MINUTES
OF THE MEETING OF THE
NEW YORK CITY HOUSING DEVELOPMENT CORPORATION

August 12, 2009

A meeting of the Members of the New York City Housing Development Corporation (the "Corporation" or "HDC") was held on Wednesday, August 12, 2009, at the offices of the Corporation, 110 William Street, 10th Floor, New York, New York 10038. The meeting was called to order at 10:05 a.m. by the Chairperson, Rafael Cestero, who noted the presence of a quorum. The Members present were Mark Page, Denise Notice-Scott and Charles G. Moerdler. Shortly after the start of the meeting, at 10:07 a.m., Felix Ciampa arrived, followed by Michael Hyman at 10:10 a.m. The Member absent was Harry E. Gould, Jr. A list of observers is appended to these minutes.

The Chairperson called for the approval of the minutes of the meeting held on June 9, 2009.

Upon a motion duly made by Mr. Page, and seconded by Mr. Moerdler, the Members unanimously:

RESOLVED, to adopt the minutes of such meeting.

The Chairperson stated that the next item on the agenda would be the President's Report. He called upon Marc Jahr, President of the Corporation, to make this presentation.

Mr. Jahr thanked the Chairperson and stated that he was pleased to welcome Denise Notice-Scott as the newest Member of HDC's Board of Directors. Mr. Jahr stated that Ms. Notice-Scott was currently the Managing Director of the Local Initiatives Support Corporation's ("LISC") New York City program. He said that prior to beginning work at LISC, Ms. Notice-Scott was a White House Fellow assigned to the US Department of Housing and Urban Development's ("HUD's") Area office. He said that in that capacity, she was responsible for the day-to-day operations of HUD's six New York/New Jersey Regional offices. He said that in the mid to late 1980's Ms. Notice-Scott served as the Director of New York City's Department of Housing Preservation and Development's ("HPD's") West Harlem Neighborhood Preservation Program office, as well as the Deputy Director of the New York City Mayor's Office of Housing Coordination. He said that Ms. Notice-Scott had an MS in Urban Planning from Columbia University and had taught at its Graduate School of Architecture Planning and Preservation. He noted that she had a long, distinguished career in affordable housing and community development, and he was certain that her experience would be of great benefit to HDC.

Mr. Jahr stated that Ms. Notice-Scott had been appointed by Governor Paterson to serve on HDC's Board; at the same time, after 12 years of dedicated service to HDC, Michael Kelly's most recent term expired and he had left the Board. He said that the Corporation would miss Mr. Kelly, who as a Member and as Chair of HDC's audit committee, brought a consistently informed and thoughtful approach to the fulfillment of his responsibilities. He said that he was certain the Members would join him in thanking Mr. Kelly for his service.

Mr. Jahr stated that even though we were deep into the summer and June was rapidly receding in our rear view mirror, it was worthwhile summarizing the Corporation's work: 13 loans, comprised of 2,279 apartments, financed in part by $255.4 million in volume cap, closed in June. He said that closing these deals in the current financial environment required a high degree of flexibility on the part of banks, investors, developers and public agencies, and HDC thanked all those parties for their efforts.

Mr. Jahr stated that this brought HDC's calendar year to date production to 16 deals, comprising 2,624 apartments and approximately $275.9 million in volume cap. He said that in support of this effort, the State allocated an additional $100 million in volume cap to the Corporation, and for that HDC particularly wished to thank Priscilla Almodovar, HFA's President; Michael Skrebutanus, the Governor's Assistant Secretary for Economic Development; and Nancy Reuss of the State's Division of Budget for their support of HDC's efforts.

Mr. Jahr stated that the Corporation was pleased with this level of productivity, but it was equally pleased with the "firsts" it accomplished in June. He said that in the first instance, the June closings allowed the Corporation to surpass the original production goal established for HDC under the Mayor's New Housing Marketplace Plan. He said originally, HDC sought to preserve and/or create 42,000 apartments over a ten year period; with the June closings, after six years, the Corporation had reached 43,656 apartments or 103% of goal, including 18,232 LAMP units, 6,555 New HOP units and 18,869 Mitchell Lama apartments.

Mr. Jahr stated that when HDC closed the 340-unit, $100 million Ciena Hobbs development in June, a collaborative effort among the New York City Housing Authority ("NYCHA"), HPD and HDC, we believe it also closed the first project using Tax Credit Assistance Program funding or "TCAP" monies in the Nation. He said that TCAP was authorized under the American Recovery and Reinvestment Act of 2009 or "AARA"—more commonly known as the "Stimulus Package"—and was designed to plug project financing gaps arising out of the precipitous decline in tax credit pricing. He said that without these funds--which made their way to the project through the concentrated effort of State Division of Housing and Community Renewal's Commissioner Deborah VanAmorengen and her staff, and the Chairperson and HPD staff --it would have been an enormous challenge to close on the Ciena Hobbes deal. Similarly, he said, without $9.5 million of these funds it would have been difficult to close the 171 apartment Livonia Terrace project in East New York, while $20.8 million in TCAP funding also allowed HDC to proceed with The Balton and Douglass projects on 127th Street and Frederick Douglass Boulevard in Harlem, companion LAMP and New HOP deals totaling 298 apartments. Mr. Jahr said that TCAP funds were designed to jump start the affordable housing market, create jobs, and stimulate the economy. He said that their promise, Congress' intent, is being realized in New York City.

Mr. Jahr stated that a second "first" was achieved when HDC closed the 480-unit St. Ann's development in the Melrose section of the South Bronx. He said that this transformative, mixed income project—actually two separate deals, one a 314-apartment low-income LAMP project, the other contiguous development a 166-apartment mixed-income New HOP development, was the first project in the Nation whose financing relied entirely upon recycled bonds, in this instance approximately $25.8 million in recycled bonds. He said that as the Members may recall, the ability to recycle bonds issued from a concerted, sustained legislative effort led by Chairman Rangel and Senator Schumer, an effort that resulted in the inclusion of recycling in the Housing and Economic Recovery Act of 2008. He said that already, the Corporation has used $38.8 million in recycled bonds for projects, helping to drive down debt service on some deals that would have otherwise been funded using taxable bonds, while preserving the volume cap with credits for deals requiring deeper affordability. He said that the Corporation also continues to work with its Congressional representatives on issues related to recycling and the 4% tax credit, and recently met with senior staff of Congress' Joint Committee on Taxation to discuss, among other things, fixing the 4% credit.

Mr. Jahr stated that a final "first" accomplished in June was HDC's first closing under its newly launched Pilot Preservation Program where HDC draws upon the strength of the Open Resolution and acts as the sole construction lender. He said that in doing so, HDC reduces the cost of deals and hopes to inject an element of competition into the marketplace that might otherwise be lacking. He said that the Corporation anticipates that the refinancing and restructuring of the 150-apartment Section 202 Jennings Hall project in Greenpoint, Brooklyn would be the first of a number of developments undertaken through the Pilot Preservation Program.

Mr. Jahr stated that the Jennings Hall project was representative of the Corporation's efforts to adjust to current market conditions and substantially ramp up HDC's preservation efforts. He said that it had been a great pleasure to collaborate with the Chairperson and his staff at HPD as he had sought to reposition HPD and the New Housing Marketplace Plan -- our collective efforts -- to adapt to current budgetary constraints and market conditions while capturing the new, evolving opportunities that exist in New York City's current housing market.

Mr. Jahr stated that preservation comes in a number of different stripes. He said that one form of it is HPD and HDC's joint effort to control the fate of a set of HUD properties. He said that Richard M. Froehlich, Executive Vice President and General Counsel of the Corporation, would talk in greater detail about this initiative later in the meeting; suffice it to say that after months of discussion and negotiations with HUD, and Congressional action, the Corporation was on the brink of acquiring, at a deep discount based upon the extensive deterioration some of these properties have experienced, the notes on 10 HUD properties, comprised of 1,763 apartments. Again, he said, in the realm of "firsts," the Corporation believes this was the first such purchase from HUD of a portfolio of deals under the terms of the recent legislation.

Mr. Jahr stated that the Corporation had also collaborated with HPD in their successful effort to convince Fannie Mae to cancel their plans to sell the notes associated with the distressed "Ocelot Portfolio" through an on-line internet auction site. He said that recently, Fannie Mae announced that it would work with HPD to transfer title of the 19 building, 521 apartment "Ocelot Portfolio" to a responsible owner or set of owners. He said that the Chairperson and his staff at HPD deserve great credit for driving the process to this fruitful outcome, and for establishing some benchmarks for addressing the widespread, threatening problem of overleveraged, multi-family rental buildings. He said that the Corporation anticipates that, going forward, HDC would play a substantial role in the financial restructuring and physical rehabilitation of these and other similar properties.

Mr. Jahr stated that to further the emerging preservation agenda, HDC and HPD also collaborated on the recent issuance of a Notice of Funding Availability or NOFA for distressed condominium properties. He said that funding for this preservation effort--$20 million in subsidy--comes from City Council Speaker Quinn and HPD. He said that the NOFA for the Housing Asset Renewal Program or HARP was issued on July 30, and HPD would accept proposals from August 17 through December 30, 2009. He said that to qualify for consideration, development proposals must, at a minimum, set aside 50% of the apartments for affordable housing. He said that in the instance of a condominium HPD would provide $50,000/DU for all units affordable to households at or below 165% of median income (e.g., $125,700 for a family of four), and that rental projects with at least 50% of the units affordable to households at or below 130% of the median income (e.g., $99,800 for a family of four or $69,900 for a single individual) will also be eligible under the program.

Mr. Jahr stated that HARP was an experiment. He said that it was unclear whether there was sufficient distress in the marketplace to translate into a pipeline of affordable housing developments targeted to middle and moderate income households. Mr. Jahr stated that on the other hand, to the extent lending institutions either have foreclosed upon properties or are seeking ways out of distressed projects, HARP would offer them a way to restructure these otherwise badly impaired deals. He said that at the same time, it would allow us to create affordable housing units at a relatively inexpensive price and in a timely manner, while stabilizing the communities surrounding these struggling developments.

Mr. Jahr stated that in the coming months, the Corporation looks forward to presenting to the Members for consideration a series of developments issuing from these new preservation initiatives—the HUD Note Sale, HARP, HDC's Pilot Preservation Program, the concerted effort to address the issues of overleveraged rental buildings, and other undertakings. He said that HDC's LAMP and New HOP pipelines remain full, and that the Corporation expects to request an additional $200 million in volume cap from the State before year end to address those projects' financing needs. He said that if this remains a challenging economic environment, it was also a time of great opportunity in the realm of preservation. He said that the Corporation looks forward to working with HDC's Members, its partners at HPD, the State, and in the financial and development communities to capture these opportunities and strengthen the City's stock of affordable housing.

Mr. Moerdler stated that with respect to HARP he hopes and expects that community boards throughout the City would be consulted with respect to any such acquisition in their respective community board districts, and that he would look with a jaundiced eye at any proposal that did not so provide. The Chairperson stated that Mr. Moerdler's point was a good one, and that he anticipated that many proposals would come from the communities themselves since they actually know the buildings; he also noted that Mr. Moerdler's thoughts relating to communication and cooperation with the communities were in line with what was contemplated.

The Chairperson next welcomed Ms. Notice-Scott and stated that he looked forward to working with her, noting that they had worked together for many years and that she would bring a great deal of insight and expertise to what the Corporation was doing.

The Chairperson then stated that while Mr. Jahr likes to lavish praise on others, at the end of the day we are all very lucky for the team at HDC. He thanked Mr. Jahr and HDC staff for their hard work, noting that HDC was the only housing finance agency in the country doing such a large volume of business in the area of affordable housing in a difficult market.

The Chairperson stated that the next item on the agenda would be the Approval of an Authorizing Resolution for the Corporation's Residential Revenue Bonds (Queens College Residences), 2009 Series A. He called upon Ruth Moreira, Project Manager for the Corporation, to advise the Members regarding this item.

Mr. Moreira referred the Members to the memorandum before them entitled "Residential Revenue Bonds (Queens College Residences), 2009 Series A" dated August 4, 2009 (the "Queens College Memorandum") and the attachments thereto including (i) the Resolution Authorizing Adoption of the Residential Revenue Bonds (Queens College Residences) Bond Resolution and Certain other Matter in Connection Therewith (the "Authorizing Resolution"); (ii) the Residential Revenue Bonds (Queens College Residences) Bond Resolution (the "Bond Resolution"); (iii) the Official Statement; and (iv) the Bond Purchase Agreement, all of which are appended to these minutes and made a part hereof.

Mr. Moreira stated she was pleased to recommend that the Members approve the issuance of the Corporation's Residential Revenue Bonds (Queens College Residences), 2009 Series A (the "Bonds") in an amount not to exceed $70,000,000. She said that interest on the Bonds would be exempt from Federal, state and local income tax. She said that the proceeds of the Bonds would be utilized by Q Student Residences, LLC (the "Mortgagor"), a New York limited liability company, for the purpose of refunding the Corporation's Residential Revenue Bonds (Queens College Residences), 2008 Series A (the "2008 Bonds"). She said that the 2008 Bonds were issued to finance the construction and equipping of a 144-unit residential building to be located on the Queens College Campus (the "Project"). She said that the Project consists of a single building with three, four and five story sections and is comprised of 144 apartments with a total of 506 beds. She said that currently the Project had reached 90% completion and was expected to receive a temporary certificate of occupancy for the facility by September 1, 2009. She said that as of this morning, ninety-one percent of the units had signed license agreements, and students were expected to move in for the Fall semester. She then noted the presence at the meeting of Sue Henderson, representing the Mortgagor.

Ms. Moreira stated that the Bonds would be issued as seven-day variable rate tax-exempt obligations, and that the interest rate on the Bonds would be reset weekly by RBC Capital Markets Corporation in its capacity as Remarketing Agent. Ms. Moreira stated that the primary security for the Bonds would be in the form of a direct pay Letter of Credit to be issued by RBS Citizens, National Association. She said that the reason for this refunding was due to the downgrade of RBS Citizens to an A minus rating with a negative outlook by Standard & Poor's Ratings Services ("S&P"); as this rating was below the Corporation's acceptable rating for credit enhancement, the Letter of Credit would be confirmed by an irrevocable stand-by letter of credit issued by the Federal Home Loan Bank of Boston, currently rated AAA with a stable outlook by S&P. She added that it was expected that the Bonds would adopt the rating and be rated AAA by S&P. She said that as a result, the Corporation believes that the financing is structured to effectively insulate the Corporation from credit, market and real estate risks. She said that RBS Citizens and the FHLB of Boston would keep the LOC and the Confirming LOC in place for 24 months, subject to no defaults and other conditions being met. She said that it was possible that the Confirming LOC may be released prior to the 24 months if RBS Citizens was upgraded to a rating satisfactory to the Corporation. Ms. Moreira stated that the Mortgagor entered into an interest rate swap agreement at the time of issuance of the 2008 Bonds which would fix the permanent rate for 10 years commencing after construction completion. She said that the use of a swap as a hedge on the variable rate mitigates the risk of rising variable rates in the future.

Ms. Moreira then noted that the version of the Queens College Memorandum mailed to the Members did not include the exhibits to the Bond Purchase Agreement, but that placed before the Members now was the version including the exhibits. Ms. Moreira stated that all risks and fees were outlined in the Queens College Memorandum.

Mr. Moerdler asked whether there was an earlier version of this project previously approved by the Members. Mr. Jahr responded that there had been, but since the letter of credit issuer, RBS Citizens, National Association, was downgraded, such letter of credit was now being confirmed by a letter of credit issued by the Federal Home Loan Bank of Boston.

Mr. Froehlich then described the provisions of the Authorizing Resolution to the Members and the actions the Members were being requested to approve.

Upon a motion duly made by Mr. Moerdler, and seconded by Mr. Page, the Members unanimously:

RESOLVED, to approve the Authorizing Resolution which provides for (i) the adoption of the Bond Resolution, (ii) the execution of the Bond Purchase Agreement, (iii) the distribution of the Official Statement in connection with the financing, and (iv) the execution by an Authorized Officer of the Corporation of mortgage loan related documents and any other documents necessary to accomplish the issuance of the Bonds and the redemption of the 2008 Bonds.

The Chairperson stated that the next item of business would be the approval of the Corporation's purchase of a portion of HUD's Multi-Family Portfolio. He called upon Mr. Froehlich to advise the Members regarding this item.

Mr. Froehlich referred the Members to the memorandum before them entitled "Purchase of a Portion of HUD's Multi-Family Loan Portfolio" dated August 4, 2009 (the "HUD Memorandum"). He stated that he was pleased to recommend that the Members approve the Corporation's purchase of a portion of the HUD Multi-Family Loan Portfolio for an amount not expected to exceed $6,000,000, to be funded by the Corporation's unrestricted reserves. He said that the Corporation would service the mortgage loans while facilitating needed repairs and refinancing of current debt on the properties on favorable terms. He said that this program was an important element of Mayor Bloomberg's New Housing Marketplace Plan targeting the preservation of government-assisted affordable housing.

Ms. Froehlich stated that the Portfolio was composed of Nine (9) first lien mortgages and one (1) second lien mortgage that are fixed rate, self-amortizing loans (the "Mortgages"). He said that the Mortgages had an aggregate unpaid principal balance of $15,439,683.56, as of June 23, 2009. He said that with respect to the one (1) second lien mortgage included in the Portfolio, the Corporation already holds the first lien mortgage on that property.

Mr. Froehlich stated that the ten (10) properties had a total of 1,763 residential units with five (5) in Manhattan, two (2) in the Bronx, and three (3) in Brooklyn. He said that all had residential occupancy rates at or above 95%. He added that further details about the Portfolio were in the HUD Memorandum before the Members. He said that the Corporation, in conjunction with HPD, conducted an independent analysis of the Portfolio's physical needs and estimated the overall cost of repairs at approximately $33.6 million, or $19,000 per unit.

Mr. Froehlich stated that there would be a six (6) month repurchase period, during which time HDC can put any of the Mortgages back to HUD for a full refund in the event of excessive environmental remediation costs. He said that the Purchase Price, plus interest would be repaid to HDC with a portion of the revenues generated by the Portfolio. He said that at closing, HUD would assign the Mortgages and associated regulatory agreements to HDC. He said that HDC would service the loans, establish and administer Portfolio escrow accounts and a repair fund, and enforce the existing regulatory agreements. He said that as compensation for servicing the Portfolio, HDC would earn a servicing fee equal to 1% of the unpaid principal balance of the Mortgages.

Mr. Froehlich stated that the strategy for preserving the Portfolio relies on a coordinated multi-agency effort to use the resources of existing programs. He said that HDC and HPD had already preserved over 50 HUD-assisted multi-family developments, totaling more than 14,100 units and approximately $845 million in investment since 2003. He said that where feasible, HDC would work with current ownership to retain existing Section 8 funding and improve the physical and financial conditions of the Properties through refinancing and recapitalization.

Mr. Froehlich stated that in addition to the availability of existing funding, the Portfolio would benefit from the creation of a Repair Fund funded from a portion of the mortgage revenue generated by revenue from the Portfolio loan payments. He said that based on the valuation of the underlying mortgage loans, the Corporation anticipates that the Fund would be a key source of subsidy in the City's efforts to preserve the Portfolio.

Mr. Froehlich stated that the purchase of the Portfolio poses limited risks for the Corporation. He said that the principal financial risk is that the Portfolio owners would default on the Mortgages and HDC's Acquisition Debt would not be repaid. He stated that this risk was mitigated by the discounted Purchase Price, which was more than 60% below the face value of the Mortgages. He stated that through special legislative authority expiring September 30, 2009, HUD was permitted to sell the Portfolio to HDC at a discount based on the needed capital repairs.

Mr. Moerdler stated that he wanted to confirm that none of the mortgages would come due within less than twenty-four months. Mr. Froehlich responded that was correct.

Mr. Froehlich then described the actions the Members were being requested to approve.

Upon a motion duly made by Mr. Moerdler, and seconded by Mr. Page, the Members unanimously:

RESOLVED, to (1) authorize the Corporation to utilize its unrestricted corporate reserves to purchase a portion of the HUD Multi-Family Loan Portfolio in an aggregate amount not to exceed $6,000,000, and (2) authorize the officers of the Corporation to prepare and execute all documents and enter into all agreements necessary to effectuate the purchase of the Portfolio in accordance with the HUD Memorandum.

The Chairperson stated that the next item on the agenda for consideration by the Members would be the approval of the Corporation's Tax Credit Loan and Reserve Funding Program. He called upon Joan Tally, Senior Vice President of Development for the Corporation, to advise the Members regarding this item.

Ms. Tally referred the Members to the Memorandum before them entitled "Allocation of Corporate Reserves to Fund the Corporation's participation in the Tax Credit Loan and Reserve Funding Program" dated August 4, 2009 (the "Tax Credit Loan Memorandum"). She said that that she was pleased to recommend that the Members approve the Corporation's participation, with HPD, in the Tax Credit Loan and Reserve Funding Program (the "Program") in an amount not expected to exceed $15,950,000 in unrestricted corporate reserves. Ms. Tally stated that under the Program, HDC would utilize $15,950,000 in corporate reserves to provide loans to certain HPD Low Income Housing Tax Credit Projects that have aged out of the 15-year tax credit compliance period (the "Year 15 Projects"). She said that these Projects were in need of rehabilitation or loan extensions and were being monitored by HPD. She said that the proceeds of the loans would be deposited into operating and replacement reserve accounts held by HPD and would be subject to reserve and servicing agreements.

Ms. Tally stated that in exchange for HDC contributing its corporate reserves, HPD made a construction and permanent subordinate loan in the amount of $15,950,000 for an HDC LAMP project known as Arista UAC. She said that the Loan closed in June 2009, and that these HPD funds replaced what was anticipated to be an HDC subordinate loan from corporate reserves.

Ms. Tally stated that HDC would enter into a Memorandum of Understanding ("MOU") with HPD outlining the parameters of the Program. She said that in addition to the MOU, HPD and HDC would enter into a Master Servicing Agreement for HPD's Low Income Housing Tax Credit Preservation Program (the "Servicing Agreement"). She said that similar to other servicing agreements between the two agencies, the agreement would outline the process for funding and disbursement of the operating and replacement reserve funds.

Ms. Tally stated that it is anticipated that HDC would provide funds for the Program over a 5-year period. She added that at the end of the 5-year period, the Arista UAC subordinate loan would be assigned to HDC and the loans made by HDC for the Year 15 Projects would be assigned to HPD. Ms. Tally stated that the risks and fees were outlined in Tax Credit Loan Memorandum before the Members.

Mr. Moerdler asked whether future approvals would be sought from the Members regarding individual projects. Mr. Froehlich responded no, as the loans would be in small amounts. Mr. Moerdler said that so long as the loans were for less than half a million dollars and were used to preserve affordable housing he did not see a problem with that.

Upon a motion duly made by Mr. Moerdler, and seconded by Mr. Ciampa, the Members unanimously:

RESOLVED, to authorize HDC staff to commit up to $15,950,000 of the Corporation's unrestricted reserves to fund the Tax Credit Loan and Reserve Funding Program as described in the Tax Credit Loan Memorandum.

At 10: 30 a.m., there being no further business, upon a motion duly made by Mr. Page, and seconded by Mr. Hyman, the meeting was adjourned.

Respectfully submitted,

Diane J. Pugacz
Assistant Secretary

MINUTES
OF THE MEETING OF THE
NEW YORK CITY HOUSING DEVELOPMENT CORPORATION

August 12, 2009

ATTENDANCE LIST

NAME	**AFFILIATION**
Howard I. Berkman	Hawkins Delafield & Wood LLP
R. Gregory Henniger	“ ”
Kent Hiteshew	JP Morgan Chase
Tom Cullinan	RBC Capital Markets Corporation
Diana Glanternik	Office of Management & Budget
James McIntyre	Morgan Stanley
Rebecca Reape	Merrill Lynch & Co.
Robert Goldrich	Mayor’s Office
Sue Henderson	Queens College/CUNY
Marvin Markus	Goldman Sachs & Co.
Alan Jaffe	“ ”
Elwood Hill	Office of State Comptroller
Joeseph Piazza	Department of Investigation
Marc Jahr	New York City Housing Development Corporation
Richard M. Froehlich	“ ”
Mathew M. Wambua	“ ”
Joan Tally	“ ”
Diane J. Pugacz	“ ”
Melissa Barkan	“ ”
Cathleen Baumann	“ ”
Catie Marshall	“ ”
Jeffrey Stone	“ ”
Susannah Lipsyte	“ ”
Claudine Brown	“ ”
Ted Piekarski	“ ”
Urmas Naeris	“ ”
Bharat Shah	“ ”
Kristen Smith	“ ”
James Tafuro	“ ”
Peggy Joseph	“ ”
Shirley Jarvis	“ ”
Mary Hom	“ ”
Mary McConnell	“ ”

Ruth Moreira	"	"
Dwan Daniels	"	"
Rashida McGhie	"	"
Liz Oakley	"	"
Kerry Yip	"	"
Marcus Randolph	"	"
Pellegrino Mariconda	"	"
Catherine Foody	"	"
Susan O'Neill		