

The Oceanport Bulletin



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October/November 2023

Mayor's Message

I apologize in advance for the dry nature of this message, but real estate development in Oceanport has been a very hot topic for several years and discussions, debates, and disputes about it have reached new heights because of the Netflix and Monmouth Park proposals. The continued redevelopment and economic revitalization of Fort Monmouth is, quite simply, the most profound fiscal, social, and political development in Oceanport since Monmouth Park Racetrack opened in 1947 and the proposed development of underutilized property at Monmouth Park might be a not-so-distant second. If we are to have reasonable conversations about both projects, we first must have a common set of facts upon which to base our arguments and beliefs. Therefore, it is important that rumors, disinformation, and misinformation be limited as much as possible and that the facts attendant to these developments are prioritized. To that end, I offer the following:

Fort Monmouth/Netflix Facts:

1. The Oceanport section of Fort Monmouth is comprised of approximately 400 acres of land, all of which was controlled by the federal government through 2010 and none of which generated any real property tax revenue. It was not until 2014, however, that the Fort Monmouth Economic Revitalization Authority (FMERA, an agency under the aegis of the State of New Jersey) began to take title and really began to exert control over the redevelopment of the property that the federal government abandoned.
2. While owned and operated by FMERA, the properties do not generate any real property tax revenue. When properties are sold by FMERA at public sale, however, they become part of the Borough's tax rolls and, unless otherwise exempt, begin generating real property tax revenue.
3. To date, approximately 171.46 acres within Oceanport's borders have been sold and fully (1) or partially (2) **(PLEASE REFER TO CHART ON PAGE 4)**.
4. The remaining parcels of unsold land in the Oceanport section of the Fort are the Mega-Parcel (117 acres), the Nurse's Quarters (3.75 acres), the new JCP&L substation site (1 acre), and the Habcore Homeless and Veteran's Facility (1 acre).
5. The Mega-Parcel is comprised of the McAfee Center site, Cowan Park, Greeley Field and the 400 Area. The 400 Area is the large parcel located on the other side of Oceanport Avenue sandwiched between the Main Post, Horseneck Point, and Riverside Avenue. This Mega-Parcel is the site that Netflix has contracted to purchase.
6. The Nurse's Quarters are located on Main Street and both the JCP&L and Habcore sites are located just off of Main Street as well. Both the Nurse's Quarters, JCP&L and Habcore

Calendar of Events October

- 5 Mayor & Council Meeting
- 9 Water Watch Committee Meeting
- 9 Environmental Commission Meeting
- 10 Planning Board Meeting
- 11 Parks & Recreation Committee Meeting
- 12 Historical Committee Meeting
- 14 Bingo Night at First Aid Squad Building
- 18 Oceanport Board of Education Meeting
- 19 Mayor & Council Meeting
- 24-26 Halloween Decorating Contest
- 24 Planning Board Meeting
- 28 National Prescription Drug Take Back Day
@ OP Police Station
- 29 Halloween Trunk or Treat
- 30 Shore Regional HS Board of Education Meeting

November

- 1 Quarterly Taxes Due
- 2 Mayor & Council Meeting
- 7 Election Day
- 8 Parks & Recreation Committee Meeting
- 9 Historical Committee Meeting
- 11 Veterans Day Ceremony @ Borough Hall
- 11 Bingo Night at First Aid Squad Building
- 13 Water Watch Committee Meeting
- 14 Planning Board Meeting
- 13 Environmental Commission Meeting
- 15 Oceanport Board of Education Meeting
- 23 Happy Thanksgiving Day, Borough Offices Closed
- 24 Borough Offices Closed
- 28 Planning Board Meeting
- 30 Shore Regional HS Board of Education Meeting

December

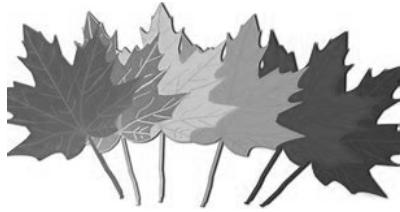
- 3 Annual Christmas Tree Lighting
- 12-14 Holiday Decorating Contest

sites are spoken for, but not yet transferred. The JCP&L and Habcore site will be exempt from real estate taxes, but both the Mega-Parcel and the Nurse's Quarters will be subject to regular real estate taxation.

7. I can tell you that the Netflix transaction is an incredibly complicated one insofar as it involves coordination between multiple municipalities (Eatontown and Oceanport), multiple state and federal agencies (FMERA, NJDEP, NJEDA, Monmouth County, US Army) and multiple sets of professionals at all levels. Absolutely NOTHING about this project is simple. Nothing.

(MAYOR'S MESSAGE continued on page 4)

COMMUNITY NEWS



Attention Residents and Landscapers **FALL LEAF COLLECTION GUIDELINES**

Fall leaf pick up began the end of September and runs through early December. All leaves must be raked to the curb. Please do not put leaves in plastic bags! Please put leaves as close as possible to curb so to not block much of the road and do not place leaf piles on top of storm drains.

For the safety of the DPW workers and the equipment being used PLEASE – NO debris, NO branches, NO twigs, NO stones, and NO plant pots. ONLY LEAVES for pick up by Public Works.

Please remember the DPW does not pick up branches and sticks. The garbage collector will pick up 3 tied and bundled branches and tree limbs each trash pickup day for that site. Bundles must be tied and not exceed 5 feet by 3 feet in diameter piles. The garbage collector will also take branches placed in garbage can as long as they do not stick out of can and the can is able to be dumped easily.

If you use a landscaper, please note it is the property owner's responsibility to make sure the landscaper is registered and has a permit to operate within the Borough of Oceanport.

Please visit oceanportboro.com for this year's Leaf Collection Schedule.

Halloween Trunk or Treat

Sunday, October 29th. 2:00 – 3:30 pm at Borough Hall

Parks & Recreation is looking for trunkers, please register by emailing OPRec@oceanport.com. Event is free and there will be a costume contest, free candy, and giveaways!



New Event! **Halloween Decorating Contest**

Judges will be out October 24th, 25th, and 26th. Categories are: Spookiest, Most Family Friendly, and Most Creative. Preregister by emailing OPRec@oceanportboro.com. It will be a treat to drive through Oceanport this fall!

Veterans Day Ceremony

**Saturday, November 11th at 11:00 am
Borough Hall**

Please share in this ceremony to honor the brave men and woman who have served to keep us free and safe. Students in grades 4th – 8th grades are preparing essays on the importance of Veterans Day and what it means to them. Winners from each grade will be invited to attend the ceremony.

Halloween Curfew

A curfew will be in place on Sunday October 29th, Monday October 30th, and Tuesday, October 31st from 8:00 pm until 6:00 am. The curfew imposed restricts all minors not accompanied by a parent or guardian from assembling on the streets or other public places within the Borough of Oceanport.

Banner Sponsorships Available for Main Street

The Oceanport Historical Committee is again offering banner sponsorships for banners to be hung on the poles lining Main Street. These banners welcome residents and visitors to our great community. The banners will be provided on a first-come, first-served basis. The cost is \$150 for individuals and small businesses. Additionally, corporate sponsorships are available for \$300. The corporate sponsors' banners will have larger print with their company name, logo, etc. Please fill out the form below if you are interested. It can also be picked up at Borough Hall, or by contacting Toni Sverapa at (732) 539-1620 or Paula Lombardo at (732) 533-8471. Please contact the ladder if you have any questions.



SPONSOR A BANNER

NAME _____

ADDRESS _____

TELEPHONE _____

EMAIL ADDRESS _____

What do you want to say on the banner?
Please print very clearly.

Sponsored by:

NAME OF BUSINESS _____

NAME OF FAMILY/RESIDENT/SMALL BUSINESS _____

Please send you check payable to the Borough and this form to:

Borough of Oceanport
PO Box 370, Oceanport, NJ 07757

COMMUNITY NEWS

Tis The Season!

Oceanport's Annual Christmas Tree Lighting
Sunday, December 3rd at 5:00 pm
Port-Au-Peck Firehouse

Usher in the holiday season, light the tree, and sing some carols at this Oceanport tradition! Free photos with Santa and goodie bags too!

Annual Home Decorating Contest

Deck the halls with boughs of holly....
December 12th, 13th, and 14th

Please note to be considered for an award, register by emailing your address to: OPRc@oceanportboro.com by December 11th. And, then please leave your lights from 5:00 – 9:00 pm Tuesday, December 12th through Thursday, December 14th to be included in the Borough's annual decorating contest. Prizes will be awarded in the following categories: Most Outrageous, Best Overall (only one), Best Yard, Best Condo/Townhouse, Best Door/Windows, and Most Traditional.

Dust off those decorations and plug in those lights!

Oceanport A Great Place to Live

Have you gotten your copy of *Oceanport A Great Place To Live*, a comprehensive history of Oceanport's second 50 years yet? Copies can be purchased from Toni Sverapa (please call (732) 539-1620), any member of the Historical Committee, or at Borough Hall. Hardcover copies are available for \$75, and soft-cover copies are available for \$30, cash or check made payable to the Borough of Oceanport.

Senior Club Notes

Upcoming Meetings: The Senior Citizens Club meets at Old Wharf House at 12:30 PM on the third Wednesday of each month. In October, there will be a presentation from the Monmouth County Office on Aging. A Thanksgiving Lunch will be served at the November 15th meeting. Members will be reminded of meeting dates.

Christmas Luncheon: On December 6th from 12:00 PM – 3:00 PM, the club will enjoy a plated lunch and entertainment at Squires at Branches, Monmouth Road, West Long Branch. There will also be installation of officers for the coming year. Cost is \$45. For more details, contact Mimi Paolise at (732) 245-4987.

Membership in the Senior Citizens Club of Oceanport is open to any Oceanport resident who is 55 years old or older. Meetings include informative presentations by guest speakers, entertainment, or other special events. Lunch or light refreshments are served. If you are interested in becoming a member of the Senior Citizens Club of Oceanport, please contact Fran Bendock at (732) 229-0278 for information about joining. Annual Membership dues are \$25. Please send dues payments to Lillian Lockwood, 132 S. Pemberton Avenue, Oceanport, NJ 07757. Phone: (732) 542-3826

Cards: Seniors interested in playing cards are invited to gather every Tuesday and Thursday at the Old Wharf House from 9:00 AM – 12:00 Noon.

"It ain't no sin to be glad you're alive." Bruce Springsteen

Garden Club News

The 2023-2024 season of the Oceanport Garden Club began on the fourth Thursday of September: September 28th. Artistic Design and Instruction, a committee to 'study and practice the art of flower arranging', was re-instated for upcoming meetings to share enthusiasm for flower design. Club members are assigned each month and use a theme of the month as an arrangement to celebrate a birthday, or a design using orange and black in the arrangement for the month of October. Members bring their floral designs and are critiqued. A planned visit to a garden club member's rose and landscaped garden was an interesting and enjoyable afternoon. Plants were tagged with their common name and family name, making familiar plants more recognizable without guesswork. Our November meeting will be November 14th, (not the usual fourth Thursday of the month) to make holiday baskets and door decorations for the Oceanport schools, public library, and municipal offices.

As always, the public is invited to attend the club meetings held at Old Wharf House, 316 East Main Street, Oceanport. Business meetings start at 10:30 AM with refreshments and meet and greet at 10:00 AM. Please call (732) 229-8274, Penny, for additional information.

Oceanport Garden Club Tip: for that special plant you like take the time to notice the shape of the flower structure, draw the shape of leaves or indicate with a marker of some kind so when you are weeding you do not remove the plant you want to keep.

The Borough of Oceanport Parks and Recreation Committee would like to thank everyone for making the 2023 Summer's End Festival a success!

Thank you to the sponsors:

PRO CRAFT AUTO BODY
COLLIER'S ENGINEERING
BAGEL MASTERS
CK LANDSCAPE DESIGN
DENHOLTZ ASSOCIATES
MAMA DAG'S OYSTER HOUSE AT THE MARINA
LITTLE SILVER CARVEL
KEMMERER ASSOCIATES
CAPUTO'S BAKERY

A special thank you to:

MAYOR AND COUNCIL
FIRE, FIRST AID, and POLICE DEPARTMENTS
OFFICE OF EMERGENCY MANAGEMENT
DEPARTMENT OF PUBLIC WORKS
BOROUGH STAFF

And most of all,

THANK YOU TO THE RESIDENTS OF OCEANPORT!

MAYOR'S MESSAGE

(continued from page 1)

8. In all likelihood, given the complexities and all the conditions that have to be addressed, the Netflix transaction will not close until some time in 2025 and the full buildout will probably take a decade or more. In the interim, however, all the parties noted above will be working together to ensure that the closing takes place as soon as possible and that the public has a full and complete understanding of how Netflix plans to develop the property. Please note that the Netflix property encompasses almost everything in Eatontown from the Main Gate on Route 35 and the Mega-Parcel in Oceanport, a total of almost 300 acres.

9. In order to effectuate Netflix's purchase and redevelopment, it is necessary for FMERA to amend its Re-Use Plan. As soon as the proposed Re-Use Plan is presented (and it is expected to come out in October or November of this year), we will post it on the Borough's website. As with all of FMERA's Re-Use Plan Amendments, once presented, Oceanport will have 45 days to provide comments to FMERA and the proposed amendments will be discussed in public at both Municipal Council and Planning Board meetings.

Monmouth Park Facts:

1. Monmouth Park Racetrack has been owned by the State of New Jersey through the New Jersey Sports and Exhibition Authority since 1985. In 2012, having previously privatized the racetrack at the Meadowlands, the State of New Jersey decided to close Monmouth Park unless it could find a private entity to operate it. That year, the New Jersey Thoroughbred Horsemen's Association (NJTHA) agreed to enter into a long-term lease (45 years) with the NJSEA to keep horseracing at Monmouth Park. The NJTHA, in turn, entered into an agreement with Darby Development to manage and operate the racing facilities. Dennis Drazin is the CEO of Darby Development.

2. The reason that the State of New Jersey opted to get out of the horse racing business in 2012 was because the state's racing operations were losing millions of dollars on an annual basis. Horse racing, once the only real form of legalized gambling outside of Las Vegas, had been experiencing reduced crowds and handles for several years and the State was no longer willing to subsidize the losses. If this long-term lease was not entered into in 2012, Monmouth Park would have closed for good.

3. Monmouth Park, even though it is owned by the State, pays real estate taxes pursuant to a statutory mandate that was negotiated by then Mayor Tom Cavanaugh in 1985 when the State purchased the track from the Monmouth Park Jockey Club. Monmouth Park, which sits on about 300 acres of land, is the

OCEANPORT ACREAGE IN FORT MONMOUTH SOLD

Property	Acreage	Capital Investment	Assessment	2022 RE Taxes
Oceanport Municipal Complex (1)	11.25	\$10,000,000	\$11,800,000	Exempt
Marina at OP (1)	4.00	\$ 1,150,000	\$ 3,382,400	\$ 58,897
Allison Hall District(2)	12.13	\$25,000,000	\$ 2,390,700	\$ 42,011
Lodging District (2)	15.00	\$25,000,000	\$16,311,900	\$271,428
Patterson Army Hosp.(1)	15.50	\$ 5,000,000	\$11,877,800	\$197,646
Barker's Circle (2)	11.00	\$22,000,000	\$ 4,914,300	\$ 81,772
Squier Hall (2)	17.44	\$10,440,000	\$ 1,291,600*	\$266,815*
Commissary/PX (2)	25.25	\$60,000,000	\$ 3,972,500	\$ 66,101
Russel Hall (1)	4.70	\$ 1,500,000	\$ 2,012,700	\$ 33,491
Mon. Cty. Shelter(1)	1.50	\$ 2,139,000	\$ 374,000	Exempt
Fitness Center (1)	7.34	\$16,000,000	\$ 5,606,600	\$ 94,293
E. Gate/Liberty Walk(1)	36.50	\$25,000,000	\$53,871,200	\$856,576
Main Post Chapel (1)	5.00	\$ 450,000	\$ 1,080,000	Exempt
Dance Hall (1)	4.27	\$ 3,100,000	\$ 754,000	\$ 12,546
Telecom Tower (1)	.58	\$ 35,000	\$ 1,161,500	\$ 19,327
TOTALS	171.46	\$206,814,000	\$120,801,200	\$2,000,903

1. Fully Developed 2. Partially Developed

*There is a PILOT (Payment in Lieu of Taxes) on this property.

Borough of Oceanport's number one taxpayer and employer.

4. Beginning in 2010 the State of New Jersey began a challenge to the federal Professional and Amateur Sports Protection Act (PASPA) that prohibited state sanctioned sports gambling with the exception of Delaware, Nevada, Oregon and Montana, all of which had legalized sports betting prior to PASPA's passage in 1992. In May of 2018, the Supreme Court of the United States ruled in New Jersey's favor and in June of 2018, sports betting opened at Monmouth Park at the William Hill Race and Sports Bar.

5. Inasmuch as the Monmouth Park property is owned by the State Oceanport's planning, zoning construction, and building codes do not apply and the operator is only required to appear before the Borough's Planning Board, for informational purposes only, in connection with capital improvements. Notwithstanding that, the track's operators have made it their practice over the past eight years to appear before and make presentations to the Municipal Council and Planning Board if they are requested to do so.

6. Phase 1 of the operator's current development proposal calls for the construction of 298 age-restricted (55 and over), one and two bedroom rental units in the 30 plus acre lot across from the track's main entrance on Oceanport Avenue that now serves as an auxiliary parking lot (where the Lion's Club Strawberry Festival used to be held). Phase 1 also calls for the construction of a hotel within the track site where the existing parking lot is, just to the west of the mini-golf course.

7. Phase 2 of the proposal calls for entertainment, retail, and youth/adult sports related development within the confines of the existing track facility. No additional housing is proposed within the confines of the existing track facility.

8. All proposed development would be taxed consistent with the existing statutory configuration (i.e., taxed like all other properties in Oceanport). All the plans and all of the existing lease agreements are available for review on the Borough of Oceanport's website.

LIBRARY/SCHOOL NEWS

Library News

Our popsicle party in July was a smashing success thanks to the Oceanport Library Association. We are considering making this an annual event. September was Library Card Sign Up Month but getting a library card is available anytime of the year. Come in and get a library card which can be used at libraries in the Monmouth County Library System. The card includes access to books, e books, audios, DVDs and so much more!

Please do not forget about our weekly children's programs on Thursdays at the following times:

Baby Storytime – 6 months to 2 years (with parent/caregiver) 10:00 am - 10:20 am; Family Storytime – 2 years and older (with parent/caregiver) 11:00 am - 11:30 am (includes craft); After School Activities – 3 years and older (with parent/caregiver) 4:00 - 4:30 pm (includes craft).

Congratulations to the Oceanport Lions Club 2023 Scholarship Winners

The Oceanport Lion's awarded \$1000 scholarships to two very deserving high school seniors who will be continuing their education in the fall.

Congratulations to Cate DeSousa and Samantha Zarcharczyk! Cate graduated from Red Bank Catholic and attends the University of Virginia. Sam graduated from Shore Regional and attends Villanova University.

Lion Mark Barreca presented their awards at Red Bank Catholic and Shore Regional High School.



Special programs in October and November – Registration is appreciated online at <http://bit.ly/OceanportKids>, by phone at (732) 229-2626 or in person.

Penguin Pointers – A Family Event presented by Jenkinson's Aquarium. Thursday, October 12th, 4:00 - 4:45 pm. Waddle into the world of penguin biology, geography, care, feeding, and conservation. Registration begins October 1st.

Read to a Therapy Dog – All ages welcome. Thursday, November 2nd, 3:45 - 4:40 pm. Grab a good book and read to a new dog, Molly. If not yet reading, talk about pictures in a book or tell Molly a story. Registration recommended beginning October 19th. Register for one 15-minute time slot per family and you will be e-mailed a confirmation.

Snapology – Ages 3 to 5 (with parent/caregiver). Thursday, November 16th, 4:00 - 4:45 pm. Join Snapology as kids ages 3-5 participate in creative play activities using DUPLO® bricks. Space is limited; Registration beginning November 1st.

TAKE 'N MAKE CRAFTS Pick up a craft kit to make-at-home! Find directions and themed reads in the Kids Page slideshow at monmouthcountylib.org.

October 1 – 14 Truck • October 15 – 31 Candy Corn
November 1 – 14 Moo! Cow • November 15 – 30 Turkey

(Mayor's Message, continued from page 4)

9. Notwithstanding the fact the Borough has no real say in what is to be developed on the track site, the developers have appeared at a Council meeting and a Planning Board meeting (both of which are available for viewing through the Borough's website). Based upon comments and suggestions made by the Borough's Planner, Planning Board and Municipal Council, moreover, changes to the original plans have been made, not the least of which was a reduction in units from 388 to 298.

10. In order for any development to take place, however, the NJTHA will have to renegotiate the terms of the existing lease with the NJSEA. The NJSEA is a public body that meets on a regular basis and any renegotiated lease will become a document that would be available to the public upon request.

11. While residential units would seem unrelated to the fiscal health of horse racing at Monmouth Park, the developer has represented that a portion of the revenue derived from the development would be used to supplement purses at the track. How much that will actually amount to, is an unknown at this point.

Horse Racing is not exactly a growth industry these days and the bottom line is that the worst thing for Oceanport would be if horse racing ceases at Monmouth Park. As our largest taxpayer and employer, the track's closure would have a tremendous negative impact on Oceanport. We should be comfortable exploring whatever ancillary sources of revenue are available, within reason, to sustain Monmouth Park's viability. There are no easy answers or solutions to all that ails the horse racing industry and, in particular, Monmouth Park. We have to accept the reality that Monmouth Park's halcyon days are in its distant

(Mayor's Message, continued on page 6)

The Oceanport Bulletin

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LAURA MCCRAE, Editor (Lmccrae@comcast.net)

Deadline for the DECEMBER /JANUARY *Bulletin* is NOVEMBER 14, 2023.

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INFORMATION FROM THE OCEANPORT POLICE

TRAFFIC SAFETY

As schools open, the Oceanport Police Department asks drivers to be more responsible and to watch your speed when travelling within the Borough, especially near schools and the routes to schools. Oceanport Police Officers continue to conduct radar enforcement details throughout the Borough. Signboard and radar display boards will be placed in targeted locations to educate drivers and to slow them down. Also, please be aware of school crossing guards and follow their stop signals when they are crossing children at their crossing posts.

For speeding complaints please call the Oceanport Police Department at (732) 222-6300 or email the Traffic Safety unit at traffic@oceanportpolice.org.

CALLING THE OCEANPORT POLICE DEPARTMENT

The Oceanport Police Department non-emergency number is (732) 222-6300. We are still receiving calls and messages left on our administrative line and voicemail boxes requesting an officer's response. Google lists the Oceanport Police Department number as (732) 222-6301 on their site which is not the correct number for police response. The Police Department is attempting to change that with Google. PLEASE CALL 911 FOR ALL EMERGENCIES. For non-emergency matters please call (732) 222-6300 and this will direct you to our dispatchers from the Monmouth County Sheriff's department who covers our police dispatching services and they will direct you to a police officer or have a police officer respond to your service request.

PROPERLY DISCARD PRESCRIPTION DRUGS

The Oceanport Police Department will be participating in the annual National Prescription Drug Take Back Day which will be held on Saturday, October 28th from 10:00 am to 2:00 pm. This program aims to provide a safe, convenient, and responsible means of disposing of prescription drugs, while also educating the public about the potential for abuse of medications. Residents are encouraged to discard their old and unused prescription medication by dropping them off at the Drug Drop Off Box located in the foyer of the Oceanport Police Department at 930 Oceanport Way. Your prescription drugs can be dropped off anytime during normal business hours. Liquids and needles (anything sharp) will not be accepted.

CRIME PREVENTION

"Lock it or Lose it" - The Oceanport Police Department reminds residents to lock your vehicles, remove key fobs, and valuable items from within your parked vehicles. The department continues to respond to vehicle burglaries and vehicle thefts remain a problem in our area. It only takes a second to lock your car. Do not give the criminals the opportunity to steal your car and place other people at risk.

As always, if you see someone or something suspicious in your neighborhood, please call the police at (732) 222-6300, or if the matter is serious please call 911. (An active car burglary, theft in progress...etc.)



Oceanport Volunteer First Aid Squad 911 News

Do you know that Oceanport First Aid Squad is made up of all volunteers? The Oceanport community continues to grow, and the Squad is seeking new members. Free training is available. For more information contact any member or go to www.oceanportfirstaid.org.

The Squad's Bingo Nights continue through the fall, winter and into next year. The dates are the following: October 14th, November 11th, January 20th, February 10th, March 23rd, and April 13th. Doors open at 6:00 pm and games begin at 7:00 pm.

The Squad thanks the Oceanport community for their continued support and wishes everyone a Happy and Healthy holiday season!

(Mayor's Message, continued from page 5)

past and that it has to adapt to the economic realities of the 21st century. This current proposal is, in my mind, the first of many that will be presented over the next decade or two as Monmouth Park, the horse racing industry, and the Borough of Oceanport navigate difficult waters together.

On a positive note, the artificial turf fields at Gatta Park have generated enough rental revenue through September 30, 2023, to cover this year's \$240,000.00 debt service payment and then some. We still have three months of additional revenue to look forward to. Please note that all our local recreation, travel, and school teams have had unfettered free access to the fields for practice and games. Hundreds of young, budding Buddy Brocklebanks can be seen on those fields seven days a week, in all sorts of weather, playing several different sports and it's only going to get better when the second and third phases are completed. Enjoy the change in seasons, have a wonderful and safe Halloween and a Happy Thanksgiving. I'll connect with you again one last time in December's message and I promise it will be a much more entertaining read.