#### IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

#### #1 COURT SQUARE, SUITE 203 PARKERSBURG, WV 26101

# IN RE: MINUTES OF MEETING HELD THURSDAY, AUGUST 17, 2017

# PRESENT: DAVID BLAIR COUCH, PRESIDENT ROBERT K. TEBAY, COMMISSIONER JAMES COLOMBO, COMMISSIONER

At 9:30 A.M., the County Commission of Wood County met in regular session. They signed purchase orders, invoices and other correspondence.

The County Commission, upon a motion duly made, seconded and passed, approved an Erroneous Assessment Application in regard to personal property. A copy is attached to these minutes.

#### AGENDA AND DISCUSSION ITEMS

At 9:30 A.M., the County Commission delayed the Gregory A. Myers estate due to one of the attorneys participating in another hearing.

At 10:00 A.M., the County Commission held a hearing in regard to the Noel Mahaney estate. Due to lack of proper notice to the Administrator of the estate, the hearing was delayed until a future date. (Probate Order)

At 10:10 A.M., the County Commission held a hearing in regard to the Gregory A. Myer estate. Attorney Richard Smith and Attorney Debra Steed were present. The County Commission continued this hearing until petitions are filed by the Attorneys. (Probate Order)

At 10:32 o'clock A.M., the County Commission held a hearing in regard to the Ella A. Moore estate. Marcella Moore, beneficiary to the estate, is objecting to the Final Settlement. After testimony from Marcella Moore and Marcia Metz, Executrix, the County Commission that Ms. Moore and Ms. Metz are to come to a resolution within ten days. If the County Commission does not receive notification, the Final Settlement will be final. (Probate Order)

At 11:05 A.M., the County Commission approved a Drawdown on the Emerson Commons TIF Zone. (Order A/1816)

#### **ORDERS APPROVED AND ATTACHED TO THESE MINUTES**

#### A/1816, A/1815, A/1813

Having no further scheduled appointments or business to attend to, the County Commission adjourned at 11:17 A.M.

#### APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY

David Blair Couch, President

Robert K. Tebay, Commissioner

James Colombo, Commissioner

To listen to this meeting, please refer to DVD labeled August 17, 2017.

# Wood County Commission Meeting Held August 17, 2017

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# Please Print

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COMMI	Wood County Com	mission				
State 2 State	Agenda					
	8/17/2017					
	1 Court Square, Su	iite 203				
E COO COUNTY, With	Parkersburg, WV	26101				
9:30 A.M.	Gregory A. Myers estate – Consider request to remove Administratrix	Richard Smith, Attorney				
10:00 A.M.	Noel Mahaney estate – Consider objection to the estate filing	Victoria Mahaney, heir				
10:30 A.M.	Ella A. Moore estate – Consider objection to the final settlement	Marcella Moore, beneficiary				
	Announce vacancy and consider putting					
	Chad Lancaster in nomination for the Union Williams Public Service District					
	Administrator's Report	Marty Seufer, County Administrator				
	County Commission Reports					

Discussion, Review and Approval of expenditures and disbursements identified on Exhibit 1, hereto attached

Correspondence for this meeting will be available for public review during regular office hours in Room 205 of the Wood County Courthouse two (2) days prior to the meeting

#### Exhibit 1

Discussion, Review and Approval of the following items may be included during this meeting and are available for public inspection in the Office of the County Administrator two days prior to this meeting.

**Budget revisions** 

Purchase orders and requisitions

Revisions, reimbursement requests, resolutions and correspondence for grants

Grant disbursements to other entities

Invoices for expenditures to be paid

Reimbursements for travel expenses

Bid specifications and procedures for bids previously authorized by the Commission

Monthly Hotel Occupancy Tax Collection disbursements

Disbursements for previously approved Innovative Programming Grants

Tax refunds, exonerations, impropers and consolidations

Probate items, including settlements, petitions and Fiduciary Commissioner reports

General Fund disbursements to entities

Funding requests from local organizations by written form

Payroll modification as submitted by elected officials

Day

#### THURSDAY, AUGUST 17, 2017 THIRTEENTH DAY

#### AUGUST 2017

At a Regular Session of the County Commission, continued and held for the County of Wood, at the Courthouse thereof, Thursday, August 17, 2017, Present, David Blair Couch, President of said Commission and Robert K. Tebay and James E. Colombo, Commissioners.

The orders and proceedings of the previous session of this Commission, held on Monday, August 14, 2017, were read before the County Commission, approved and ordered signed.

IN RE: ESTATE OF NOEL C MAHANEY, DECEASED (ORDER COUNTY COMMISSION HEARING CONTINUED) This day came VICTORIA C. S. MAHANEY, heir to the Estate of NOEL C MAHANEY, DECEASED. Before the County Commission, in a hearing objecting to the Appraisement and Inventory that was filed and recorded by NICHOLAS S. MOREY, III, ADMINISTRATOR of said ESTATE. Due to VICTORIA C.S. MAHANEY, not giving proper notification to NICHOLAS S. MOREY, III, ADMINISTRATOR of hearing, County Commission ruled that the County Clerk would notify the ADMINISTRATOR and the hearing is continued until August 28, 2017, 9:30 o'clock a.m.

IN RE: ESTATE OF GREGORY ALLEN MYERS, DECEASED (ORDER COUNTY COMMISSION-

HEARING CONTINUED)

This day came Attorney Richard Smith and Attorney Debra Steed in the matter of the Estate of GREGORY ALLEN MYERS, DECEASED, the County Commission made a Motion that the Hearing be continued until Petitions are filed by the Attorneys.

IN RE: ESTATE OF ESTATE OF ELLA A MOORE, DECEASED (ORDER COUNTY COMMISSION-AGREEMENT MUST BE MET WITHIN TEN DAYS

OR FINAL SETTLEMENT WILL BE FINAL)

This day came MARCELLA MOORE, BENEFICIRARY to the Estate of ELLA A MOORE, DECEASED, the County Commission in a hearing objecting the Final Settlement. The County Commission after hearing testimony from MARCELLA MOORE, BENEFICIARY and MARCIA METZ, EXECUTRIX, made the Motion that the BENEFICIARY AND EXECUTRIX are to meet and come to a resolution within ten days, if no notification to the County Commission the Final Settlement will be final.

IN RE: ESTATE OF NANCY RUTH FOGGIN, DECEASED. (DATE OF DEATH: 10/06/2015)

This day came TAMMALA KINNEY and moved her appointment and qualification as ADMINISTRATRIX of the Estate of NANCY RUTH FOGGIN, deceased.

It appearing to this Commission, proper so to do, the said TAMMALA KINNEY is hereby qualified as such ADMINISTRATRIX.

Whereupon the said NANCY RUTH FOGGIN, before the County Commission, made oath thereto, as such

ADMINISTRATRIX and by Order of County Commission and by Counsel, Robert Fluharty, bond was waived. Letters of administration are hereby granted the said TAMMALA KINNEY, upon the Estate of NANCY RUTH FOGGIN, deceased, in due form.

In accordance with Chapter 44, Article 1, Section 14 of the West Virginia Code, of 1931, as amended, effective July 9, 1993, the Personal Representative, after first being duly sworn, shall make a true and accurate appraisement of the Estate of NANCY RUTH FOGGIN, deceased, both real and personal, and will make their return thereof as required by law.

No reference is made to a Fiduciary Commissioner, for settlement, in this Estate.

There appearing no further business to claim the attention of this Commission, it is hereby ordered that this Commission, do now adjourn to meet in Regular Session, Monday, August 21, 2017, at 9:30 o'clock A. M.

President

Term

JULY TERM

#### AUGUST 17, 2017

# IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

# IN RE: THE COUNTY COMMISSION PLACED THE NAME OF DAVE HINES IN NOMINATION TO FILL A VACANCY ON THE WOOD COUNTY AIRPORT AUTHORITY. $\underline{O \ R \ D \ E \ R}$

On this date, the County Commission of Wood County, upon a motion made by David Blair Couch, seconded by Robert K. Tebay and made unanimous by James E. Colombo, placed the name of Dave Hines, Republican, in nomination to fill a vacancy on the Wood County Airport Authority. Said vacancy is due to the fact that John Pfalzgraf passed away. The unexpired term will expire June 30, 2020.

#### APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY

look-Page

David Blair Couch, President

Tebay, Commissioner Robert K.

Colombo, Commissioner James E

A/1813

#### AUGUST 17, 2017

#### IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

# IN RE: THE COUNTY COMMISSION ANNOUNCED THAT A VACANCY EXISTS ON THE UNION WILLIAMS PUBLIC SERVICE DISTRICT BOARD.

#### $\underline{ORDER}$

On this date, the County Commission of Wood County, upon a motion made by David Blair Couch, seconded by James E. Colombo and made unanimous by Robert K. Tebay, announced that a vacancy exists on the Union Williams Public Service District Board. Said vacancy is pursuant to the resignation of Howard Seufer. Mr. Seufer's unexpired term will expire November 1, 2018.

#### APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY

00K-1-398

David Blair Couch, President

Robert K. Tebay, Commissioner

lames E. Colombo, Commissioner

A/1815

#### AUGUST 17, 2017

# IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

# IN RE: THE COUNTY COMMISSION DID HEREBY AUTHORIZE A PAYMENT FOR EMERSON COMMONS TIF DISTRICT.

### $\underline{ORDER}$

On this date, the County Commission of Wood County, upon a motion made by Robert K. Tebay, seconded by James E. Colombo and made unanimous by David Blair Couch, did hereby AUTHORIZE Requisition for Payment Number Two (2) for the Emerson Commons Tax Increment Financing (TIF) District. Said payment is in the amount of forty thousand sixty-seven dollars and ninety-one cents (\$40,067.91).

A copy of said Requisition for Payment is attached to this Order and should be made a part thereof.

### APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY

David Blair Couch, President

Febay, Con Robert K.

James E. Colombo, Commissioner

A/1816

# REQUISITION FOR PAYMENT FROM PROJECT FUND

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# \$4,700,000 The County Commission of Wood County Tax Increment Revenue Bonds (Emerson Commons Project No. 1) Series 2017 (TAXABLE)

#### **REQUISITION FOR PAYMENT NO. 2**

The County Commission of Wood County, a public corporation and governing body of Wood County, a political subdivision of the State of West Virginia (the "Issuer"), and Emerson Commons LLC, a West Virginia limited liability company (the "Developer") by their duly Authorized Officers, hereby certify, in connection with this Requisition for Payment from the Project Fund (the "Requisition") under an Trust Indenture for the above captioned Bonds (the "Bonds"), dated as of July 1, 2017 (the "Indenture") between the Issuer and WesBanco Bank, Inc., as trustee thereunder (the "Trustee") and a Development Agreement (the "Development Agreement), dated July 21, 2017, by and between the Issuer and the Developer, that:

1. Terms used herein and not otherwise defined herein shall have the meanings given such terms in the Indenture and in the Development Agreement.

2. The amount requested to be disbursed by this Requisition: (a) is a portion of the Costs of the Project authorized for funding under the Indenture and Development Agreement; (b) includes only payments for work, materials, equipment and other costs that constitute capital costs of the TIF Project which have been incurred and remain unpaid; and (c) is an authorized expenditure under the Project Plan for the Development District and the TIF Act.

- (a) \$\_\_\_\_\_\_ is to be paid to the Developer as reimbursement to the Developer for one or more invoices or statements, each of which was previously paid by the Developer to an entity that is not affiliated with the Issuer or the Developer; and
- (b) <u>\$40,067.91</u> is to be paid to one or more third party payees, each of which are not affiliated with the Issuer or the Developer (including any mortgagee or trust deed beneficiary, contractor or supplier of materials), or to be paid on a joint basis to the Issuer or the Developer and such a third party payee with respect to an expense previously incurred but not yet paid.
- 4. The Trustee is directed to forward this Requisition to the Purchasers and, upon

receipt of requested funds from the Purchasers and the deposit of such funds by the Trustee into the Project Fund to thereafter disburse from the Project Fund to the parties and in the amounts indicated in this Requisition.

5. In connection with the foregoing request and authorization, the undersigned authorized representative of the Issuer does hereby certify to the Trustee that:

(a) the obligations in the stated amounts have been incurred by the Issuer and are presently due and payable and each item hereof is a proper charge against the Project Fund and has not been previously paid from the Project Fund;

(b) such costs are valid "costs" of a "project" under the Act and no part thereof was included in any other requests previously filed with the Bond Trustee;

(c) there has not been filed with or served upon the Issuer any notice of claim of lien, right to a lien or attachment upon, or claims affecting the right of any person, firm or corporation named above, to receive payment of any of the amounts payable to any of the persons named above, that has not been released or will not be released simultaneously with the payment of such obligation; and

(d) this statement and all exhibits hereto shall be conclusive evidence of the facts and statements set forth herein.

In either event, the amounts set forth herein and in Schedule I attached hereto are supported by the attached copies of invoices or statements.

[Signature page follows this page.]

IN WITNESS WHEREOF, this Requisition has been duly executed by the Issuer and by the Developer by their duly Authorized Officers this  $A_{M_{gust}} \ge 20 \frac{17}{21}$ .

THE COUNTY COMMISSION OF WOOD COUNTY en By: Its President

EMERSON COMMONS LLC

B Its Manager

#### **RESIDENT PROJECT REPRESENTATIVE'S CERTIFICATE**

, as Resident Project Representative for the TIF Project, hereby certifies that the portion of the TIF Project for which payment is requested hereby has been constructed in accordance with the plans and specifications therefore, that payment is now due and owing for such costs, and that such costs have not been the subject of a previous requisition by the Issuer and the Developer.

# **RESIDENT PROJECT REPRESENTATIVE**

By:	
Name:	
Title:	

;

(Not applicable – Professional / Engineering Fees Only)

Schedule I to Requisition

# **REIMBURSEMENT AND THIRD PARTY PAYMENTS**

(1) Total Amount of disbursement pursuant to this Requisition: \$\_\_\_\_\_

(2) Reimbursement to the Developer:

Vendor	Description of Expense	Date of <u>Payment</u>	Amount
1.		а С	
2.			
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TOTAL		\$	2 5

(3) Payment to third party payees:

Vendor	Description	n of Expense	Amount	Payee Name(s)/ <u>Address(es)</u>
1.Boyd Real Estate Resource	s, LLC	Professional Fees	\$10,000	Boyd Real Estate Resources, LLC 120 McGovran Road Charleston, WV 25314
2.Civil and Environmental C	onsultants, Inc.			CEC, Inc. PO Box 644246 Pittsburgh, PA 15264-4246
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TOTAL '

# \$ 40,067.91

The items listed for reimbursement to the Developer or the Issuer or payment to third party payees are supported by attached copies of invoices or statements.

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Schedule I to Requisition (continued)

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Copies of Invoices or Statements

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(Attached)

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Invoice Date:August 1, 2017Invoice Number:006

From: Boyd Real Estate, Resources, LLC 120 McGovran Road Charleston, WV 25314

To: Emerson Commons, LLC 101 Wyndham Knob Parkersburg, WV 26104

**Description of Services** 

Professional Services, Emerson Commons, Menards, TIF From 7/15/17 to 8/15/17

	Sub Total	\$10,000	
	Тах	0	
	Total	\$10,000	
8		Mark III	

Invoice

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#### Civil & Environmental Consultants, Inc. Phone: 412-429-2324 | Fax: 412-429-2114 www.cecinc.com

Professional Services through June 17. 2017           Task         0001         Site Development           Professional Feas         Hours         Rate         Amount           Burns, Raymond         7.50         88.30         662.25           Damich, Drew         9.50         39.29         373.26           DeMarco, Zachnay         16.50         104.15         1.718.48           Diaz, Joshua         4.00         159.82         639.28           Gardner, Lucas         31.25         70.49         2,202.81           Gardner, Lucas         31.25         70.49         2,202.81           Gardner, Lucas         31.25         1.0 times         312.50           Total Units         31.25 Units @ 10.00         312.50         312.50           Total Units         31.25 Units @ 10.00         312.50         312.50           Fask         0005         Utility Design         Yofeessional Fees         \$5,998.08           Burns, Raymond         Ovt         1.00         88.30         3,796.60           Burns, Raymond         Ovt         1.00         88.30         3,796.90           Unit Billing         33.5 Units @ 10.00         335.00         3,796.90           CADD         Tot		Joseph Pope Emerson Commons, I 101 Wyndham Knob Parkersburg, WV 281			June 29, 20 Project No: Invoice No:	164-625	
Burns, Raymond         Hours         Rate         Amount           Burns, Raymond         7.50         88.30         662.25           Damich, Drew         9.50         39.29         373.28           DeMarco, Zachary         16.50         104.15         1,718.48           Diaz, Joshua         31.25         70.49         2,202.81           Gardner, Lucas         31.25         70.49         2,202.81           CADD         Total Units         31.25         70.49         2,202.81           CADD         Total Units         31.25         70.49         2,202.81           Profeesional Fees         5,596.08         312.50         312.50           Fask         0005         Utility Design         Yotai this Taak         \$5,998.58           Profeesional Fees         Hours         Rate         Amount           Burns, Raymond         Ovt         1.00         88.30         3,796.90           Unit Billing         33.5 Units @ 10.00         335.00         335.00         3,796.90           CADD         Total Units         33.5 Units @ 10.00         335.00         3,796.90         3,796.90           Unit Billing         CADD         Total Units         \$4,131.90         Total Units </td <td>Project Professional</td> <td></td> <td></td> <td>ions TIF Proje</td> <td>ect 1</td> <td></td> <td></td>	Project Professional			ions TIF Proje	ect 1		
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43.00       3,796.90         Unit Billing       33.5 Units @ 10.00       335.00         CADD       33.5 Units @ 10.00       335.00         Total Units       1.0 times       335.00         Total Units       1.0 times       335.00         Total this Task       \$4,131.90         Task       0006       Storm Water Design         Professional Fees       Hours       Rate       Amount         Burns, Raymond       35.50       88.30       3,134.65         35.50       3,134.65       35.50       3,134.65					88.30	3,708.60	
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Civil Engineering | Environmental Engineering & Sciences | Ecological Sciences | Waste Management | Water Resources

Project 1	64-625	Emerson C	ommons TIF Project 1			Involce	172830
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	Total Uni	is	• • • •	1.0 times	150.00	150.0	ю
				Total date			
				Total this	3 I abk	\$3,284.6	69
Task	0007	Project Meetin	201	157 <sub>41</sub> - 043 (455.5			-
Professional Fe	S12 20	i tejest moou	.55				
			Hours	Rate	Amount		
Cain, Stever	n		12.00	192.68	2,312.16		
			12.00		2,312.16		
					•	2,312.1	6
Reimbursable E	Excenses						
Field supplie							
6/8/2017		Zacharv	Conference Room	Rental	107.00		
		mbursables		1.12 times	107.00	119.8	4
Unit Billing							
Field Vehicle	a (Dally)		201	Inits @ 85.00	170.00		
, the contract	Total Uni	15	2.9 6	1.0 times	170.00	170.0	0
				Total this		\$2,602.0	0
				· - many mi fire		1-1-1-1-1-1	
Task	0008	Project Mana	gement			to realize the second second	-
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	n		34.00	192.68	6,551.12		
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Damich, Dre	achary		2.00	39.29	78.58		
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Damich, Dre DeMarco, Z	achary		2.00 15.00 12.00	39.29 104.15	78.58 1,562.25 1,168.32	9,360.2	27
Damich, Dre DeMarco, Z Pauley, Jase	echary on		2.00 15.00 12.00	39.29 104.15	78.58 1,562.25 1,168.32	9,360.2	27
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Damich, Dra DeMarco, Zi Pauley, Jase Reimbursable E Meals	echary achary cn Expenses Cain, Ste	ven Imbursables	2.00 15.00 12.00 63.00	39.29 104.15	78.58 1,562.25 1,168.32 9,360.27	9,360.2 39.9	
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Damich, Dra DeMarco, Zi Pauley, Jase Reimbursable E Meels 6/8/2017	echary achary cn Expenses Cain, Ste		2.00 15.00 12.00 63.00	39.29 104.15 97.36	78.58 1,562.25 1,168.32 9,360.27 35.65		
Damich, Dre DeMarco, Zi Pauley, Jase Reimbursable E Meals 6/8/2017 Unit Billing	echary achary cn Expenses Cain, Ste	mbursables	2.00 15.00 12.00 63.00	39.29 104.15 97.36 1.12 times	78.58 1,562.25 1,168.32 9,360.27 35.65 35.65		)3
Damich, Dre DeMarco, Zi Pauley, Jase Reimbursable E Meals 6/8/2017 Unit Billing	sw achary cn Expenses Caln, Ster Total Rel	mbursables	2.00 15.00 12.00 63.00	39.29 104.15 97.36 <b>1.12 times</b> Inits @ 10.00	78.58 1,562.25 1,168.32 9,360.27 35.65 35.65 35.65 20.00 20.00	39.9	)3 }0
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Damich, Dra DeMarco, Zi Pauley, Jase Reimbursable E Meals 6/8/2017 Unit Billing CADD	achary achary on Exponses Cain, Ste Total Rel Total Uni AWGO	mbursables lts	2.00 15.00 12.00 63.00	39.29 104.15 97.38 1.12 times Inits @ 10.00 1.0 times	78.58 1,562.25 1,168.32 9,360.27 35.65 35.65 35.65 20.00 20.00	39.9	)3 }0
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Project	164-6	25	Emerson Commons TIF	Project 1			Involce	172830
					Total th	is Task	\$3,556.18	3
Task Professiona		JUAL	Quality Assurance					-
Diaz, Jo				Hours 7.00	Rate 159.82	Amount 1,118.74		
Robinso	on, Josep	n		.25 7.25	142.33	35.58 1,154.32		
							1,154.32	2
					Total th	is Task	\$1,154.32	2
Task Reimbursal		SURV	Design Survey & Boundar	У				-
Field su	pplies/mi	SC.						
5/22	/2017	Cain, Steven Total Relmb			1.12 times	9.00 9.00	10.08	1
					Total th	ls Task	\$10.08	5
				Am	ount Due This	Involce	\$30,067.91	I
Remit to:							×.	
PO Box 64	4246	tal Consultant	s, Inc.					
Pittsburgh,	PA 152	54-4246					÷	

Payment Terms: Net 30 Days, 1.5% Interest Per Month on Past Due Balances

Date Recorded 08/17/2017 Document Type CCD Pages Recorded 12 0 Book-Page 73-1728

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# **Wood County Commission**

# **Erroneous Assessment Application**

Tax Type: Personal Property

Tax Ticket: 745720

Tax Year: 2017

Upon the application of SHOOP CHRIS whose address is 455 W WILDWOOD DR PARKERSBURG, WV 26101- aggrieved by an erroneous assessment in LUBECK District (03), in the County of Wood, for the 2017 tax year.

The County Commission therefore, orders that the said applicant be and hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed in and for the **2017** tax year.

If the taxes have been paid the Sheriff shall refund the same to them; or if more than a year from the time the property books were delivered to the Sheriff for the the affected tax year, the Sheriff shall allow a credit on future taxes payable.

Due to error taxpayer Chris Shoop didn't remove 2008 Mazda from 2017 tax ticket 745720. The 2008 Mazda was titled in California 10/16/2015.Please exon on tax ticket 745720 value 2,100. Thank You

All of which is ordered to be certified to the Auditor of the State of West virginia and the Sheriff of WOOD County

Date Transaction Type	Class A	mount	Tax Rate	Tax Class	Net Value
07/01/2017 BILLING	3	599.96	2.378800	3	25,221
07/21/2017 PENDING EXONERATION	3	-49.96	2.378800	3	-2,100
Adjusted	Net Taxes	550.00	Adjust	ed Net Value	23,121
Chube Shoop Taxpayer SUMPRENE - 364 - 488 - 91	28	Prosecut	or	Jave J Assess Role	John Sty
Commissioner At a regular session of the Con County, The County Commissi	anty Commissio		unty, West Virginia, l		
AUG O	1 2017	RI CO	2 2017	I AUG	→ WDD County ( Pate Recorded Date Recorded Document No Pates Bellette Pates Bellette Book-Page
County A	dministration	County Ac	<i>C</i>	AUG 1 0 20 Found County Administrator	30:34 AM 762400 76570
By: Don Grimm			2	pplication Printe	a on

Friday, July 21, 2017 11:39 am