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*August 4, 2022
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Photo link: New Castle Historical Society



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SIGN UP FOR COASTAL CLEANUP



NATIONWIDE TASK FORCE ON SCAM CALLS



MIGRANT STUDENTS IN SUMMER SCHOOL PROGRAM

Photo link: Delaware Greenways



Community

TOWN SQUARE LIVE

SPARK: A PREMIER SUMMER CAMP WITH SOMETHING FOR EVERYONE

BY JAREK RUTZ

Spark Summer Camp and After School Program is quickly asserting itself as a premier summer camp in Delaware. The camp, formerly a massive karate studio, allows hundreds of energetic children to play their favorite field day games, explore their creative minds and even learn **STEM**.

Patrick Preece, a karate master who was already running a summer karate camp, realized that “half the population has no interest in karate,” and he wanted to expand into a camp that offered something for all types of children. “I really just asked myself what an ideal camp would look like for my daughter, and then I went from there,” he said.

So, in 2021, Preece brought his studio to life, transforming it into Spark Summer Camp. Now, in its second year of operation, Spark already has nearly 300 children enrolled in its three locations: two in Dover

and one in Middletown.

The camp is broken into three enrichment categories: instruction, creative and cognitive, and each category has an indoor and outdoor component.

“My favorite part is when the coaches have us do stuff on the karate mats,” said fifth-grader Cecelia Ryan. “It’s always something new and fun, and I’ve really learned gymnastics, karate and kickboxing.”

Making each day unique for the campers is something Preece envisioned when he started the camp last year. Teams of campers—each with their own counselor—rotate through 45-minute activities.

Preece still kept his passion for karate as the heart of the camp, which is evident through activities like bully-defense, kickboxing and martial arts.

[CLICK HERE TO READ MORE](#)

Vote in the primary on September 13.

Elections.Delaware.gov

Primary election day is almost here, but you can only vote if you’re registered. If you’re not registered, getting started is easy. Visit Elections.Delaware.gov. Register for the primary, research candidates, find your local polling place and learn about all the ways you can vote—including absentee voting, early voting and voting by mail. You have a voice. Be heard!

Register and vote by September 13.

YOUR PATH TO
Vote



SIGN UP NOW TO HELP WITH 2022 COASTAL CLEANUP

BY STAFF WRITER

The **Delaware Department of Natural Resources and Environmental Control** is seeking volunteers to help with the 35th annual **Delaware Coastal Cleanup** on Sept. 17 from 9 a.m. to noon. The cleanup will take place at 41 sites statewide on that Saturday. Volunteers may now register to participate at de.gov/coastalcleanup.

The cleanup is a popular event for families and groups who want to help Delaware’s environment, and even earn some volunteer hours to meet school or group requirements.

“The Coastal Cleanup is a great reminder that volunteers of all ages can make a difference, whether they sign up for the Sept. 17 statewide cleanup event or choose their own time, date and place to pick up trash,” said DNREC Secretary Shawn M. Garvin.

For the Sept. 17 coordinated cleanup, volunteers should sign up by Wednesday, Aug. 31, for their choice of sites. Site captains with supplies will be on site to sign in volunteers and provide trash bags and directions. Although gloves, paper data cards and pencils will be available upon request, volunteers are encouraged to bring their own gloves and to use the online Coastal Cleanup reporting tool, when it goes live Sept. 1, to share their findings. Walkups are not encouraged due to volunteer site capacity limitations.

Volunteers in the Sept. 17 event can post photos on facebook.com/DelawareDNREC for a chance to win a 2023 Delaware State Parks pass and a prize bag by posting photos.

COASTAL CLEANUP RESULTS

All volunteers also should also report their findings and are invited to share photos through the Coastal Cleanup page. Last year, nearly 600 volunteers filled about 400 bags, cleaning up 5,500 pounds of trash from waterways, wetlands and other natural areas. The top five trash items collected were:

- 7,671 cigarette butts;
- 2,921 plastic and glass beverage bottles and cans;
- 1,785 food containers;
- 846 plastic bags;
- and 381 balloons.

Cleaning up locally makes a big difference statewide and keeps trash from entering waterways and making its way to beaches and beyond. DNREC suggests several ways to help make a difference all year long:

- Pick up trash near your home to keep your neighborhood clean.
- Follow a carry-in/carry-out plan and take all trash with you when visiting outdoor spaces, including federal, state, county or local parks.
- Pack a bag and rubber gloves when you take a walk, go for a hike, go hunting or fishing, etc., to collect and carry out trash you find along the way.
- Recycle applicable items through in-home recycling or designated drop-off locations.

Learn more at www.de.gov/recycling.



Photo by Christina Morillo from Pexels



Business

TOWN SQUARE LIVE



DELAWARE JUDGE SETS DATE FOR TWITTER, ELON MUSK LAWSUIT

BY CHARLIE MEGGINSON

The five-day trial to decide whether the world’s richest man will be forced to purchase social media behemoth Twitter Inc. will begin Oct. 17 in Wilmington, a Chancery Court judge decided last week.

Twitter sued Tesla founder Elon Musk after he withdrew from an agreement to take the platform private for \$44 billion, or \$54.20 per share.

Musk announced he would no longer go forward with the purchase because he believed Twitter breached their agreement by refusing to crack down on spam profiles and disclose how many accounts were run by bots.

During a July 19 pre-trial hearing, Twitter asked Chancellor **Kathaleen St. Jude McCormick** for an expedited hearing, with attorney William Savitt arguing that uncertainty surrounding the acquisition “inflicts harm on Twitter every day,” and “the earliest possible trial date is imperative.”

“Musk has been and remains contractually obligated to use his best efforts to close this deal,” Savitt said.

“What he’s doing is the exact opposite—it’s sabotage.”

But Andrew Rossman, Musk’s attorney, said the September trial Twitter requested would not give either side enough time to prepare, or for the court to come to a fair judgment.

In her ruling, McCormick said Musk’s legal team “underestimate the ability of this court...to quickly process complex litigation.” McCormick said if it becomes apparent that a five-day trial won’t be sufficient to resolve the matter, she’ll entertain a request to increase the number of trial days, though she’ll consider that request “with great skepticism.”

WHAT IS THE DELAWARE COURT OF CHANCERY?

The Court of Chancery is considered the preeminent forum to decide disputes between corporations and other business entities.

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DOJ: BUFFETT-OWNED MORTGAGE FIRM GUILTY OF REDLINING IN NCCO

BY CHARLIE MEGGINSON

A Pennsylvania mortgage company owned by billionaire Warren Buffett will pay \$20 million to resolve allegations of discrimination against Black

and Latino homebuyers in Pennsylvania, New Jersey and Delaware, the Department of Justice announced this week.

Attorneys general in the three states accused Trident Mortgage Company of redlining in the greater Philadelphia region, including New Castle County. **Redlining**, in the context of mortgages, is when a company refuses to lend to someone because they live in an area deemed to be a poor financial risk.

The deal requires Trident to provide individual subsidies of up to \$10,000 in support of new mortgages for owner-occupied homes in majority-minority neighborhoods to qualified applicants.

“Redlining is one of the modern era’s most damaging and insidious forms of racism,” said Delaware Attorney General Kathy Jennings in a press release. Jennings said few practices have done more than redlining to enforce “de facto segregation” and the legacy of segregation in Delaware communities.

The effects, she said, include racial disparities in wealth, intergenerational poverty, public services funded in whole or part by property taxes and “unspeakable harm” to opportunity as a whole.

Trident was one of the greater Philadelphia region’s top mortgage lenders until it ceased its mortgage lending business in December 2020. The company will continue operations to implement the settlement over its five-year term.

The agreement also requires Trident’s former real estate affiliate, Fox & Roach, to assist Trident in facilitating increased access to residential mortgages. The parent of both companies, HomeServices of America, has guaranteed implementation.

As part of the agreement, Trident has pledged to engage in nondiscrimination, outreach and equally-attentive customer service to residents of the region’s majority-minority neighborhoods, anti-bias training, consumer financial education and community development partnerships.

Delawareans living in a majority-minority neighborhood who are seeking information on the settlement or eligibility to participate in the loan subsidy program may contact the DOJ’s Consumer Mediation Unit at (800) 220-5424.



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Food & Dining

TOWN SQUARE LIVE



BAKING UP A GOOD TIME: STATE FAIR ATTRACTS CULINARY COMPETITORS

BY PAM GEORGE

The third time was a charm for baker Amy Watson Bish. At the 2022 Delaware State Fair in Harrington, which continues through July 30, she finally won a blue ribbon for her apple pie with a brown sugar crumb.

“If you know me, you know I’ve been determined since the first year,” she told her Facebook friends, many of whom crave her apple pie. “I’ve entered this pie three times.” Well, sort of. One year she did a double-crust apple pie.

There was more to come. The Wilmington resident entered nine categories, and she’s not the only baker willing to travel 45 minutes or more to enter the baking competitions on multiple days.

But for those willing to travel with precious cargo, the rewards can be sweet.

AN OLD-FASHIONED EXPERIENCE

Baked goods are part of the fair’s competitive culinary exhibits, broken down into categories such as biscuits, zucchini bread, banana cake, sugar cookies—crisp or soft—peach pie, lemon pie and cherry pie.

“It gets very detailed,” explained 16-year-old Vinnie DiNatale of Wilmington. “In the cake section, there are chocolate cakes, pineapple cake, cake mixes.”

Like Bish, many people enter more than one category. DiNatale entered 12 in the junior and adult divisions. Kristin Pleasanton of Dover entered five.

When deciding what to enter, DiNatale went through the categories multiple times and crossed off those that didn’t play to his strengths, which include cakes and cupcakes.

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Government

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BY CHARLIE MEGGINSON

In a rare move, the **Delaware Democratic Party** has endorsed a primary challenger over a sitting statewide-elected Democrat. The state party’s 25-member executive committee unanimously voted last week to endorse **Lydia York**, a candidate for auditor of accounts, over incumbent Auditor Kathy McGuinness.

McGuinness on July 1 was found guilty of three misdemeanor charges, including official misconduct, structuring and conflict of interest. She was acquitted on felony charges of theft and intimidation after a three-week trial. She maintains her innocence and has asked the judge to overrule the jury’s verdict or grant a new trial.

“We saw Ms. York’s candidacy as an opportunity to restore the auditor’s office to its intended function and do away with the political theater that has kept the in-

MCGUINNESS PUSHES BACK AFTER DEMS ENDORSE PRIMARY OPPONENT

cumbent at center stage for all the wrong reasons,” said Delaware Democratic Party chair Betsy Maron. “This September, Democratic primary voters looking for integrity, accountability and true leadership in their auditor need not look further than Lydia York.”

In a statement to Delaware LIVE News, McGuinness pushed back against the party’s decision.

“Since first being elected, I have been hard at work modernizing the office and producing results,” she said. “I continue to do my job as your state auditor in accordance with the law. Over the past month, my team and I have been knocking on doors and spoke to thousands of Democratic voters. The feedback continues to be overwhelmingly positive and I am encouraged daily to keep fighting.”

McGuinness said she’s seeking re-election to serve all Delawareans, not a select few.

On her campaign website, York says she’s running for state auditor to ensure the office “operates with a level of accountability and transparency.”

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SUSSEX GOP CONDEMNS 'RACIST' MAILER SENT BY CONSERVATIVE GROUP

BY CHARLIE MEGGINSON

The Sussex County Republican Committee has denounced a mailer sent by a conservative political action committee attacking a Black GOP candidate for county office. The mailer, sent by the 35th Representative District Conservative Committee, criticizes Greg Fuller of Lincoln, a candidate for Register of Wills.

A long-time Democrat, Fuller became a Republican in 2021 after the party “left [him] behind,” he said in a previous interview with Delaware LIVE News.

The mailer seeks to use Fuller’s party switch to drive voters away from his campaign—a move Marilyn Booker, chair of the Sussex County Republican Committee, calls “unhelpful and racist.”

Booker believes the mailer is racially motivated because Ellen Magee, one of Fuller’s opponents in the Republican primary election, is also a former Democrat who

changed her party affiliation, but the mailer doesn’t mention her.

“I just found it interesting that they only went after Greg, who happens to be a Black man,” Booker said. “If the point of the mailer was that these people are Democrats, you can’t trust them and they can’t change their stripes, then why not add Ellen to it as well?”

On one side of the mailer, Fuller is superimposed over photos of Presidents Barack Obama and Joe Biden, and on the other side, he’s shown in grayscale next to an out-of-context quote from an Oct. 2021 Delaware LIVE News article.

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ACADEMY



DELAWARE LAWMAKERS EYE MAJOR STATE CAPITOL EXPANSION

BY CHARLIE MEGGINSON

Delaware’s **state capitol building** could be set for a major expansion.

A bit of background: Between 1791 and 1933, Delaware’s General Assembly met in the **Old State House**, just down the road from the current capitol building, known as Legislative Hall. After 224 years of continuous use, the Old State House became cramped and uncomfortable, unable to meet the needs of the burgeoning state government.

It appears now, after 89 years in the new building, lawmakers feel Delaware’s government is once again in need of more space. While the details are slim and a

budget has yet to be drafted, concepts and 3D renderings offer Delawareans a glimpse into the possible future of 411 Legislative Avenue. Delaware’s state capitol building could be set for a major expansion.

A \$100 million-plus tentative plan—which is only at the feasibility study stage—includes a four-level, 350-spot parking garage with an underground tunnel beneath Martin Luther King Jr. Boulevard for lawmakers and staff to securely access the building from their vehicles.

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DELAWARE JOINS NATIONWIDE TASK FORCE TO CUT DOWN ON SCAM CALLS

BY STAFF WRITER

Even in a time of stark political division, there is thing almost everybody can agree on: scam calls suck. In that vein, Delaware has joined a nationwide task force to cut down on illegal robocalls.

Comprised of 50 attorneys general from across the United States, the Anti-Robocall Litigation Task Force will investigate and take legal action against the telecommunications companies responsible for bringing foreign robocalls into the country, Delaware Attorney General Kathy Jennings announced Tuesday.

“Robocalls are a nationwide problem that Delawar-eans—including me—deal with every day,” Jennings said in a press release. “The nature of these scams makes it nigh impossible for any one state to singlehandedly stop robocalls; but this task force combines our resources and focuses them on the bad actors in the telecom

industry who enable this scourge.”

The task force has issued 20 civil investigative demands to 20 gateway providers and other entities that are allegedly responsible for a majority of foreign robocall traffic. Gateway providers that bring foreign traffic into the U.S. telephone network have a responsibility to ensure the traffic is legal, but according to Jennings, these providers are not taking sufficient action to stop robocall traffic.

“In many cases, they appear to be intentionally turning a blind eye in return for steady revenue,” the press release said. “The Task Force will focus on the bad actors throughout the telecommunications industry to help reduce the number of robocalls that consumers receive and benefit the companies that are following the rules.”

According to the [National Consumer Law Center and Electronic Privacy Information Center](#), over 33 million scam robocalls are made to Americans every day. These scam calls include Social Security Administration fraud against seniors, Amazon scams against consumers and many other scams targeting all consumers, including some of our most vulnerable citizens.

An estimated \$29.8 billion was stolen through scam calls in 2021. Most of this scam robocall traffic originates overseas.

The Task Force is focused on shutting down the providers that profit from this illegal scam traffic and refuse to take steps to otherwise mitigate these scam calls.

To avoid scam calls:

- Be wary of callers who specifically ask you to pay by gift card, wire transfer or cryptocurrency. For example, the Internal Revenue Service does not accept iTunes gift cards.
- Look out for prerecorded calls from imposters posing as government agencies. Typically, the Social Security Administration does not make phone calls to individuals.
- If you suspect fraudulent activity, immediately hang up and do not provide any personal information.
- Contact the DOJ’s Consumer Protection Division at (800) 220-5424 or e-mail consumer.protection@delaware.gov

“We will take this fight to anyone who helps these scammers and robocallers,” Jennings said.





BY CHARLIE MEGGINSON

With just **40 days** to go before the first votes are cast in Delaware’s 2022 primary elections, every seat has at least one person running. Some have numerous candidates. The 151st General Assembly comes to an end in November, meaning all 21 Senate seats and 41 House seats will be up for grabs. The deadline to file for election has passed.

Three of the state’s executive offices—attorney general, treasurer and auditor of accounts—will also be on the ballot. Each office’s incumbent is running for re-election, including embattled State Auditor **Kathy McGuinness**.

Voters will also decide who to send to Washington as Delaware’s lone United States representative.

The primary election will be held on Sept. 13, 2022 and the general election will be held on Nov. 8, 2022.

Two senators, **Sen. Ernie Lopez**, R-Rehoboth Beach, and **Sen. Bruce Ennis**, D-Smyrna, have announced they will not seek re-election. Two representatives, **Rep. David Bentz**, D-Christiana, and **Rep. John Kowalko**, D-Newark, have also said they will retire at the end of

WHO'S RUNNING? FULL LIST OF CANDIDATES IN DELAWARE

their current terms. Rep. Andria Bennett, D-Dover, did not file for re-election.

The district previously represented by **Gerald Brady**, who resigned in February 2022, will no longer exist after November.

During **redistricting**, a new district was created in the Long Neck and Oak Orchard area of Sussex County to reflect population growth in that area.

Below is a list of each Senate and House seat along with the candidates who have filed. Click a candidate’s name to view their campaign website. If you’re not able to click a candidate’s name, they don’t have a campaign website listed with the Department of Elections.

An asterisk (*) indicates a candidate is an incumbent. If there is more than one candidate listed for a given party, there will be a primary election for that seat. If there isn’t, that candidate will advance directly to the general election.

Not sure what district you’re in? Click **HERE** to find out.

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HUNTERS MUST NOW REGISTER STANDS, TRAIL CAMS ON STATE LANDS

BY CHARLIE MEGGINSON

Hunters must now register temporary deer stands, ground blinds and trail cameras placed on state lands. Here's a [link](#) to the registration form.

The [Delaware Department of Natural Resources and Environmental Control](#) (DNREC) said in a press release that the registration “will help wildlife area managers evaluate the increasing numbers and use of these hunting tools on state wildlife areas.”

But members of the “Delaware Deer Hunting” Facebook [page](#) weren't so quick to take DNREC's word.

“Who comes up with these dumb rules and what's the purpose,” wrote one user.

“Probably so they can fine you after February if they find it still up,” wrote another.

“So they can estimate how much \$\$ they are missing out on,” another said. “Bet next year that registration number will cost you.”

In a statement to Delaware LIVE News, an official from the DNREC Division of Fish and Wildlife said items left behind after hunting season ends are subject to fines and confiscation if necessary, but the agency's approach will be to seek “compliance through education.”

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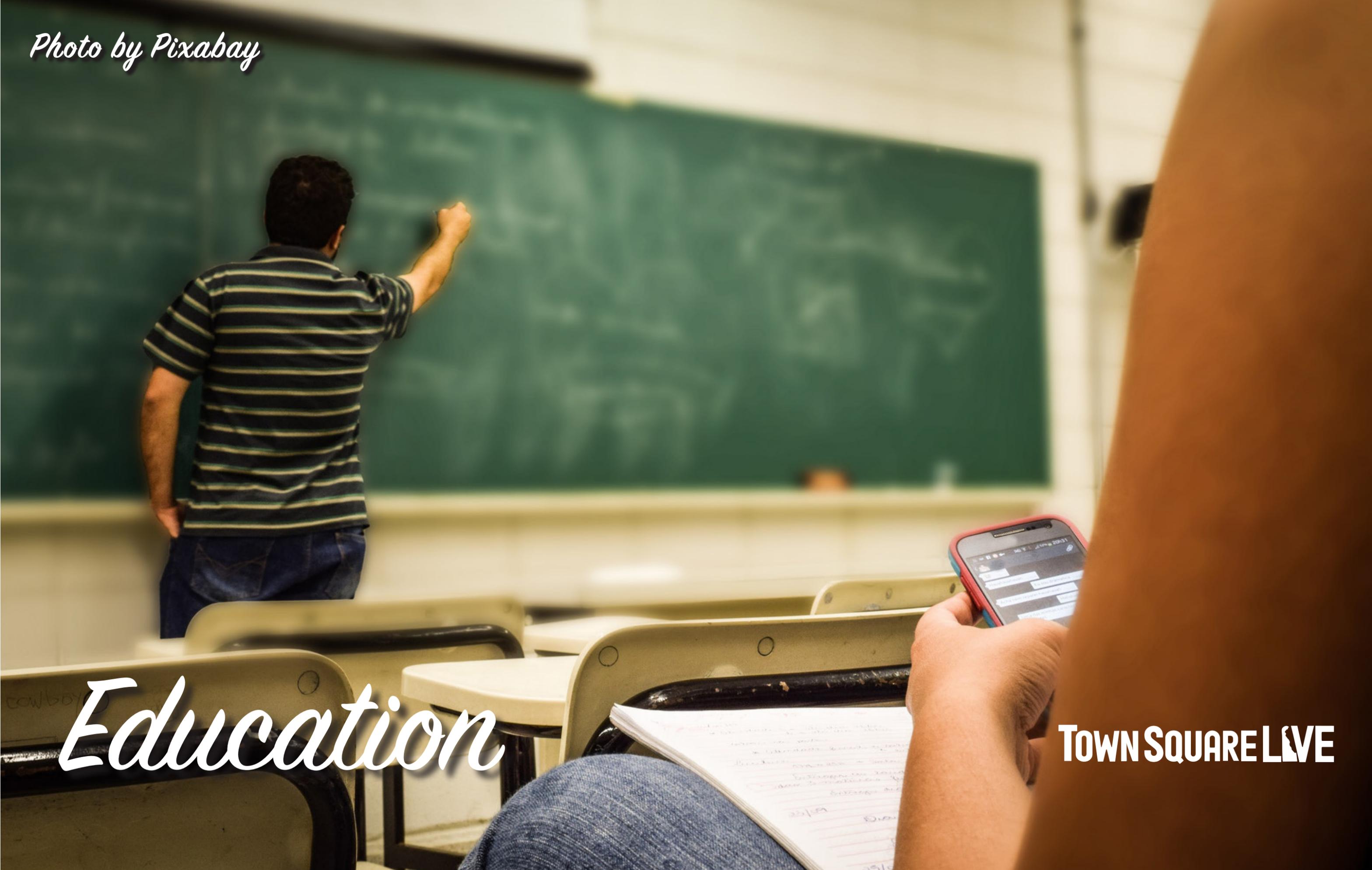
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Education

TOWN SQUARE LIVE



WILMU'S GROW-YOUR-OWN TEACHER PIPELINE RESULTS IN FAST JOBS

BY JAREK RUTZ

Angelie Ross-Jimenez is 19 years old with an associate's degree and a full-time job, and she has Wilmington University to thank for that. The university has created a grow-your-own teacher pipeline program in order to address the teacher shortage in Delaware.

Not only did teachers leave classrooms because of COVID, the state has 4,000 educators eligible for retirement within the next five years.

Enrollment in teaching courses has declined by 67% since 2010, and some educators worry that high school students who watched the chaos that COVID created in classrooms may shy away from a career in education.

In the next 10 years, student enrollment in Delaware schools is expected to grow 7.8%, but the public teacher workforce is only projected to grow 6%. Added to that,

neighboring states are starting to pay much higher salaries than Delaware does, sparking fears of teachers leaving the First State.

Education Secretary Mark Holodick has pointed out on numerous occasions during **Wilmington Learning Collaborative** events that many teachers leave Delaware after five years. The Delaware General Assembly tried to help stem the tide by passing bills that allowed grow-your-own programs, year-long teacher residencies for prospective educators and a periodic evaluation of the starting salaries of Delaware's teachers.

Because of all that, "we felt very strongly that as a teaching institution, we wanted to assist the state in helping accelerate and increase the number of folks going through the teacher preparation program," said

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Rob Rescigno, assistant vice president of partnerships and community affairs at WilmU.

More than 50% of all First State educators earned some of their credentials at WilmU and 11 of the state's last 14 "Teacher of the Year" winners are alumni of one of the university's education programs.

The student pipeline program started a year and one-half ago with WilmU offering classes in Delaware high schools to help their students interested in education get early college credits. Now WilmU is approaching other districts to do the same.

Delaware already has more than 3,000 high school students enrolled in the **Teacher Academy Pathway**.

[CLICK HERE TO READ MORE](#)



MIGRANT STUDENTS EDUCATED, SUPPORTED IN SUMMER PROGRAM

BY JAREK RUTZ

Children of migrant workers who move to Delaware, whether from a different state or a different country, can spend the summer receiving educational and social emotional support through a state and federal program.

Delaware’s Migrant Education Program is specifically for migrants whose parents work in agriculture and who have moved in the previous three years.

“It can be as simple as moving from county to county, or it can be a student whose family came from Guatemala or another country,” said Ryan McNulty, a Milford middle school teacher and coach who runs the program’s Milford site.

Greater Milford Boys & Girls Club and the Western Sussex Boys & Girls Club are the two sites in Delaware that operate the Migrant Education Programs.

“The purpose of the program is to fill in some of the learning gaps that some of these kids might have considering that they are a migrant population,” McNulty said. The federally-funded program provides a full day of support for five days a week for seven weeks in the summer.

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de.gov/youthvaccine





BY JAREK RUTZ

Six First State students each won a \$100 cash prize in a state digital mapping competition with projects on Delaware’s poultry industry, estuaries, snow geese and more. The **ESRI 2022 ArcGIS U.S. School Competition** is an event for middle and high school students to create and present interactive mapping projects using ESRI software.

The Delawareans who competed developed a digital map or StoryMap that showcases facts and features unique to the First State.

“I enjoyed exploring the students’ projects and am impressed at the level of skill they already have at this young age,” Education Secretary Mark Holodick said.

The competition gives students a chance to practice real-world skills in both an enjoyable and a meaningful way, said Deputy Secretary of Education Christine Alois in a press release.

Here are the winners. Click on their names to be linked to their digital maps.

Eric Lewis, a seventh grade homeschool student,

SIX DELAWARE STUDENTS CASH IN WITH DIGITAL MAPS

landed first place in the middle school competition for his project on the state’s estuaries. An estuary is an enclosed coastal body of water with at least one stream or river flowing into it, connected to a sea. In his project, Lewis explained their economic value and the habitats that benefit from them, such as horseshoe crabs.

Natalie Lewis, a sophomore at Caesar Rodney High School, took home first place for the high school competition. She created a digital map explaining the importance of broilers to poultry farms and how broilers serve as a symbolic catalyst for the economic success of the poultry industry.

Alejandro Lobo, a senior at Newark High School, landed in second place for the high school event. He also designed a digital map of Delaware’s poultry industry, starting with the historical beginnings of it and also mapping out where the chicken farms are across the state and how they are distanced from areas with high populations of people.

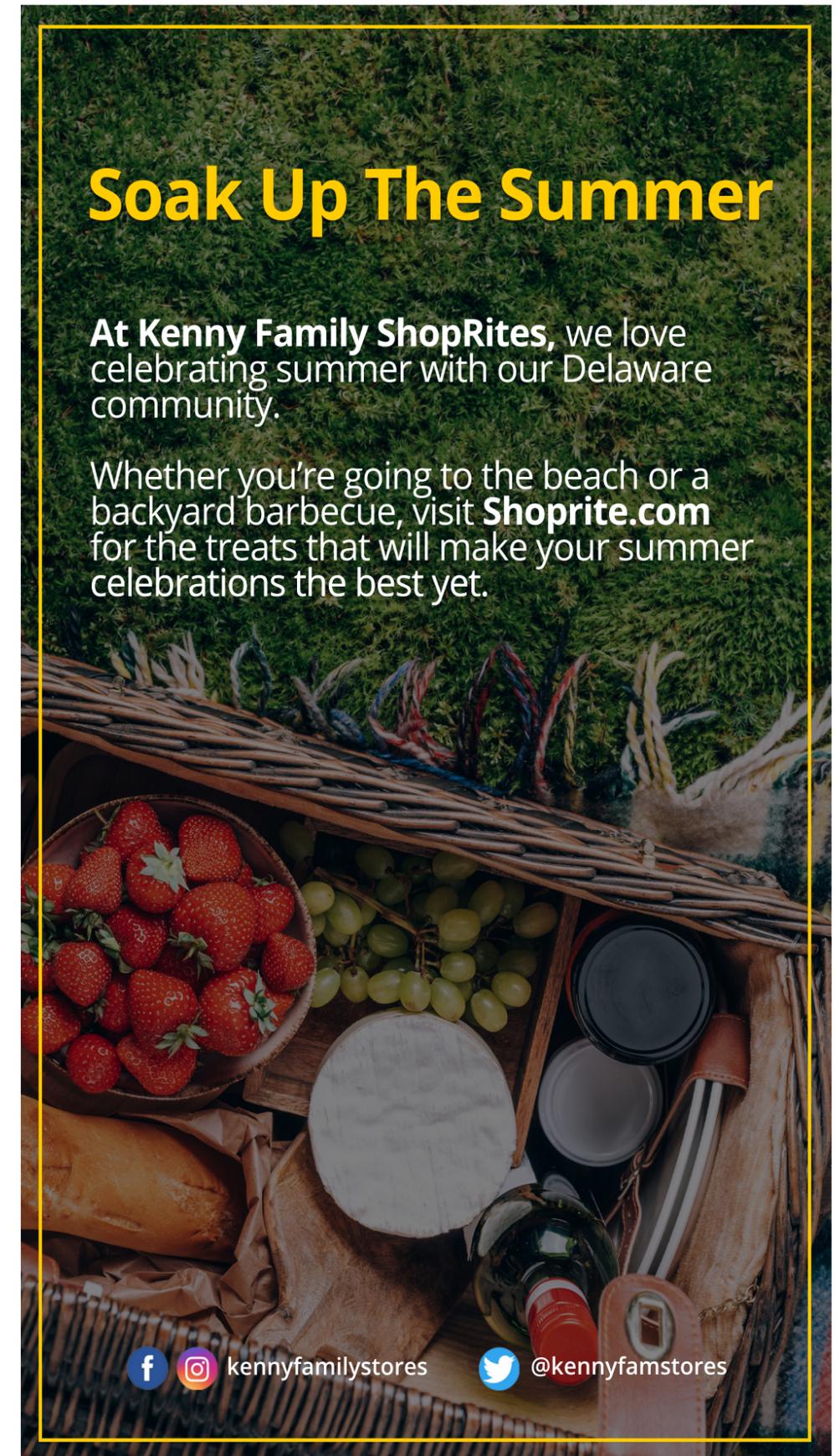
Wendy Santana Medina, a junior at Newark High School, finished third in the high school competition for her digital map of the history of peach farms in Delaware. In her project, she details the “peach boom” of the 19th century and some of the historic houses that popularized peach farms.

[CLICK HERE TO READ MORE](#)

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HERE ARE THE GRADUATION RATES FOR EACH DISTRICT, CHARTER

BY JAREK RUTZ

There are wide disparities among Delaware’s public school districts and charters in the percentage of seniors crossing the stage to graduate each spring. Department of Education officials indicated that the most recent data is from 2021 graduation rates.

This year’s data will likely not be published on the state **Report Card** until spring 2023, according to Alison May, public information officer at the Department of Education. That’s because students making up credits this summer can still graduate, so the data pool hasn’t closed yet even though the state’s class of 2022 graduation ceremonies are in the rear view mirror.

Here’s what the report card data shows:

- Appoquinimink led the way among traditional public schools, with a 93.76% graduation rate.
- Newark, Odyssey, Sussex and Wilmington charters all had a 100% graduation rate.
- Sussex Tech had the highest graduation rate for technical schools with 98.57%, but the other two high school techs were close behind.
- Delaware Military Academy had all of its students graduate, and First State Military Academy had just over 90% graduate.

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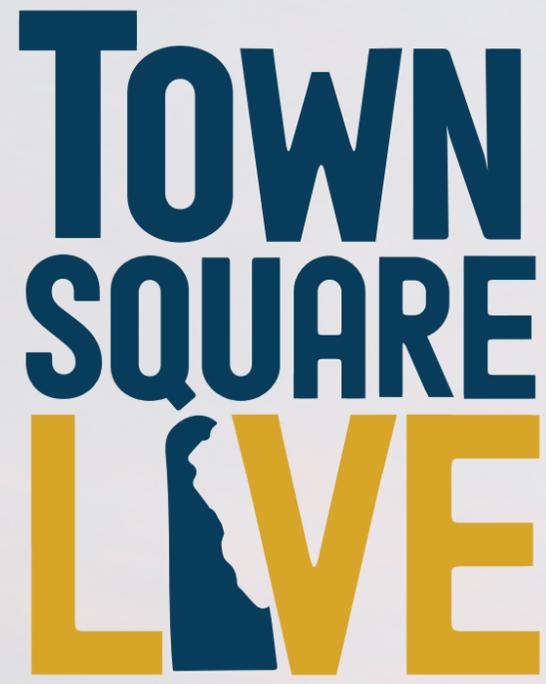


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Without these collaborators,
this outlet would not be
possible:

Bryan Shupe, CEO

Betsy Price, Editor

Sonja M. Frey, Publisher

John Mollura Photography

Design your 2022 through Intentional Business and Marketing Planning

As a locally-owned company, Delaware LIVE News takes pride in working alongside regional businesses to develop digital marketing campaigns, through our daily news platforms.

From large corporations like Christiana Care, Delaware Tech Community College, and Delaware Department of Health to small shops like Fur Baby Pet Resort, Dolce Coffee Shop, and Benvenuto Tuscan Restaurant, we customize each plan to optimize the needs of each of our marketing partners.

I would love the opportunity to meet with you for 10-15 minutes to see how we can help. You can click the link to set up a meeting with me in our virtual office: <https://meetings.hubspot.com/shupe1>

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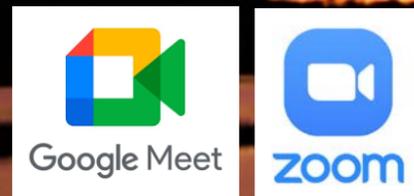


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