

**TOWN OF CONCORD
SELECT BOARD
AGENDA**

Wednesday, February 22, 2017

7PM – Select Board Room – Town House

1.	Call to Order
2.	Consent Agenda: <ul style="list-style-type: none"> • Town Accountant's Warrants • One Day Special Licenses 51 Walden Inc. 3/11/17 8-11PM 51 Walden Street (Wine & Malt)
3.	Town Manager's Report
4.	Sanctuary City Update
5.	Wright Tavern Temporary Bus Parking
6.	Junction Village – Board Discussion
7.	Public Comments
8.	Committee Liaison Reports
9.	Miscellaneous/Correspondence
10.	Committee Nominations: Tracy Winn of 404 Monument Street to the Concord Local Cultural Council for a term to expire 5/31/19; Cheryl Baggen of 3 Bolton Street to the White Pond Advisory Committee for a term to expire 5/31/19
11.	Committee Appointments: Maryann Lippert of 19 Cranberry Lane to the Conservation Restriction Stewardship Committee for term to expire 5/31/2017; Neil Ryder of 96 The Valley Road to the Conservation Restriction Stewardship Committee for term to expire 5/31/2019; Town Treasurer Kerry Lafleur to the Retirement Board as the Select Board Representative for a unexpired term beginning 3/1/17 and expiring 5/31/18
12.	Adjournment

PENDING

Monday	February 27	6:30PM	Select Board Meeting	Town House
Monday	February 27	7PM	Finance Committee Hearing	Town House
Tuesday	February 28	7PM	Finance Committee Hearing – schools	Town House
Thursday	March 2	7PM	Finance Committee Hearing (<i>snow date</i>)	Town House
Monday	March 6	6:30PM	Select Board pre-meeting	Town House
Monday	March 6	7PM	Select Board Hearing	Town House
Tuesday	March 7	7PM	Planning Board hearing	Town House
Wednesday	March 8	7PM	Select Board Hearing (<i>snow date</i>)	Town House
Thursday	March 9	7PM	Planning Board Hearing (<i>snow date</i>)	Town House
Monday	March 13	7PM	Select Board Meeting	Town House

Weekly One Day License Log – February 22, 2017

Applicant Name & Number	Phone Number	Date of Event	Location of Event	Type of Alcohol	
17-62 51 Walden, Inc.	978-369-7911	March 11, 2017	51 Walden Street	Wine & Malt	Event Coordinator: Carole Wayland Bartenders: Carole Wayland Under 21: Yes First license in Concord: No



Memorandum

To: Mayors and Managers in MAPC Region
From: Marc Draisen
Date: February 21, 2017
Re: Sanctuary Jurisdiction Executive Order

Dear Municipal Leaders:

MAPC closely follows federal actions that could impact our cities and towns. We are particularly concerned about those policies that could undermine equity and inclusion in our region, limit the appropriate discretion of local officials, or cut funding for critical programs. In the past several weeks, President Trump has enacted a number of Executive Orders relating to immigration and border control. One such order, relating to so-called “sanctuary jurisdictions,” could have serious implications for municipal governance and finance, impinge upon local decision-making, and complicate relations between law enforcement and area residents.

This memo provides basic information on the Executive Order and sanctuary jurisdictions, local practices that might be the target of this order, as well as policy and legal considerations facing cities and towns. Beyond this memo, MAPC will continue to take steps to help communities to navigate this fast-moving policy landscape. Ensuring our region remains welcoming to all residents, regardless of where they came from or the circumstances of their arrival, is important to the long-term economic and social well-being of Metro Boston.

THE EXECUTIVE ORDER AND SANCTUARY JURISDICTIONS

On January 25, 2017, President Trump signed *Executive Order 13768: Enhancing Public Safety in the Interior of the United States*. Among other immigration enforcement policies, the Executive Order instructed the Attorney General and Secretary of Homeland Security (DHS) to ensure that “designated sanctuary jurisdictions” are not eligible to receive federal grants, except as deemed necessary for law enforcement purposes by the Attorney General or the DHS Secretary. The Executive Order further grants the DHS Secretary “the authority to designate, in his discretion and to the extent consistent with law, a jurisdiction as a sanctuary jurisdiction,” and empowers the Attorney General to “take appropriate enforcement action against any entity that violates 8 U.S.C. 1373, or which has in effect a statute, policy, or practice that prevents or hinders the enforcement of Federal law.”^a 8 U.S.C. 1373 is a statute that bars state or local agencies or officials from restricting the transmission of information regarding the immigration status, lawful or unlawful, of any individual.

While there is no formal definition of a “sanctuary jurisdiction,” the term can refer to a number of policies and practices adopted by counties or municipalities across the country. For example, a city or town may choose not to use their law enforcement resources to check or report on the immigration status of individuals with whom they interact. They may also decide not to comply with federal requests to detain undocumented immigrants after there are no longer local or state reasons to detain the individual, or if the locality feels further detention may violate the detainee’s constitutional rights. Municipalities that have arrested undocumented immigrants on charges unrelated to their immigration status may also decline to transfer detainees to federal immigration officials. The Executive Order refers to such jurisdictions as those that “willfully refuse to comply with 8 U.S.C. 1373.”

Currently there are four self-declared sanctuary cities in Greater Boston (Boston, Cambridge, Chelsea and Somerville). Northampton and Springfield are the other declared sanctuaries in the Commonwealth. A number of cities and towns in our region follow practices that reflect those described above, even if they have not assumed the sanctuary designation. Additionally, there are active public debates on sanctuary-like resolutions or ordinances ongoing in municipalities across our region.

Recent media reports suggest significant enforcement operations aimed at undocumented immigrants have ramped up in major cities such as Los Angeles. President Obama's enforcement priorities (since 2014) focused on deporting undocumented immigrants who had committed crimes or had outstanding orders of removal from an immigration judge. President Trump's Executive Order expands these criteria to include undocumented immigrants who "have engaged in fraud or willful misrepresentation in connection with any official matter or application before a governmental agency; or in the judgment of an immigration officer, otherwise pose a risk to public safety or national security." This means enforcement actions are likely to cast a wider net than those pursued in recent years and give federal agents broader discretion to determine individuals against whom they can take action.^b

POLICY AND LEGAL CONSIDERATIONS

Significant policy and legal uncertainty remains surrounding the actual implications of the Executive Order. The Trump Administration has issued no further guidance on which jurisdictions or policies are considered non-compliant with 8 U.S.C. 1373. The City of San Francisco, a declared sanctuary jurisdiction, has filed suit seeking relief from this order and two cities in Massachusetts, Chelsea and Lawrence, have similarly initiated action in court.

Further questions surround the President's authority to withhold federal funding from sanctuary jurisdictions. Generally speaking, the Executive is constrained in withholding federal funding from state and local governments without express statutory authority granted by Congress.^c Even through Acts of Congress, the Federal Government's ability to pressure state and local governments to adopt certain policies by withholding funding has been narrowed by the Supreme Court.^d It is questionable whether federal authorities have the ability to withhold funds in order to coerce local or state governments to take actions that are unrelated to the purpose of the funds in question. This is one of the central arguments of the Chelsea/Lawrence lawsuit against the Executive Order.

Furthermore, while the Administration alleges that sanctuary jurisdictions are violating 8 U.S.C. 1373, this is the very argument is being challenged in both the San Francisco and Chelsea/Lawrence lawsuits. The plaintiffs in both those cases argue that statute applies only to restrictions on the transmission of information and maintain that their policies, such as not routinely inquiring about immigration status, do not prohibit or restrict the sending or receiving of information, and therefore do not violate the statute.

Funding from Department of Justice and Homeland Security programs is considered most at risk, although some of those funds might be deemed necessary for law enforcement, a specific exception incorporated into the Executive Order. How broadly the Trump Administration will attempt to hold back funding from sanctuary jurisdictions, and in what form such sanctions might appear remains unclear. We do not yet know if the Administration will attempt to withhold funds already awarded, or if they will focus on changing grant criteria or contract terms for future awards.

NEXT STEPS

MAPC staff have already contacted state public safety officials, the Massachusetts Attorney General's Office, and legal experts to gauge their perspectives on the matter. Going forward, we will engage local law enforcement professionals and municipal leaders from a range of communities, as well as immigrant advocacy organizations. As we learn more details about the ramifications of this Executive Order, we will make sure to keep you informed and ask that you do the same. We will also follow any reports of

heightened enforcement activity in our region and work with local partners to understand their scope and impact.

Difficult decisions confront local leaders in responding to this Executive Order. Constitutional norms cannot be taken for granted. The federal funding of communities that want to maintain their discretion over the use of law enforcement resources relating to immigration enforcement could be at risk. There are, however, grounds to believe legal challenges could protect local discretion and that the loss of funding could be limited, though it is worth noting that legal action can take time to pursue and funding restrictions could be enacted before those challenges are fully adjudicated.

While this memo should not be read as formal legal advice, we believe cities and towns interested in preserving or initiating welcoming policies have good and defensible reasons to stay the course while closely following federal actions and court decisions. These municipalities should work together on strategy and policy development, partner on legal approaches, and, as more is learned about the implementation of the Order, share intelligence about the implications of decrees from the Trump Administration. MAPC stands ready to act as a partner and a resource in all of these endeavors.

If you have any questions or information related to these issues, feel free to contact Lizzi Weyant, Government Affairs Manager, at MAPC. Ms. Weyant's email address is eweyant@mapc.org.

Sincerely,



Marc D. Draisen
Executive Director

^a Exec. Order No. 13768, 82 FR 8799, 2017

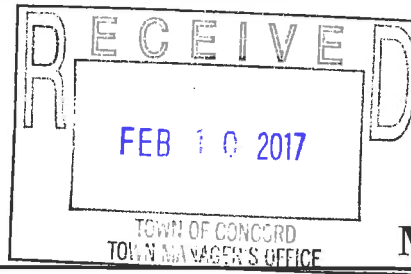
^b Exec. Order No. 13768, 82 FR 8799, 2017

^c e.g. requirements that states enact drunk driving prevention measures, such as a higher minimum drinking age, or lose a portion of federal transportation funding, were statutory, not executive mandates.

^d See *South Dakota v. Dole*; and *NFIB v. Sebelius*

**CONCORD PUBLIC WORKS
ENGINEERING DIVISION**

133 Keyes Road
Concord, MA 01742



Tel: 978 - 318 - 3210
Fax: 978 - 318 - 3245



DATE: 02/03/2017

MEMORANDUM

TO: Selectboard
VIA: Chris Whelan, Town Manager
VIA: Richard Reine, PWLF, Public Works Director, TMG Chair
VIA: William Renault, PE, Town Engineer *WSR 2/14/17*
FROM: Chris Olbrot, PE, Asst. Town Engineer *CO 2/3/17*
SUBJECT: Wright Tavern Temporary Bus Parking

In early November 2016, the Concord Museum requested for the Traffic Management Group (TMG) to consider a proposal to reserve a "bus stop" area in front of the Wright Tavern for transport of children in educational programs. The reason for this request is that the Museum's programs are being temporarily moved to the first floor of the Wright's Tavern building while the Museum undergoes renovations.

The TMG evaluated and discussed this request at its meeting on January 23, 2017. Ms. Leah Walczak, Director of Programs for the Museum, attended the meeting as well. Based on the evaluation of field conditions the TMG did not support the original bus stop area due to its proximity to the intersection of Lexington Rd. and Main St. in Monument Square and the potential conflicts it may have caused to pedestrians and motorists.

The TMG recommends the Bus Stop area be positioned further east down Lexington Rd. in front of the church with appropriate pavement markings and sign installation as shown on the attached application. The TMG contacted the First Parish Church to inform them of the new parking restriction. The Church requested that the bus only parking be time restricted to maximize parking for Church activities which primarily occur on evenings and weekends. Therefore, the bus parking will only be in effect Monday thru Friday, from 8:00 AM to 4:00 PM. Additionally, this is on a temporary basis until the renovations at the museum are complete and a Certificate of Occupancy is approved and not to exceed 3 years (Jan. 2020).

Attached please find the Traffic Control Device Installation Application for the Selectboard's approval at the next regularly scheduled meeting. Once executed, please send a copy back for the TMG's record and the sign installation and line painting will commence as soon as weather permits.

Concord Public Works
Engineering Division
978-318-3210



Traffic Control Device Installation Application

Engineering Division Use Only

Approved: [Signature] Date: 2/4/17

Size: 12" x 18" Type: 7-107 LR Series: _____
 _____ "Wright Tavern Only" _____
 _____ Mon. - Fri 8AM - 4PM _____

Denied: _____ Reason: _____

Add. Action: _____ Selectmen Approval Req'd? Y N Approved

Request

Street Name: **Lexington Road** Distance: - Direction: Crossroad:

Sign Type: **Bus Stop 7-107 LR** Supplementary Sign: **For Wright Tavern Only
Mon-Fri 8 AM -4PM**

Type of Installation (new, replacement, change in location, other): **New**

Additional Information: **This is a temporary sign which will be removed after a period of 3-years. (Jan 2020)**

Portion of Traffic Rules Amended and Why:

Recommended By: Name: **Traffic Management Group**

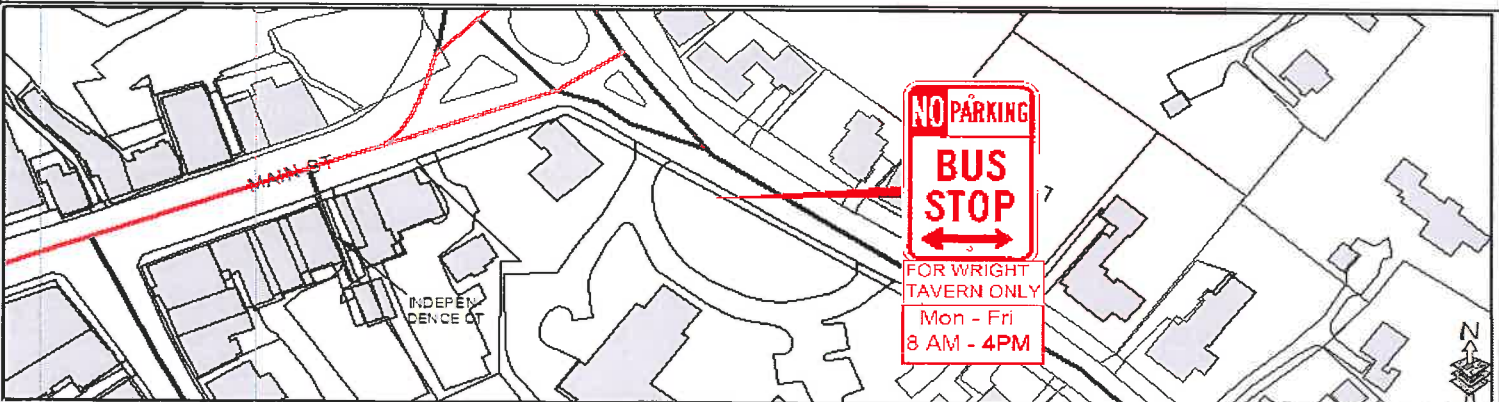
Address:

Telephone:

Installation Information:

Installation requirements: **Post "Bus Stop" sign MUTCD 7-107 LR 12"x18" as well as Additional custom made signs as shown below in front of #20 Lexington Rd. Center the sign in the stall. Paint a 40' x 10' bus parking stall.**

Date Installed: _____ Installed By: _____ Inventory Number: _____



JUNCTION VILLAGE

Update, May 2015



Concord Housing Development Corporation



Agenda

- Background & Timeline
- Request clear BOS for support of:
 - a) additional local funding
 - b) zoning
- Why additional funding is needed
- Why additional funding should be provided
- Summary



Why we are here

Seeking Support for \$3,000,000 of Town
subsidy for Grantham Assisted Living

Why clear support required now?



- Project must have permits before submitting tax credit application to DHCD
- CHDC/Grantham will spend \$200,000 + on permitting, engineering, plans etc.
- No sense going forward without clear BOS support for zoning and \$3,000,000 funding



Background

- Concord Housing Development Corporation
 - ▣ CHDC is charged... with increasing and maintaining housing for people with low to middle income, on behalf of the Town
 - ▣ CHDC is a Separate Corporation, created through legislation, with a Volunteer Board that is appointed by selectmen
- Land Donation
 - ▣ Received Junction Village deed from state in 2013 – must be used for affordable housing or site reverts back to the state
 - ▣ CHDC delineated the wetlands and recorded the access easements

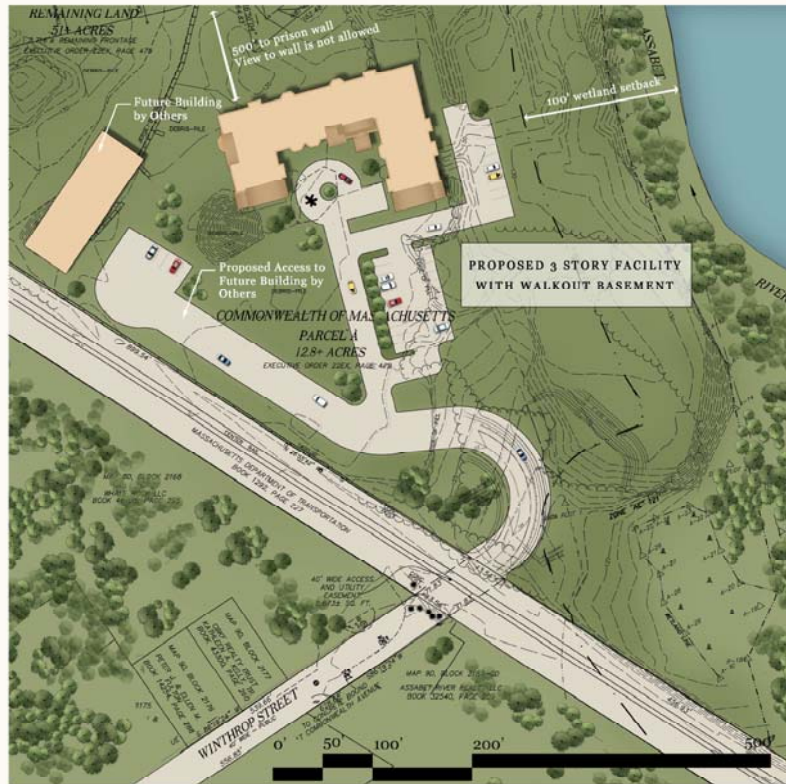


Background

- CHDC's Junction Village Goals
 - ▣ Make best affordable housing use of land
 - ▣ Create a project that benefits and is supported by community
 - ▣ Collaborate on open space opportunity
- Land not residentially zoned
 - ▣ Zoning thru friendly 40B LIP process



Preliminary Site Plan + Elevation



TYPICAL ELEVATION



TYPICAL FLOOR PLAN



The GRANHAM GROUP, LLC

The Assistant Living Facility of
CHRISTOPHER HEIGHTS

Proposed Development
West Concord, Massachusetts



CHDC: Junction Village May 2015 Update



Timeline-Presentations & Meetings

- 1/13 CHDC accepted donation of site
- 5/13 Solicitation of developer interest issued
- 7/13 Eleven proposals from 9 developers
- 9/13 CHDC recommends mixed-income family rental to Town officials



Timeline-Presentations & Meetings

- 11/13 CHDC to West Concord Advisory Committee
- 11/13 WinComm Neighbors email list of concerns
- 2/14 CHDC makes presentation to Planning Board
- 10/14 Grantham presents at Harvey Wheeler
- 11/14 CHDC presents to League of Women Voters



Community Feedback - Multifamily housing

- Too much traffic
 - Too many school children
 - Not in keeping with 20 units project predecessors
- discussed with neighbors



Assisted living impacts

- About same traffic as 20 SFH
- No school children
- All units count toward 10% SHI
- Project Keeps town above 10%
- Truly affordable housing -Serves needy elderly



Why more funding required?

- ❑ Project construction costs have risen
- ❑ DHCD caps tax credit funding for assisted living projects
- ❑ DHCD Tax Credit allocation process super competitive

DHCD Funding Priorities



- Projects that address homelessness
- Projects that assist families
- Family projects in communities with excellent school systems
- Assisted living

DHCD Funding Priorities



- Assisted living projects require more local support to compete for DHCD funding



Project Cost Projections

	2013 Proposal	2017 Projection
Total Development Cost	\$13,570,000	\$16,922,000
Tax Credits	\$4,600,000	\$4,600,000
Bank Mortgage	\$8,035,000	\$8,322,000
DHCD Subsidy	\$435,000	\$1,000,000
Local Subsidy	<u>\$500,000</u>	<u>\$3,000,000</u>
	\$13,570,000	\$16,922,000



Description of Gap

\$1,693,000	Updated price estimate based on comparable building under construction in 2015
\$500,000	Additional cost due to Concord infrastructure needs
\$650,000	Construction cost inflation to 2017 projected start date
\$509,000	Construction contingency and soft cost increase due to higher construction cost
\$3,352,000	Total Increase in Costs
(352,000)	Increase in DHCD and mortgage financing
\$3,000,000	Total Gap for Local Sources of Funding



Grantham Assisted Living

83 units

17 – affordable at or below 30% of median

26 – affordable at or below 60% of median

40 – affordable at or below 150% of median



Market Assisted Living Vs. affordable incomes

Average annual market assisted living cost \$63,600 per Genworth Financial

<u>Units</u>	<u>Income</u>	<u>Average Assisted Living Cost as a % of income</u>
17	30% = \$ 20,700	293%
26	60% = \$ 41,400	154%
40	150% = \$103,425	61%



Grantham Assisted Living

<u>Units</u>	<u>Income</u>	<u>Total Monthly Charges</u>
17	30% of median < \$ 20,700	\$ 2,300*
26	60% of median <\$ 41,400	\$ 3,000**
40	150% of median <\$103,425	\$ 4,200

*Service fee (~\$1,750) paid by MassHealth's Group Adult Foster Care Program

**Service fee partially paid by MassHealth; part by resident

All units count on Subsidized Housing Inventory (SHI)



Grantham at JV is cost effective per SHI unit

Project	SHI Units	Local Subsidy Amount	Per SHI Unit
Emerson Annex Unit 4	1	\$274,000	\$274,000
Lalli Woods	1	\$140,000	\$140,000
405 Old Bedford Road	4	\$410,000	\$102,500
Peter Bulkeley - Phase 2	4	\$371,000	\$92,750
1888 Main Street	1	\$90,000	\$90,000
Walden Street	5	\$385,000	\$77,000
129 Old Bedford Road	3	\$222,000	\$74,000
Emerson Annex Unit 10	1	\$71,400	\$71,400
Peter Bulkeley - Phase 1	24	\$1,000,000	\$41,667
Junction Village	83	\$3,000,000	\$36,145



Nearby Towns Spend More

Project	SHI units	Local Subsidy Amount	Per Unit
Pearl Street, Newton	3	\$1,145,000	\$381,667
Myrtle Village, Newton	7	\$1,853,858	\$264,837
South Street, Needham	5	\$500,000	\$100,000
SHA Duplexes, Sudbury	11	\$750,000	\$68,182
Beals Street, Brookline	31	\$1,938,920	\$62,546
Dummer Street, Brookline	32	\$1,944,401	\$60,763
Junction Village	83	\$3,000,000	\$36,145



SHI

- Today 9.82%
- Today 14 SHI units short of 10%
- 2020 SHI need at least 23-33 units



Failing to Maintain 10%

- ❑ Multiple new 40B projects
- ❑ At least 250 new 40B units likely
- ❑ Traffic 1663 TPD (6.65 TPD per multifamily unit)
- ❑ School children
- ❑ Many Board Hearings
- ❑ much town staff time



Approvable Alternatives to Town Funding \$3,000,000 Gap

- 20 unit SHI ineligible family ownership project
 - ▣ No upfront town subsidy required; below 10% in 2020; serves higher income households

- 20 unit SHI eligible family ownership project
 - ▣ Requires \$2,800,000 of Town subsidy; below 10% in 2020; serves higher income households



A Case for CPA Funds

- ❑ Lower per SHI unit cost than most Concord projects
- ❑ Lower per unit subsidy than projects most in neighboring towns
- ❑ Maintain 10% SHI
- ❑ Serves needy population

Why clear support required now?



- Project must have permits before submitting tax credit application to DHCD
- CHDC/Grantham spend \$200,000 + on permitting, engineering, plans etc.
- No sense going forward without clear BOS support for zoning and \$3,000,000 funding



Summary

- \$3,000,000 is a good investment relative to other affordable housing investments
- Support required from the selectmen, staff, planning board in order to go forward.



Appendix

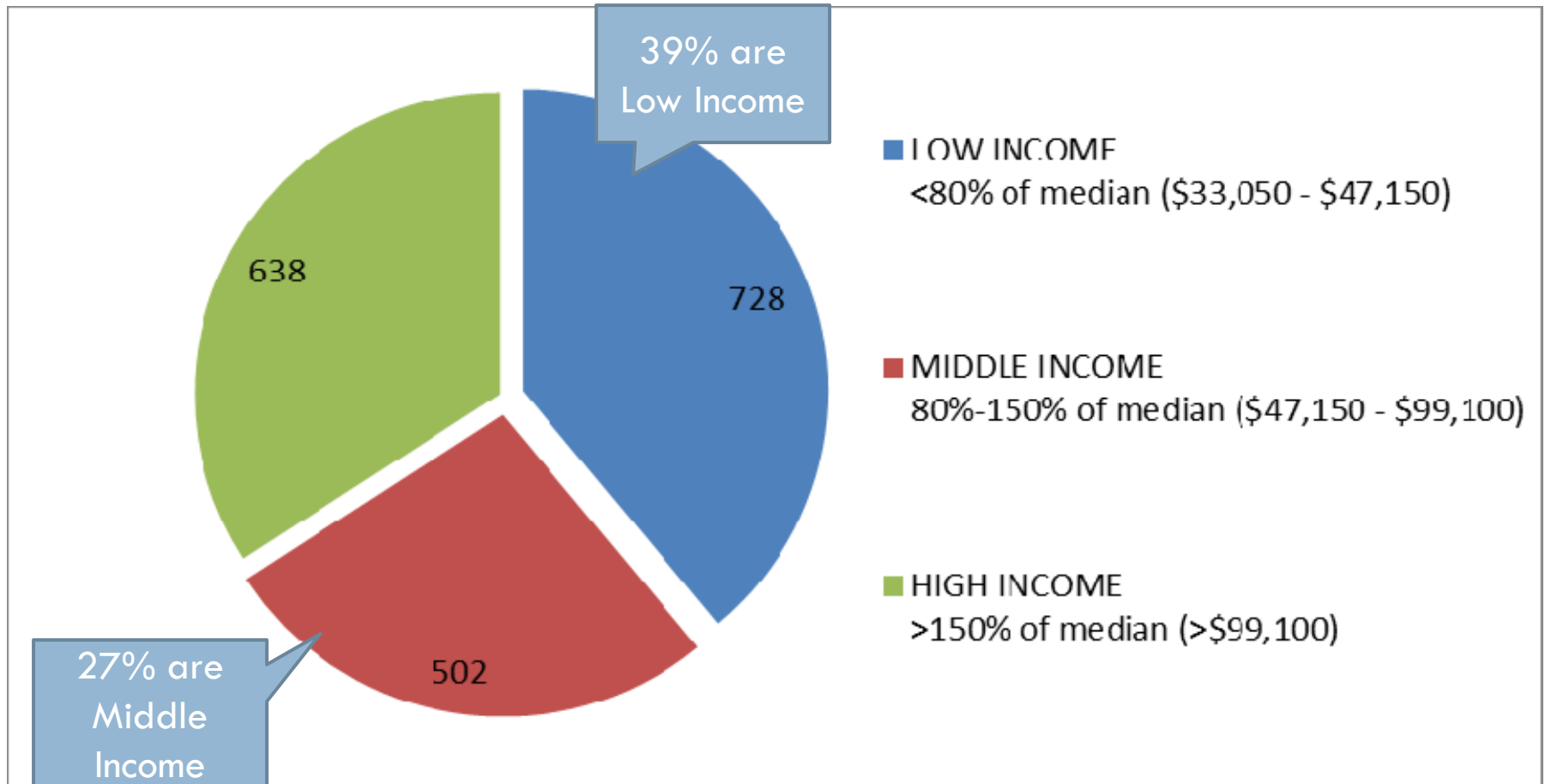


Failing to Maintain 10%

Potential 250 unit 40B		Cost per unit	Totals
Education	58 kids	\$10,000- \$16,000	
General Government	250 units	\$1,000	
		Total cost range	\$830,000-\$1,178,000
Real Estate Taxes - based on Mews	250 unit	\$2,820	
Excise Taxes	375 cars	\$75-\$125	
		Total taxes range	\$733,125-\$751,875
		Net Annual Cost to Town	\$96,975 - \$426,126



Substantial need for elderly affordable housing





Trips per Day

Units	Type	Trips per day
110	Mixed age rental	731.5
60	Mixed age rental	399
50	Mixed age rental	332.5
103	Elderly Ind/AL/MC	226.6
83	Assisted living	224.1
36	Ownership	360
Assumptions		
Rental	6.65	
Ownership	10	
Assisted Living & Group Home	2.7	
Ind/Assisted Living/MC	2.2	



Traffic Study Conclusions

- ❑ Winthrop/Com Ave. LOS grades remain same for 60 unit apartment and 83 units assisted living.
- ❑ 110 apartments reduce Level of Service one grade morning and evening.
- ❑ “Additional traffic generated by all development scenarios not expected to significantly impact operations at the intersections to the north (Concord Rotary) or south (Laws Brook Road). “



SHI Units Needed Detail

6,852 total number of housing units in 2010
+ 510 growth from 2010 to 5/2015
+ 100-200 projected growth 5/2015 to 2020
7,462 – 7,562 projected units in 2020

746 - 756 affordable units required to stay above >10%
- (718) on SHI today
- (5) in pipeline

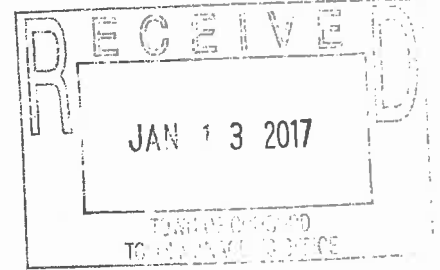
23 to 33 Short of 10% in 2020 depending on future growth and number of new SHI in future growth*

**(Historically 8% of housing growth has been affordable.)*

entered 1/18/17

Andrew Mara

From: noreply@civicplus.com
Sent: Friday, January 13, 2017 10:12 AM
To: Andrew Mara; Laurel Landry
Subject: Online Form Submittal: Electronic Green Card



Electronic Green Card

Directions

Thank you for your interest in serving your town! Volunteering is easy with the Electronic Green Card – simply follow these steps.

- 1) *Select which board or committee you want to serve on from the list. You may select more than 1.*
- 2) *Fill out the personal information, experience, and education sections.*
- 3) *Rank your top 3 committee/board preferences.*
- 4) *Click submit!*

Town Committees / Boards Natural Resources Commission

I would also be interested in helping on projects. Yes

Name Mary Ann Lippert

Email Address malippert@comcast.net

Address 19 Cranberry Ln

City Concord

State MA

Zip Code 01742

Cell Phone Number 978-808-9839

Home Phone Number 978-369-5667

Work Phone Number *Field not completed.*

Place of Employment *Field not completed.*

Profession Retired software engineer

Voting Precinct 2

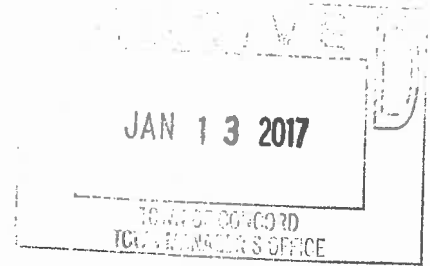
Title	Ms.
Gender	Female
Relevant Experience/Education	Many years of gardening experience
Relevant Degrees/Professional Certificates	<i>Field not completed.</i>
Please order your top 3 committee preferences below:	Natural Resources Commission
If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.	I would like to work on the Natural Resources Commission subcommittee Conservation Restriction Stewardship Committee

Email not displaying correctly? [View it in your browser.](#)

Andrew Mara

entered 1/18/17

From: noreply@civicplus.com
Sent: Wednesday, January 11, 2017 9:39 PM
To: Andrew Mara; Laurel Landry
Subject: Online Form Submittal: Electronic Green Card



Electronic Green Card

Directions

Thank you for your interest in serving your town! Volunteering is easy with the Electronic Green Card – simply follow these steps.

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- 2) *Fill out the personal information, experience, and education sections.*
- 3) *Rank your top 3 committee/board preferences.*
- 4) *Click submit!*

Town Committees / Boards Natural Resources Commission

I would also be interested in helping on projects. No

Name Neil S. Ryder

Email Address neiryd8@gmail.com

Address 96 The Valley Road

City Concord

State MA

Zip Code 01742

Cell Phone Number 978 489 8803

Home Phone Number 978 318 1964

Work Phone Number n/a

Place of Employment n/a

Profession Retired (previously pharmaceutical research manager)

Voting Precinct 5

Title	Mr.
Gender	Male
Relevant Experience/Education	Biologist; photography
Relevant Degrees/Professional Certificates	BSc and PhD in Biological Sciences
Please order your top 3 committee preferences below:	Conservation Restriction Stewardship Committee
If you checked "I'd like to help on a project," please specify what kind of project you would be interested in working on.	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)