there was actually a shooting because one vendor got on the turf of another vendor. So that is a problem that needs solving.

2. **Fran Dickson**: Yes, I'm Fran Dickson, I live in Gateway Plaza and I've been here for about 22 years. And we were all totally devastated by what happened with Arlene and you are all aware of what happened right? So my first reaction was that could have been me. It could have been anyone. Actually when my husband told me something was going on I said, I hope it's not Arlene because the way he described her I just, so it could be us because people jaywalk across the street there and there are reasons for doing that. So my first reaction was let's put in a crosswalk, a pedestrian crosswalk, you don't need a stoplight, you don't need a traffic light, you don't need anything, just say that pedestrians walk across there. Now, but that was supported also by Vittoria Fariello who is one of the district leaders and also Paul Newell supports this. She wrote a letter to Nick and to the Board saying that she supports that also.

I think this is something we really need now before the South End Avenue project is completed and that South End Avenue project was approved in July of 2018. That whole project is supposed to make things a little bit safer. And we're talking about people's safety here. I don't know why that's taken so long to go to the next step, but that has to be done right away, but we know it won't happen, the streets won't be done until probably 2021, so for an immediate solution that's the highest recommendation.

The second thing was to move the bus to the corner so people cross at the corner. I don't know how complicated that would be and that would have to go in the final plan, so that's another suggestion. The other thing is that no matter what's done, the crosswalk at the light, South End Avenue and, do I have to go by this time? Can I go a little longer? By South End Avenue and Liberty Street, the timing of that traffic light is awful. It's a minute. It's red for a minute. So people don't, you don't want to go there because you're standing there for a minute. So that timing needs to be looked at.

Also, the City Bike Station, was supposed to have been moved by DOT by now. This was approved a while ago. I believe it's been under discussion for the last 2-1/2 years, according to Tammy, and so that needs to move. That will help that congestion in that area there.

The other thing is there are some potholes on Murray Street, which I've sent to Nick. It looks like a crater. I don't understand why no one's reported it by now, that should be fixed. So I had a suggestion

for your staff and that is to arrange and encourage walkabouts for all of your staff, from receptionist to VPs, allow them time each week to walk the area, looking at the traffic, the state of the sidewalks, the empty commercial space, the state of the landscaping, asking the cyclists to dismount, evidence of dog excrement, the number of delivery trucks, the whereabouts of security, the placard abuses and so on. And then get together and talk about what's going on because your role right now is maintenance. Ann brought up the state of the curb cuts at the last meeting. I mean if you'd gone out during the raining, if you'd have gone out you would have seen it and you would have known what she's talking about.

I don't think you really need us to tell you what's going on. It's not a very big area. We're all busy and we're all doing stuff, even though we're seniors we're busy and we do things, so you need to look at the neighborhood and make sure things are happening.

Oh, the other thing is the street lights. The street lights were set up to be, they're beautiful, but they don't shed a lot of light and on the corner, the same corner of Liberty and South End Avenue, there's no light there and at night it's totally dark and when people are crossing you can't see them when they're driving. So we need a street light there. So of all these things, what I'd like to happen is that we can have a discussion about to improve that crossing right now to go from it's sort of like by Gristedes by the pharmacy there, across to the bus stop.

And I do have a comment about the downtown bus, which they're not going to like but it's just a suggestion. I mean this bus was set up years ago after 911 because we didn't have access to the subways, because we used to go through the Winter Garden over the bridge and go down into the World Trade Center and it was great, you could hit all the subways. While the subways are back you could go down the Oculus and you can get on the Number 1 train. There are buses around, you could talk about that. The buses need improvement as far as keeping up their schedule and where they go to. I think the connection bus has outlived its usage. We don't really need it anymore because people with disabilities I rarely see, people with disabilities use the bus because they're not really made for that purpose. I mean they have that thing, but I rarely see people using it, they probably use Access-A-Ride or where they're going they don't need, the bus doesn't go where they're going, they're going to the doctor or wherever they're going. So you might, though Martha brought it up, and discounted it, you might want to think about it. It adds to the traffic. You can't add more buses. Traffic is awful. And the Downtown Connection bus just adds to it. So those are my comments.

3. **Ms. Ann Schwalbenberg:** You know what? I was just going to give you all an anecdotal example of what I went through on April 13th. You know, it was a Saturday and so it was like 1:30, 2:00, and I could not get the Connection bus. It was 20 minutes late, it might have even been a half hour late because I was sitting there for a long time. And so when it did come because I was talking to the Number 9 driver who wouldn't let me on his bus, but I understood that. And so this guy went whipping around, you know, this is like a few days after Arlene died and this guy is zipping around on West Thames Street and South End Avenue around the 9 bus. He couldn't wait? But he was so full he didn't want to take anybody else. So the next bus came another 20 minutes later and he said, I'm too full I can't take anybody. So he went on. So I figured, okay, let me walk up the street and so I did. So it took me you know another 15, all I wanted to do was go buy some ink at Staples. That's all I wanted to do. And this whole production took me I've got to tell you it took me like 3 hours to buy some ink at Staples. And part of it is I can't stand on this leg for that long to walk the distance. So I use the Connection bus.