**May 2020 HUB Governing Board Meeting.mp4**

**Tommaso** [00:00:08] All right, well, then then I guess we can get started with the show. And we start our meeting at 10:02am. So I'm gonna share the agenda. Can I share my screen? I think. Yeah. Perfect. So. So people don't have to find it in their in their email. All right. So for a while I'm going to just have the agenda here. If you guys are OK with it. So first things first, we need to approve the minutes for the meetings of January. Now, I think Brendan and I think it's March.

**Brendan** [00:01:33] Correct. Yeah, so that should have been. Sorry. It's just the approval of minutes from. Yeah. Yeah. Plus my.

**Tommaso** [00:01:39] For the March meeting. Yeah. Sorry. That one. I did April the. And April, because it's May, Right. Somebody. OK. So we need to approve March and April, meetings, minutes. Do we have a motion.

**Tommaso** [00:02:00] All right, Alyssa. Any second? I can not see everyone.

**Tommaso** [00:02:09] I get it.

Motion to approve minutes from April

Motion by Alyssa second by Adam

10-0-0

**Tommaso** [00:02:10] Do we have a second? Sorry, no, I see everyone. They can't. All right. All in favor, raise your hand so Andy can count. All right. Any abstantion? Any Opposed? It carries. Next, we have the approval of today's agenda. Any motion to approve?

**Pablo** [00:02:51] I move to approve today's agenda.

**Tommaso** [00:02:55] All right. A second. All right. All in favor, raise your. Any abstention?. Any opposed? It carries, now give me one second. I just got an e-mail from Adam. Right. Brandon, can you please email Adam the link for today's meeting?

Motion to approve agenda

Motion by Pablo, second by Julian

10-0-0

**Brendan** [00:03:26] Do that right now.

**Tommaso** [00:03:28] Yeah. Because just told me, I'm having trouble finding the link. Thank you.

**Brendan** [00:03:47] Just sent it to him

**Tommaso** [00:03:53] OK, looking at the agenda we need a motion to amend the agenda to include advanced reservation requests. Because we skipped it. Do we have a motion to to amend the. The agenda. Actually, I can do that. I move, I move to amend the agenda to include the advanced reservation requests. Any second? All right.

**Alex** [00:04:26] Alex.

**Tommaso** [00:04:26] So all in favor, raise your hand.

**Alex** [00:04:31] Hand's raised

**Tommaso** [00:04:33] Perfect abstention? Opposed?All right, so. We're going to talk about the advanced reservation requests towards the end, probably after before new business. So the new point ten will be. Actually I can amend that. Perfect. All right.

Motion to amend agenda

Motion by Tommaso, second by Alex

10-0-0

**Tommaso** [00:05:14] Welcome, everyone, who just joined on to the Chair's report, which is me.

**Tommaso** [00:05:20] Hello, everyone. I hope you're all doing fine and that you're all adjusted by now to this new interesting times. If you have any. Yeah. Any question, any anything that you want to raise. Please just feel feel free to just interrupt me and just tell me. Well, with respect to what I'm what I want to say to the board. So I had a few meetings with Brendan, actually very productive. And he's always very to the point in keeping on on the state of the HUB and and new projects for the future and how the HUB is adjusting to this new reality. We talked about repurposing of the HUB space and the services that are offered by the HUB. This is in light of this very uncertain fall quarter. We still don't know what's going to happen in fall. Most likely. I mean, things will be still on line for undergrads, but that's not been confirmed. However, we were discussing that a possibility it will be to help students. The students that will will be on campus could be to give to the R'Pantry a better space, for instance, HUB 265, and all ideas along these lines. So try to repurpose a little bit the spaces in the building because it's a little bit of a waste to have like these huge rooms. We had basically five, six students in the room because of social distancing. So yeah, there are talks of adjusting for the time being what what the building is capable of and what the building can offer to students. But of course, all these these talks will have to be finalized once we know from from the administration how the full quarter is going to look like more in detail. Right. We also talked about a little bit about our guests downstairs. So dining and we know that this is a hard time even for them, actually for them since the campus is closed. And and they have a business and they are forced to keep some some parts of their business open. And there are all sorts of issues that could be arising with terrified vendors because of the campus lockdown. So I will I would like us as a board to have a general idea of what's going on downstairs with respect to HUB services and how vendors and third party vendors in the HUB. So before before we move, I wanted to move to have some sort of report, recent financial reporting from dining.

**Tommaso** [00:08:40] But before I make a so so we can all assess the situation and then see how we can move forward from there. But before he moved to do that, I wanted to see if you guys have any any idea. Any comment on these, Marcus, feel free to jump in any moment. Even though you you you have point 6 in the agenda is all for you. So if you want to take more time. Yeah, that's that's you have the food service report just for for you later. But feel free to jump in at any moment even now.

**Marcus (Retail Dining Director)** [00:09:17] Let me give a quick update of HUB dining. We can go in-depth into the food service report. So all of our third party partners are aware that the campus is closed until June 19th. And we're kind of status quo with that right now. But clearly, with the campus being closed, they can't open. And they've been great partners. We've been in contact with them at least bi weekly. I'm just giving them updates. Unfortunately, we don't have any updates to give them other than the campus closure till June 19th. Like Tomaso mentioned there's still a little bit of uncertainty going into summer and fall on what the campus is going to look like. So I know we're getting questions like, hey, when can we reopen this, even if the campus lockdown is over on June 19th? Or are people going to be on campus? Right now, we don't have that answer. We're working on scenarios just like I'm sure Brendan is, but we're kind of playing it week by week and day by day, just trying to figure out, okay, when we get more guidance, how can we move forward? So no updates other than from from HUB dining other than we're closed until June 19th.

**Tommaso** [00:10:26] Thank you. Anything else from the HUB board members?

[00:10:38] All right, then, if there are no comments on these, I'm gonna move. To ask to dining a written financial report containing profit and loss for third party vendors and also is inclusive of the ones managed directly by dining for the next board meeting, which is gonna be in June. Yep. Do I have any second on these?

**Julian** [00:11:15] I second.

Motion to have written financial report

Motion by Tommaso second by Julian

10-0-0

**Tommaso** [00:11:16] So all in favor, raise your hand. All right. Any abstentions? Any opposed? All right. It carries. So, yeah, please, Marcus, If if if possible, if you can provide us with a. Financial report with all these profit and losses so we can assess the situation and and try to move forward from there and see what the HUB board can do.

**Marcus (Retail Dining Director)** [00:11:53] Let's be clear Brendan, this is what we talked about last week. Right?

**Brendan** [00:11:57] Correct.

**Marcus (Retail Dining Director)** [00:12:01] Done.

**Tommaso** [00:12:01] All right. That's all I have for, you know. So onto the HUB Report, Brendan.

**Brendan** [00:12:08] Thank you, Tomaso. So I wanted to provide some updates about where we are with the HUB as a facility. Also, some of our summer and fall plans so far in terms of facility upgrades. Like Tommaso also mentioned, we are in running scenarios and trying to think about how we could utilize the HUB if and when we get back to campus. And the big concern that I have is what's Tommaso shared is that not I don't necessarily want to see empty rooms. So thinking about ways that we can either repurpose space and whether that means we are able to provide a store front for the R' Pantry, which is something that they were interested in continuing the conversation this summer when they get a better sense like we all will about what it looks like with students on campus or not, some of the ideas that our student managers have been working on. As far as research with other universities is thinking about it. Do we need some more study space? Would we have to consider the idea of allowing an academic classroom within the HUB again, given if there is social distancing in place in all the academic rooms?

**Brendan** [00:13:17] There might be a requirement for some overflow space, and maybe there's some other ideas that I would ask all of you to think about, especially for our graduate students, in particular the lounge that we have at the HUB. We'll have to address. How do students access that? Does it make sense for people to be going into the third or maybe we consider a second floor as a satellite grad lounge space for the time being, simply because over the summer, one of the concerns I had is that since orientation is online, since summer session is online, and since we don't really expect to have too many students, it might not be of value or interest to try and push a reopening of the HUB even as we get closer to that June 19 date. So thinking about how we would remain as a professional staff virtual and maybe allow some staff on site to meet with folks if that's what they want. But right now we're looking at with the current guidelines in place for rooms, maybe 20 percent occupancy. So that's looking at a room that typically holds 60 in a theater style down to maybe 10 to 15. So with those numbers, it's not necessarily something I think people are going to be interested or clamoring for right away. Still makes sense for me to think about Zoom meetings in that way. So we're trying to think of ways that we can maintain continuity with all of our services as well as be as safe as possible with the return to campus and not push it. The Professional staff And I talked about what does that mean and what is our level of comfort even in returning to the office and working with facilities, determining how many how much supply do we have and how much we need. For right now, with offices operating minimally and maybe occasionally needing to get into their space pick up items, the pantry is still operating and we're providing services directly to them. We have enough supplies to maintain that little amount of activity in the building. But as we start thinking about expanding that activity, my concern is not whether or not we have enough supplies to even make it safe for people to come in. And how do we manage folks going in and out? I've been meeting with other UC student union directors. UC San Diego is a good template for us because they are currently open and they are not getting a lot of traffic, they do have some of their third parties open, but they are really drawing maybe a hundred people a day, and that's not nearly as much as they're used to. So there is some concern among their third party vendors about whether or not it makes sense to continue to operate. And their director let me know that there's actually in terms of re-supply order they recently put out, it's going to be five to six months before that orders fulfilled. So his words was a word of warning to all union directors that if you're as you're considering reopening plans for the fall, now's the time to get your supply orders. And so I did reach out to our facilities manager facility services to start that conversation. So on some more updates for you in June, but I would like to get some feedback and we can spend a little bit of time if there's some additional thoughts about the summer and whether or not keeping the building close would ultimately be my recommendation. What your thoughts are about that as well as amenities and services for the fall. So I'll pause there, folks. Have any questions or make comments or concerns? Also, just to clarify in terms of when I say, you know, we are considering keeping the building close, that means our programing and meeting space. This does not mean offices that we would work with the campus if folks are allowed to come back to their office like any associate dean of students, the HUB Ro Staff, we would work on that and get that geared up for sure, especially in Costo Hall. But this is more in terms of scheduling needs and an event space keeping those areas closed and utilizing that time for facilities to catch up on maintenance projects. We could talk about based on the budget, whether or not we want to do a repaint of latitude, at minimum and some other areas of the building. Again, it would be an ideal time to do some of those projects because there's nobody in the building. It makes it easier for facility staff to get in there and get it done without having to rush the project or especially thinking about being in close proximity between our facility staff. We could you could spread that out much easily with a vacant building. So that's another consideration.

**Tommaso** [00:17:59] So my understanding and correct me if I'm wrong, is that in summer I see the HUB being used most by undergrads, especially because a lot of graduate students are on campus or they're not even getting paid for summer or things like that. So I'm trying to understand whether it will be a problem or if the undergrad population will be negatively impacted by closing the HUB. Even in light of all the 20 percent capacity in the rooms and things like that, I don't think so. And I will be totally supportive of actually getting things done in the building with these. What the building school is closed. That's a that's an opportunity that shouldn't be wasted, I think. But yeah, I do. I don't know how many undergrads utilize the building in summer, especially with the vendors closed, if that's gonna be the case.

**Brendan** [00:19:00] Yes. During our biggest driver for for folks in the building is summer orientation. So that's online now and then summer sessions being online and with minimal students on campus. We don't know those exact numbers yet for summer, but we could always look at whether or not it's viable to open up a lounge. But the only hesitation I had is that we would need to, as a facility, prepare how do we manage folks? And even Berkeley was thinking about setting up temperature check stations for their union and sophisticated I.D. check so that it's only UC Berkeley students allowed into the building. So we would have to see what the county's health recommendations are. The state's recommendations, the UC's recommendations that see whether or not we have the staffing, the supplies and the ability to manage that. So I think it's that's to be determined. So I understand and I get what you're saying. I don't want to inadvertently make it less realistic for students to get into the space or to have a disappointment or feel like there's a loss of a facility. We could address that. If there are students on campus. But we would also have to back out plans to make sure that our own staff are safe and that we're able to keep the building sanitized. Thinking about bathrooms, how do we manage that? You know, the building is built really well for when there's a lot of people. But considering how we get people into the building safely, it gets a little bit more complex with the way the building was constructed. So there's a lot of factors that I know I would have to to consider and bring to you all as well as get by and from our facility staff that they could even manage the cleaning that that comes with folks being back in the building this soon. If there aren't any major updates, what I would just ask is as you as we head toward the June meeting. If you have ideas. If AS, GSA, if you're thinking about things, I think again, GSA, I would like some help with the lounge space, especially if we do consider keeping the third floor locked to the general public. If there is a need then to add a second floor GSA space, if that's something that might even be necessary. I don't know if it is, but feel free to reach out to me and I'll probably be reaching out to you soon about that question. In terms of the budget, the only update I have is that we're still if you got a chance to listen to the chancellor's spring message, we still don't have a definitive answer as it comes to fees for this quarter. So the presentation I showed you last month is still up to date in terms of the numbers that we're using. But it's a it's still a tentative budget for sure. So I'll have a more finalized one, hopefully for view in June. And the only other update is that since we last met, we've made some progress with how we can utilize the funds to directly assist students. So there's been some guidance given for gift cards that we can use for Amazon and for vendors that we've worked with in the past to incentivize folks coming into programs, whether it be a HUB program, ASUCR or GSA collaboration. We're hopeful that we can drive some traffic so that if you attend a workshop or come into a program, you get a gift card. We're going to put together some building surveys, participate you can get a gift card and try our best to keep that viable moving forward for an options for students. And we continue the discussions about direct ways that we can assist. Had a productive meeting with ASUCR and GSA a couple of weeks ago with Tommaso. So I think we're all still trying to navigate how we can better provide options to students and work with them within the confines of our budget. So that's the biggest challenge that we are still navigating through. But I have been appreciative of efforts that VCSA has made to try and alleviate some of the constraints so we can use our travel cards to make these purchases. So it's. Bought easier than trying to put up staff money or asking students to put up their own funds. We can put it on our travel card for now and then get reimbursed later on. So that's helpful. So it makes it easier for us to move forward on that. You'll start seeing this week and movement moving on through the rest of the quarter. More opportunities for gift cards. And the only thing I'm going to mention that it's not it's not on the agenda, but, you know, I would like you all to think about who's available this summer, because while we don't typically meet in July, August and September, the terms for folks run through September 1st. Most of you, I believe, are in the middle of your first middle of your term. So you're still eligible to meet and most likely given the rapid nature of this situation. I'm definitely going to need to have folks meeting this summer. You can review the bylaws. It's a much smaller quorum. So if you're not all available, that's fine. But I did talk to Tommaso also and we both wanted to talk to each other about it. We had the same consensus that having meetings over the summer is going to be necessary as we figure out what the fall starts to look like, what budgets start to look like, and we'll have to probably, even if we do get a vote of approval for June, if things change as we get closer to the start of the quarter and we actually see what enrollment looks like, we're most likely going to have to revisit those numbers just to get an understanding of where we are at the very start of the quarter and throughout the summer. So just want to put that out there as well. And that's all that I have.

**Tommaso** [00:25:05] Yeah, I think that people should be available over summer because we're all part of the board and the situation is changing very rapidly. It's an extraordinary situation. So keeping an eye on things as they evolve. It's part of our duties. And I think that I mean, one hour per month is pretty easy to find. So I'm very supportive of meeting during summer and then just to throw my own few cents on the thinking about facilities updates. So going back to point A, it doesn't seem like I mean, to me keeping the building open does not outweight the benefits of keeping it close, then maybe get maintenance done and painting and things like that. Because even checking temperature as soon as you mentioned that, I was already horrified at the idea, since it seems pretty clear by now that checking the temperature is already too late, it's because people start spreading it like we earlier, and even if they do get a fever, it's it's too late at that point. So I am I wouldn't see the lounges be open as a safe option for students. But that's just my voice and my very personal point of view. So just throwing in my two cents there.

**Brendan** [00:26:33] No, I appreciate that. I get it. Nothing is set in stone. It's all things that other you seem have been considering. And the other thing that we would take this summer for is to get ready for some type of opening at possible in the fall meeting, already clearing out furniture store in it. Most likely three or two north. So that again, that's a huge program in space that may not be utilized and we need to put the furniture somewhere. And also talking to in particular, the ethnic and gender directors about their space and their space is meant for students to come in its lounge furniture. It's very close quarters and working with them as well to determine in the future we'll be working with them about how can we help them get their spaces prepped. And again, most likely, immediate needs would be storage for furniture. And how can we help them adjust? So that's another thing that our scheduling team will be reaching out to the summer as well to get not just our own spaces in the HUB fix up for the fall, but also to help departments within Costo as well.

**Jessica** [00:27:40] I think that's a good idea because we also want to consider that many undergrads and graduate students may not be in a conducive environment for studying or a safe environment for themselves. And so in may actually be safer for them to be on campus. So I think that it may be advantageous to do that where we set it up so that it's at least helping to make it more safe with the social distancing. Removing furniture as well and things like that, just because we don't know everyone's situations. But we do have to consider maybe having hand sanitizer since stations set up things like that just to help encourage it because we don't know people's situations.

**Brendan** [00:28:26] Yes, thank you Jessica, Manny already is working with facilities on those supplies that we need. So and UC San Diego actually ended up building their own. I've reached out to their director for pictures of what they made. And we may be following suit because it's been so difficult to get supplies.

**Alex** [00:28:46] So I'm going to piggyback on what was just said. I like the idea of working on some programing for intentional populations. One area that I think might be something that comes about is the first year and new students, transfer students that are new to campus. And just with the unknown factor of housing and perhaps more people commuting. I think that, you know, it is important to find out what what what space is available on campus to offer them an opportunity just to, you know, get information and and and know more about the campus. Because I think as a new student, as Jessica just mentioned, you know, they may just need to be. How can I say this? Just be exploring more of the options that are available in a free for all. If we are closed, then what opportunities are available? I think so. Working with maybe student affairs and student life and figuring out what other opportunities are available to to use a space.

**Tommaso** [00:29:58] Very good points there. Very good points. Any other comments on this? If not, the next item on the agenda is the food service report.

**Marcus (Retail Dining Director)** [00:30:20] Tomasso. Hey. Just to give you guys an overall Dining, I know I covered earlier. What's going on in the HUB and with our partners. So obviously with the campus closure, our focus shifted. We closed every dining venue except for the market at Glen Mor. And so just to kind of give you a walk through of our strategy there. And we shifted into safety. So dining was considered essential staff and we had to work with our team to let them know, hey, we're gonna do our best and we're gonna work diligently to make the market area kind of a safe place to work. So we developed multiple SOPs on social distancing, use of facemasks, high touch areas. And I know that you guys were kind of talking about what what would you do in the HUB in the summer? And we'd be more than willing to share with you guys kind of some of that SOPs that we came up with in regards to how often we're sanitizing high touch areas, social distancing with tables, things like that. So there was a little concern from our team. And no blame to them. It was a scary time. So it'll work quickly and diligently to quell the concern and work to create a safe environment. So the market is open and within the market, if you haven't been there, there's a Starbucks. There is a C store. And then we have two platforms, sizzle and saber. And primarily we're open because they're still campus live. Are there still students living on campus at Lothian, Pentland, Glen Mor. So we have to make sure that we're available. The other thing that we did and I know there is concern about supply. So Matt Burke who works in procurement, has been working with us to keep essential supplies coming in. I know it's been a challenge because certain vendors are are light on inventory and we've been working with UCOP to keep those in in stock. One of the things that we did is we did kind of shift our C-store into more of a grocery store, not only for students but for essential staff, because we knew that some of our concerns from our staff was, if I'm at work, when can I go to the grocery store or when can I go get those essential services? So we were able to bring in stock, certain items that were, you know, eggs, bread and hand sanitizer, sanitizing wipes, things like that. It was very well received from our team and we just kind of rolled that up into a packet to re-issue to all of our employees to let them know, hey, this is what we've done and this is what we're going to continue to do following Riverside County health orders or the state orders going forward in the same time. We're still looking at summer and fall, and it's kind of a fluid situation because we don't know what it's going to look like completely yet. So we're building scenarios on what dining will look like. What is the new normal if we do have students on campus in the fall? What needs to be open and we've been spending the past few weeks, if not the past month, really working through that and kind of navigating through all of the changes or all the directions that or new information that we're getting. So thank you for allowing me to have some time. And, you know, I told Brendan my commitment is to make sure that myself or or someone is always available for these HUB governing board meetings to answer questions. Given that and given the unique circumstances we're in. I'll pause here. Anybody has any questions for me, dining related or food service related questions I'd be happy to answer.

**Tommaso** [00:33:50] So I actually have a question. So the only place open on campus right now, foodwise, is Glen Mor right? So not the other cafeterias say guy AI.

**Marcus (Retail Dining Director)** [00:34:05] Correct.

**Tommaso** [00:34:05] Oh, I see. I saw this.

**Marcus (Retail Dining Director)** [00:34:07] And and once obviously through time, we consolidated those that decided to stay on campus to move them closer to the market at Glen Mor. So their students at Lothain and Pentland or Glen Mor. And that was kind of the idea with using the market was we had the ability to be multiple things. So a grocery store as well as a food service outlet. So it made sense as we get more information on how many students will be on campus, that will kind of be our directive on what else needs to open. We were very close to opening the barn. We do have a scenario where hopefully in the summer, parts of the barn do open. But that's all predicated on the information that we receive on how many people are going to be on campus in the summer.

**Tommaso** [00:34:53] Right. Thank you. Actually, yeah, I see the barn as a good alternative. Geographically speaking, to the market, Glen Mor. Since they are the anti-pokies.

**Marcus (Retail Dining Director)** [00:35:05] Yeah, we look forward to the day that we can hope then inviting faculty, staff and students alike to come try. Ah! Ah. Well, come check out our new venue and try a new food there.

**Tommaso** [00:35:18] Cool, looking forward to it. It's been quite a while in the making.

**Marcus (Retail Dining Director)** [00:35:23] Yeah, absolutely.

**Tommaso** [00:35:28] Any other comments or questions for Marcus? All right. If not. Thank you, Marcus, for your report. It's good to know that you guys are on the piece for the few students who are still on campus and they have to, you know, survive somehow. Next item on the agenda is public forum. Do we have anyone from the public?

**Brendan** [00:35:58] Just a shout out to Cathy Eckman, our CFO at VCSA. She's the only attendees, but I don't know, she...Yeah, but that's it. That's the only person watching right now.

**Tommaso** [00:36:09] Okay. Well, hello.

**Tommaso** [00:36:15] All right. So if there are no comments or questions from the public on to the subcommittee reports, which I do not have, because we are meeting right after these meeting. So I'll update you guys next. Next. At the next meeting. Hold on, hold on. I'm just checking the chat and I am seeing some comments here. Which were quite some time ago. OK. Thank you, Ellen for your...opinion. Perfect. All right, then onto the old business.

**Brendan** [00:36:59] Sure. The only update I have is a indirect update about operational hours. So one thing that we're also processing is that based on budget operational needs, interests and scheduling of event spaces, whether or not that's possible to schedule events, bases. We're looking at reduced hours for sure based on our budget as well as revisiting weekend hours. And it's not. So it's a lot different than how I originally proposed this in terms of being able to actually take a look at how many people were coming to the building. But this will be centered more for our June and July board meetings as we get closer to the fall about what is our budget look like, 1 and 2, whether or not folks will be even allowed to host events in the way that they had been anticipating for the fall. So that leads to more cancelations, less actual reserved space in the building. From a budget perspective, it would make more sense for us to not operate the building as late as we have or as many hours on the weekend. But again, that's all predicated on what the budget looks like, what the student interest is looked like, and also be asking all of you for your input about maybe it's not necessarily a full closure, it's more reduced services at a reduced hour. So those are some things that we're running scenarios on now. And what that looks like for our facility staff and the building itself.

**Tommaso** [00:38:35] All right. Thanks. Onto the advanced reservation requests. You guys, I received a file. And if there are no comments or. Issues. Yeah.

**Alyssa** [00:38:55] The advanced reservation requests, Is this. In case we are going back in person for like fourth quarter because I see October for Chicano Student Programs and then 2021, so is this just in case we go back?

**Brendan** [00:39:12] Yes.

**Tommaso** [00:39:13] I would assume so, yes.

**Brendan** [00:39:15] So all of this is obviously tentative on what the campus looks like in the same way that those folks who had meetings, events for the spring quarter may have submitted advance reservation in the fall and winter. They were also canceled out.

**Adam** [00:39:37] I would like to motion to approve items A to B for advanced reservation requests.

**Alex** [00:39:51] I second

Motion to approve advance reservation

Motion by Adam second by Alex

10-0-0

**Tommaso** [00:39:52] All right. All in favor, raise your hand. Any opposed? Abstentions? And approved. All right. Any announcements for the board? Before we conclude. If not, do I have a motion to adjourn?

**Adam** [00:40:26] All right, motion to adjourn.

[00:40:28] OK. Alex seconds, all in favor, raise your hand and you can leave the meeting and I will let you know soon when the next meeting is. Thank you all.

Motion to Adjourn

Motion by Adam second by Alex

10-0-0