## Virtual Meetings in the Age of COVID-19

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Welcome

Andrés Mantilla
Director, Department of Neighborhoods

Pamela Banks
Interim Director, Office of Economic Development

Rico Quirindongo
Interim Director, Office of Planning & Community Development
Citywide Advisory Group

Sally Clark, co-chair
University of Washington

Nicole Grant, co-chair
MLK Labor

Brian Surratt, co-chair
Alexandria Real Estate Equities

Commissioner
Stephanie Bowman
Port of Seattle

Councilmember Dan Strauss
Seattle City Council

Alex Hudson
Transportation Choices Coalition

Barbara Nabors-Glass
Seattle Goodwill

Chad See
Freezer Longline Coalition

Charley Royer
Public Facilities District

Dave Gering
Manufacturing Industrial Council of Seattle

Erin Adams
Seattle Made

Erin Goodman
SODO Business Improvement Area

Fred Mendoza
Public Stadium Authority

Fred Rivera
Seattle Mariners

Greg Smith
Urban Visions

Johan Hellman
BNSF

John Persak
International Longshore and Warehouse Union

Jordan Royer
Pacific Merchant Shipping Association

Marie Kurose
Workforce Development Council of Seattle-King County

Mike Stewart
Ballard Alliance

Peter Nitze
Nitze-Stagen

Rick Kolpa
Prologis

Robb Stack
Stack Industrial Properties

Sam Farrazaino
Equinox Studios

Terri Mast
Inland Boatman’s Union
# Neighborhood Groups

<table>
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<tr>
<th>Georgetown &amp; South Park</th>
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<th>Interbay</th>
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<td>Clint Berquist, Georgetown Community Council</td>
<td>Henry Liebman, American Life</td>
<td>Nathan Hartman, Kerf Design</td>
<td>Warren Aakervik, Ballard Oil</td>
</tr>
<tr>
<td>Roger Bialous, Georgetown Brewing</td>
<td>Kristal Fiser, UPS</td>
<td>Johan Hellman, BNSF Railway</td>
<td>Brad Benson, Stoup Brewing</td>
</tr>
<tr>
<td>Johnny Bianchi, Industrial Space Seattle</td>
<td>Erin Goodman, SODO BIA</td>
<td>Terri Mast, Inland Boatman’s Union</td>
<td>Suzie Burke, Fremont Dock Company</td>
</tr>
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<td>Sam Farrazaino, Equinox Studios</td>
<td>Lisa Howard, Alliance for Pioneer Square</td>
<td>Chad See, Freezer Longline Coalition</td>
<td>Brent Lackey, Ballard District Council</td>
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<td>Jon Holden, Machinists Union 751</td>
<td>Ron Judd, WSDOT</td>
<td>Jeff Thompson, Freehold Group</td>
<td>Angie Gerrald, Ballard District Council</td>
</tr>
<tr>
<td>Kevin Kelly, Recology</td>
<td>Brian Mannelly, SSA Marine</td>
<td>Charlie Costanzo, American Waterways Operators</td>
<td>Haley Keller, Peddler Brewing</td>
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<tr>
<td>Paulina Lopez, Duwamish River Cleanup Coalition</td>
<td>Fred Mendoza, Public Stadium Authority</td>
<td></td>
<td>Eric Nelson, Nordic Heritage Museum</td>
</tr>
<tr>
<td>Veronica Wade, South Seattle College</td>
<td>Mark Miller, Macmillan-Piper</td>
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<td>Mike Stewart, Ballard Alliance</td>
</tr>
<tr>
<td>David Field, South Seattle Community College</td>
<td>John Persak, International Longshore &amp; Warehouse Union</td>
<td></td>
<td>Shaunie Wheeler, Teamsters Joint Council</td>
</tr>
<tr>
<td>Elena Lamont, Pioneer Human Services</td>
<td>Fred Rivera, Seattle Mariners</td>
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<td>Daniel Blanchard, Seattle Maritime Academy</td>
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<td>Maria Ramirez, Duwamish Valley Housing Coalition</td>
<td>Maiko Winkler Chin, Seattle Chinatown Int’l District PDA</td>
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<td>Russel Shrewsberry, Western Towboat Company</td>
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Meeting Purpose

• Review the 11 draft strategies as potential recommendations

• Deeper discussion of strategies with the most questions

• Test levels of support for those strategies

• Provide input for further refinement of those strategies
Meeting Purpose

- Review the **11 draft strategies** as potential recommendations
- **Deeper discussion** of strategies with the most questions
- Test **levels of support** for those strategies
- Provide **input for further refinement** of those strategies

“Chat” Function:
- Seen by facilitators/host only
- Requests for technical help
- Comments to City (for later review)
- Not for discussion
Meeting Purpose

- Review the 11 draft strategies as potential recommendations
- Deeper discussion of strategies with the most questions
- Test levels of support for those strategies
- Provide input for further refinement of those strategies

**Citywide & Neighborhood Groups Only**

2 Interactive Exercises (later in the meeting) will be much easier on a computer than a mobile device.
Today’s Agenda

• Welcome & Introductions

• Process Update
  – Mayor’s Principles
  – Process Recap & Steps to Completion
  – Meeting Structure & Ground Rules

• Workshop #1: Housing
  – Presentation (10 mins.)
  – Discussion (30 mins.)
  – Straw Poll: No Change | Limited Housing | w/Affordability | Pilot Area

• Workshop #2: Concurrent Breakouts
  – Healthy Transitional Areas
  – High Density Industrial Development
  – Stronger Protections
  – Workforce Investments

• Report Out (facilitators only)

• Straw Poll: Transitional | Dense Industrial | Protections | Workforce

• Wrap-up & Next Steps
Mayor Durkan’s Principles

A. Use the power of local workers and companies to chart a blueprint for the future using the principles of restorative economics to support the cultural, economic, and political power of communities most impacted by economic and racial inequities

B. Strengthen and grow Seattle’s industrial and maritime sectors so communities that have been excluded from the prosperity of our region can benefit from our future growth

C. Promote equitable access to high quality, family-wage jobs and entrepreneurship for Black, Indigenous, and People of Color through an inclusive industrial economy and ladders of economic opportunity

D. Improve the movement of people and goods to and within industrial zones and increases safety for all travel modes

E. Align Seattle’s industrial and maritime strategy with key climate and environmental protection goals

F. Develop a proactive land use policy agenda that harnesses growth and economic opportunities to ensure innovation and industrial jobs are a robust part of our future economy that is inclusive of emerging industries and supportive of diverse entrepreneurship
## Procedures

<table>
<thead>
<tr>
<th>Ground Rules</th>
<th>Responsibilities</th>
<th>Working Consensus</th>
</tr>
</thead>
</table>
| • Everyone’s voice counts  
  – Take turns  
  – Each perspective is valid  
  – Listen respectfully  
  – Questions are okay  
  • Forward movement  
  • Positive recommendations | • Participate regularly & on-time  
  • Positive communication  
  • Represent your perspective  
  • Acknowledge any conflicts of interest | • Everyone gets their say  
  • Recommendations you can “live with”  
  • If we must vote: 80% = consensus (in attendance) |
| • Leverage resources & information  
  • Advocate for recommendations  
  • Institutional knowledge  
  • Conduit of information |
Neighborhood Issues & Visions
### Neighborhood Issues

**Georgetown & South Park …**
- Affordable workforce housing
- Pathways for training into industrial jobs
- Environmental equity + pollution mitigation

**SODO …**
- Public safety as a jobs issue
- Transit access within SODO
- Improve cargo movement (Ballard → SODO ← Kent)
- Pedestrian safety

**Interbay …**
- Protection of land with water adjacency for industrial use
- Clarify intention for area north of Dravus St.
- Sound Transit alignment
- Incubate and support small maker businesses

**Ballard …**
- Industry friendly Sound Transit alignment
- Manage conflicts arising from growth pressure (RVs and tent camping)
- Protect zoning within MIC
- Apprenticeship programs for worker pipeline
Neighborhood Vision Elements: In 20 years…

**Georgetown & South Park …**
- Dense
- **Sustainable** industrial economy
- **Diverse** and **skilled** workforce
- Living **locally**
- **Healthy** environment

**SODO …**
- Thriving **manufacturing, maritime, logistics**
- Protected **working waterfront**
- Intentional **transition** between worker housing and production jobs
- Connected by **Transit**

**Interbay …**
- Maritime and industrial **innovation**
- Modernized **working waterfront**
- Dynamic **inland** areas:
  - ecosystem of maritime and industrial jobs **coexist**
  - with housing and services for workers

**Ballard …**
- Celebration of the **value** and **heritage** of industrial and maritime work
- Diversifying **mix** of maritime and production businesses **complement** and **sustain** each other
Industrial & Maritime Strategy Planning Process to date

1. Nov 6, 2019
Kick-Off

2. Dec 2, 2019
Principles

3. Feb 5, 2020
Policy Alternatives

4. June 10, 2020
Recovery Citywide Meeting

5. Nov 6, 2020
Listening Session

- Staff Office Hours
- Written Comments
- Topical Mtgs

- INDIVIDUAL OUTREACH

- NEIGHBORHOOD GROUPS

- Industry Cluster Analysis
- Restorative Economics

- NEIGHBORHOOD GROUPS

Industrial & Maritime Strategy Planning Process to finish

1. Nov 6, 2019
Kick-Off

2. Dec 2-6, 2019
Principles

3. Feb 5, 2020
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4. June 10, 2020
Recovery Citywide Meeting

5. Nov 6, 2020
Listening Session

6. March 25
Regroup + Strategy Framework

7. April 15
Strategies Workshop

8. May 6
Draft Recommendations

9. May 27
Final Recommendations

To Mayor & Council

• Staff Office Hours
• Written Comments
• Topical Mtgs

• INDIVIDUAL OUTREACH

• NEIGHBORHOOD GROUPS

--INDIVIDUAL OUTREACH--

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Opportunities for Implementation  
– THIS YEAR –

• Annual Comprehensive Plan Update
• Land Use Legislation for Stronger Protections for Industrially Zoned Land
• Launch an Environmental Impact Statement (EIS) for zoning update
• Administrative Actions and City Budget
• Ongoing Stewardship Group
## Potential Strategies

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## March 25 Feedback

### Seattle Industrial and Maritime Strategy/Potential Strategies

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- **Strongly Support**
- **Somewhat Support**
- **Neutral**
- **Somewhat Oppose**
- **Strongly Oppose**
Industrial & Maritime Strategy Planning Process to finish

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Kick-Off

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6. Mar 25
Regroup + Strategy Framework

7. Apr 15
Strategy

8. May 6
Draft

9. May 27
Final

Mar 25 Feedback:
- Need for Public Safety Focus
- Support for Investment & Action strategies
- Confusion & contention on Land Use strategies
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**Highlighted Strategies:**

- **Healthy Transitional Areas**
- **No Significant Housing**

---

**Note:** The table lists potential strategies categorized into investment, land use, and action strategies. The highlighted strategies indicate areas of focus or emphasis within these categories.
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Proposed Housing Strategy Statement

No new significant residential uses on industrial and maritime lands, except for limited, industry-supportive housing in transitional zones.
Existing Policies & Regulations

• **Comprehensive Plan:** prohibit new residential development with small exceptions, such as caretaker units; prohibit uses that attract large numbers of people to the industrial area; and restrict or prohibit uses that may negatively affect the availability of land for or conflict with industrial activity

• **Zoning Code:** Artists Quarters / Studios; Caretaker’s Quarters; Residential Uses in a landmark structure or district; pre-existing non-conforming
Existing Housing in Industrial Areas

- About 400 units, mostly non-conforming houses & multi-family structures
- 39 caretakers’ quarters, split between Duwamish MIC & BINMIC
Housing Challenges for Industrial & Maritime Sectors

- Affordable homes for manufacturing, maritime, and logistics workers and entrepreneurs
- Risks of exposure to environmental hazards
- Resident complaints imperil industrial uses
- Personal vehicle trips can conflict with freight movement
Proposed Housing Strategy Statement

No new significant residential uses on industrial and maritime lands, except for limited, industry-supportive housing in transitional zones.
Proposed Housing Strategy – Details
Geographical Limit

• **No new housing** except adjacent to existing urban villages or residential populations

• These are transitional areas, currently labeled, “Neighborhood Industrial”
Modification of Artists / Studio Housing

- Not only artists, but also **residents who are engaged in production**, such as brewing, machining, woodworking, sewing/textile production, baking/catering, etc.

- **New construction** allowed

- Additional restrictions:
  - Must have a business license
  - 50% of unit in production / workspace
  - Does not displace industrial use
Modification of Caretakers Quarters

- Allow additional on-site employees quarters, more flexibility in location and number
Possible Additional Limits

- Maximum residential density (units/acre and/or % of floor area)
- **Affordability** requirement
- Rigorous **enforcement**
- Potential **pilot area(s)**
Potential Impacts

Potential Areas to Apply Land Use Concepts

- Combination existing Industrial Buffer and near Ballard Urban Village
- Potential for 1st Ave S and portion of stadium area
- Adjacent to residential at Dravus St and 15th Ave
- Combination existing Industrial Buffer and near residential South Park
- Existing Industrial Buffer
- Maritime Industry & Logistics
- Industry & Innovation
- Neighborhood Industrial
- Seattle Mixed
- Interbay Armory/WOSCA Site
- Coordinated Master Plan
Potential Impacts

Rough, order-of-magnitude estimate only. Actuality will depend on Environmental Impact Statement & financial feasibility modeling.
Potential Impacts

Rough, order-of-magnitude estimate only. Actuality will depend on Environmental Impact Statement & financial feasibility modeling.

* Estimates based on initial scan of potentially redevelopable parcels. Low end estimates assume max 25 units/acre with 25% uptake. High end estimates 50 units/acre max with 60% uptake.
Potential Impacts

**Ballard**
- IB-zoned area: **100 – 400**
- IG-zoned area / 14th Ave.: **100 – 500**

**Georgetown:** **50 – 250**

**South Park:** **50 – 250**

**Stadium**
- Existing overlay: **150 – 450**
- 1st Ave. S. extension to Starbucks: **100 – 250**

* Estimates based on initial scan of potentially redevelopable parcels.
  Low end estimates assume max 25 units/acre with 25% uptake.
  High end estimates 50 units/acre max with 60% uptake.
Proposed Housing Strategy – Nuances

No Change Limited

Limited in Transitional
Limited in affordable
Limited in Pilot Area(s)

EXISTING RULES AND REGULATIONS STAY IN PLACE
LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES,
INITIALLY TESTED IN ONE OR MORE PILOT AREA(S)

STRAW POLL
(Citywide & Neighborhood Group members only)

How do you feel about the housing strategy?

A. Strong Support
B. Cautious Support
C. Neutral (need more information)
D. Cautious Opposition
E. Strong Opposition
## Proposed Housing Strategy – Nuances

<table>
<thead>
<tr>
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<th>Limited Transitional</th>
<th>Limited with Affordable</th>
<th>Limited in Pilot Area(s)</th>
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<td>No Expansion of allowed housing</td>
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**Chrysalis Advisory Group**

- Sely Clerk
- Nichole Grant
- Brian Surratt
- Stephanie Bowman
- Dan Strauss
- Alex Hudson
- Barbara Nabors-Glass
- Chad Sue
- Charley Royer

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**Neighborhood Groups**

- Ballard
  - Angie Goodell
  - Brad Benson
  - Brent Lackey
  - Daniel Blanchard
  - Eric Nelson
  - Heyley Keller
  - Russel Shrewberry
  - Suzie Burke
  - Warren Aalenwic

- Georgetown & South Park
  - Clint Bequilet
  - Elena Lamont
  - Jen Holdren
  - Kevin Kelly
  - Maria Ramirez
  - Paulina Lopez
  - Roger Blalous
  - Voronica Wade

- SODO
  - Alex Cooley
  - Brian Mannix
  - Henry Lieberman
  - Kristof Frizer
  - Lisa Howard
  - Mekko Winkleman
  - Merk Miller
  - Ron Judd

- Interbay
  - Charlie Costanzo
  - Daniel Martin
  - Jeff Thompson
  - Johan Heilman
  - Nathan Hartman
### Seattle Industrial and Maritime Strategy Housing Workshop #1 Straw Poll

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<th>Limited Expansion in Pilot Area(s)</th>
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<tbody>
<tr>
<td>Strongly Support</td>
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#### Citywide & Neighborhood Groups

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2. Click the link to open the Mural Board in your web browser
3. The Mural Board looks like this
4. Find your name on the right; (with 4 dots)
5. One dot for each housing nuance
6. Drag your dot to the box indicating your choice for each nuance (Strongly Support – Strongly Oppose)
7. You can change your mind, until the exercise is closed

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Today’s Agenda

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• Process Update
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  – Workforce Investments
• Report Out (facilitators only)
• Straw Poll: Transitional | Dense Industrial | Protections | Workforce
• Wrap-up & Next Steps
## Potential Strategies

<table>
<thead>
<tr>
<th>Investment Strategies</th>
<th>Land Use Strategies</th>
<th>Action Strategies</th>
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<tr>
<td><strong>1. WORKFORCE INVESTMENTS</strong></td>
<td><strong>5. STRONGER PROTECTIONS</strong></td>
<td><strong>10. WOSCA &amp; ARMORY</strong></td>
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<tr>
<td><strong>2. PUBLIC SAFETY PARTNERSHIPS</strong></td>
<td><strong>6. DENSE INDUSTRIAL DEVELOPMENT</strong></td>
<td><strong>11. STEWARDSHIP ENTITIES</strong></td>
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<td><strong>7. HEALTHY TRANSITIONAL AREAS</strong></td>
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<tr>
<td><strong>4. ENVIRONMENTAL INITIATIVES</strong></td>
<td><strong>8. NO SIGNIFICANT HOUSING</strong></td>
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<td><strong>9. GEORGETOWN &amp; SOUTH PARK</strong></td>
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Transitional | Dense | Protections | Workforce

No Change Limited

Limited with Affordable

Limited in Pilot Area(s)

EXISTING RULES AND REGULATIONS STAY IN PLACE

LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES

LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES WITH AN AFFORDABILITY REQUIREMENT

LIMITED, INDUSTRY-SUPPORTIVE HOUSING IN TRANSITIONAL ZONES, INITIALLY TESTED IN ONE OR MORE PILOT AREA(S)

1. WORKFORCE INVESTMENTS
   - STRAW POLL
     (Citywide & Neighborhood Group members only)
     How do you feel about each strategy?
     A. Strong Support
     B. Cautious Support
     C. Neutral (need more information)
     D. Cautious Opposition
     E. Strong Opposition

2. PUBLIC SAFETY PARTNERSHIPS
3. TRANSPORTATION INVESTMENTS
4. ENVIRONMENTAL INITIATIVES
5. STRONGER PROTECTIONS
6. DENSE INDUSTRIAL DEVELOPMENT
7. HEALTHY TRANSITIONAL AREAS
8. NO SIGNIFICANT HOUSING
9. GEORGETOWN & SOUTH PARK
10. WOSCA & ARMORY
11. STEWARDSHIP ENTITIES

STRAW POLL
(Citywide & Neighborhood Group members only)
How do you feel about each strategy?

A. Strong Support
B. Cautious Support
C. Neutral (need more information)
D. Cautious Opposition
E. Strong Opposition
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<td>7. <strong>Healthy Transitional Areas</strong></td>
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<td>4. <strong>Environmental Initiatives</strong></td>
<td>8. <strong>No Significant Housing</strong></td>
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<td>9. <strong>Georgetown &amp; South Park</strong></td>
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# Seattle Industrial and Maritime Strategy Workshop #2 Straw Poll

<table>
<thead>
<tr>
<th>Citywide Advisory Group</th>
<th>Neighborhood Groups</th>
<th>Georgetown &amp; South Park</th>
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<th>Interbay</th>
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<td>Seattle Industrial and Maritime Strategy Workshop #2 Straw Poll</td>
<td>Ballard</td>
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Industrial & Maritime Strategy Planning Process to finish

1. Nov 6, 2019
   Kick-Off

2. Dec 2-.
   Principles

3. Feb 5, 2020
   Industry Cluster Analysis
   Policy Alternatives

4. June 10, 2020
   Recovery Citywide Meeting
   Staff Work + Restorative Economics

5. Nov 6, 2020
   Listening Session

6. Mar 25
   Regroup + Strategy Framework

7. Apr 15
   Strategies Workshop

8. May 6
   Draft Recommendations

9. May 27
   Final Recommendations

To Mayor & Council

Next Meeting:
May 6, 12-2, via Zoom
Next Meeting

Citywide Advisory Group

May 6, 2021
12-2pm via Zoom