

Grocery Store Due Diligence Reference Checks

Entity	Project	Contact Name	Email Address	Phone Number	Contact Attempt #1	Contact Attempt #2	Contact Attempt #3	Additional Contact	Completed?	Notes
Climate First Bank	Ocala grocery development	Scott Leitner	scott.leitner@climatefirstbank.com	407-921-4385	10:44am 12/17/2021 - spoke with reference				Yes	Loan for project
Krasdale Foods	Personal reference	Dennis Wallin Sr.		305-332-0905	9:09am 12/16/2021 - VM left	10:25am 12/17/2021 - VM left	9:15am 12/20/2021 - VM left			Richard reference (same number listed for Ricardo Lira and Dennis Wallin Sr)
Beta II Marketing	Personal reference	Jose Jorge Sr.		786-512-2646	9:12am 12/16/2021 - spoke with reference				Yes	Richard reference
Beta Marketing/Bravo	Personal reference	Ricardo Lira		305-332-0905	9:35am 12/16/2021 - VM left	12:43pm 12/17/2021 - VM left	9:19am 12/20/2021 - VM left			Richard reference (same number listed for Ricardo Lira and Dennis Wallin Sr)
New York Port Authority	Personal reference	Henry DeGeneste		973-202-5371	9:41am 12/16/2021 - VM left	9:42am 12/16/2021 - spoke with reference			Yes	Fredric Reference
Plaza Tenant, C2 Destiny	Personal reference	Mary Etta Clarkson		803-212-8523	10:28am 12/16/2021 - VM left	10:34am 12/17/21 - VM left	9:28am 12/20/2021 - VM left	9:37am 12/20/2021 - spoke with reference	Yes	Fredric Reference
Plaza Tenant, C2 Destiny	Personal reference	Robert Carter		313-304-5937	10:33am 12/16/2021 - Number is incorrect. No voicemail option.	9:21am 12/20/21 - Number is incorrect				Fredric Reference
TLC Engineering Solutions	Gainesville grocery development	Kristy M. Walson	kristy.walson@tlc-eng.com	407-841-9050	10:41am 12/16/2021 - left VM	10:46am 12/16/2021 - spoke with reference			Yes	Pre-construction services
LEED Fellow, WELL Faculty	Gainesville grocery development	Bahar Armaghani	barmagh@ufl.edu	352-294-1428	1:40pm 12/16/2021 - Voicemail requests an email be sent	2:31pm 12/16/2021 - email sent	8:55am 12/17/2021 - spoke with reference		Yes	Pre-construction services
Elevated Design and Construction	Gainesville grocery development	Michael Beard	Michael@elevateddc.com	352-256-0424	1:44pm 12/16/2021 - Individual will call me back.	4:27pm 12/17/2021 - called cell and left VM. 4:29pm 12/17/2021 - Called office number and was provided email address.	4:33pm 12/17/2021 - email sent	9:35am 12/20/2021. Left VM. 9:49am 12/20/2021 - spoke with individual	Yes	Pre-construction services
Esmirnas Notary Accounting and Tax Services	Gainesville grocery development	Esmirna Caraballo		Cell: 216-688-8173 Notary Services: 352-216-3106	1:50pm 12/16/2021 - Voicemail states that number is individual cell. 3:06pm 12/16/2021 called notary services number and left message with receptionist.	1:45 PM 12/17/2021 - called number for notary services. Spoke with individual.			Yes	Pre-construction services

Stone, Brandace L

From: Richard Sanchez <richsanchez007@aol.com>
Sent: Monday, December 20, 2021 10:11 AM
To: Stone, Brandace L
Subject: Re: Due Diligence for Gainesville Proposed Grocery Store

Hi Ms. Stone. Thank you for the opportunity to respond to the City of Gainesville's request.

I am NOT actively involved in the Gainesville project. My name will not be on any leases, or corporations, associated with the Gainesville supermarket project. I would like my name removed from any documents associated with Gainesville grocery store project.

Thank you.

Kind regards,

Richard Sanchez

-----Original Message-----

From: Stone, Brandace L <StoneBL@cityofgainesville.org>
To: richsanchez007@aol.com <richsanchez007@aol.com>
Sent: Fri, Dec 17, 2021 12:35 pm
Subject: Due Diligence for Gainesville Proposed Grocery Store

Dear Mr. Sanchez,

The City of Gainesville is conducting due diligence on the Grocery Store project being led by Mr. Fredric Washington. The City has sent two rounds of due diligence questions for Mr. Washington to respond to. In both sets for responses (Round 1 received by the City from Mr. Washington on December 13, 2021 at 10:53 AM and Round 2 received by the City from Mr. Washington on 12/16/2021 at 10:18PM) you are listed as an active partner on the project. You will find both sets of due diligence questions and responses attached here.

The City of Gainesville wants to ensure that you have the opportunity to provide you feedback and indicate your role in this project. Please respond to this email to indicate your involvement / role with these projects and any other pertinent information you wish to share.

Please provide your responses ASAP, with a deadline of Monday 12/20/2021 at 12:00pm.

Thank you kindly,
Brandy

Brandy Stone | Civic Collaboration Specialist
Office of Strategic Initiatives | City of Gainesville
222 E. University Avenue | Gainesville, FL 32601
Desk: (352) 393-8650 | **Cell:** (352) 664-9045
Email: Stonebl@cityofgainesville.org

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Stone, Brandace L

From: Josephine Hart <josie@jhfla.com>
Sent: Monday, December 20, 2021 11:11 AM
To: Stone, Brandace L
Subject: RE: Due Diligence for Gainesville Proposed Grocery Store

Dear Ms. Stone:

I was not aware of the materials included in your email nor my inclusion in the reports.

As I indicated in my letter to the City Manager, I withdrew my participation from the Gainesville project in November of this year and do not intend to be involved in any way. This includes any cross pollination between the GNV project and the proposed Ocala store.

The plans for Ocala are evolving and there are no formal agreements in place with the City (to the best of my knowledge) - nor with me.

Please note that my desire to separate from Gainesville was unrelated to potential distributions being insufficient to compensate three principals. It did have to do with the highly contentious community engagement meetings and my assessment of what was required of SHW to meet the citizens' wants and needs. Candidly, I feel that the current survey does not address the issues presented in those sessions nor does it alleviate the need for a feasibility study which would help to guide decisions about the viability of a store at the intended location.

Please feel free to contact me should you have additional questions.

From: Stone, Brandace L <StoneBL@cityofgainesville.org>
Sent: Friday, December 17, 2021 12:37 PM
To: Josephine Hart <josie@jhfla.com>
Subject: Due Diligence for Gainesville Proposed Grocery Store

Dear Ms. Hart,

The City of Gainesville is conducting due diligence on the Grocery Store project being led by Mr. Fredric Washington, which you were previously involved with under SHW Grocers, LLC. Per your email sent to Interim City Manager Curry on 11/22/2021, it was understood by City staff that you were no longer involved in the proposed grocery store project.

However, in a recent round of due diligence conducted on this current project being led by Mr. Washington, a document was produced that references your involvement to this Gainesville project as well as a similar grocery store development project in Ocala which Mr. Washington is also pursuing. Please see the attached due diligence documentation provided by Mr. Washington on 12/16/2021 at 10:18pm. Your name is specifically referenced on page 1 in the following statement:

“Josephine Hart will direct her attention to our Ocala Bravo development and look for crossover benefits for both Gainesville and Ocala projects.”

The City of Gainesville wants to ensure that you have the opportunity to provide you feedback and indicate your role in the current Gainesville project, as well as your affiliation with the Ocala project as related to the Gainesville project.

Please respond to this email to indicate your involvement with these projects and any pertinent information you wish to share. Please provide your responses ASAP, with a deadline of Monday 12/20/2021 at 12:00pm.

Thank you kindly,
Brandy

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Grocery Store Development Reference Check

Entity: Beta II Marketing

Contact Name: Jose Jorge

Date/Time of Contact: 12/16/21 9:12am

1. How long have you known Richard Sanchez?

Mr. Jorge has known Mr. Richard Sanchez for 20 years.

2. Please explain your relationship with Mr. Sanchez.

Reference was Mr. Sanchez's boss when Mr. Sanchez oversaw west coast operations. Reference reports no complaints about Mr. Sanchez.

3. The information provided states that you are involved with the _____ project. Can you confirm that you are contractually working with Mr. Sanchez on this project and describe your role?

N/A for personal references

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

N/A for personal references

5. What ~~other~~ projects have you worked on with Mr. Sanchez?

Mr. Sanchez was in charge of store operations and retail. He oversaw looking for locations for the company. Mr. Jorge states that Mr. Sanchez did a great job with this role.

- **Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?**

- **Why?**

Mr. Jorge shared that Mr. Sanchez always completed anything he started.

- **Were/are the projects within budget? If not, why?**

Mr. Jorge stated the projects were in budget.

6. What has been the impact of those projects on the surrounding community, from your perspective?

Mr. Jorge shared the impact has been very good. Mr. Sanchez found locations in the area that were incredible. Mr. Jorge stated that the "Bravo" name has been floated up the last 16 years. Even though Bravo sounds Latin, they care for all the community and are diversified.

Additional comments:

Mr. Jorge mentioned that Mr. Sanchez went out on his own and started developing after a time with the company.

Grocery Store Development Reference Check

Entity: New York Port Authority

Contact Name: Henry DeGeneste

Date/Time of Contact: 9:42am 12/16/2021

1. How long have you known Fredric Washington?

Reference has known Mr. Washington for 10 years.

2. Please explain your relationship with Mr. Washington.

Mr. DeGeneste noted that Mr. Washington has been in the process of developing a grocery store in the west side of Ocala, a food desert area, mostly a Black and Latino area. Mr. DeGeneste believes that Mr. Washington is at the end of the process with the Ocala development project. He shared that Mr. Washington has signed a contract with Bravo and the project is set to break ground within the first quarter of next year. Mr. DeGeneste stated that Mr. Washington met with City Manager and partnered with a developer (of which he believes Steve Allen is the President). He said that the project has come to fruition after 8 years.

3. The information provided states that you are involved with the _____ project. Can you confirm that you are contractually working with Mr. Washington on this project and describe your role?

N/A for personal references

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

N/A for personal references

5. What other projects have you worked on with Mr. Washington?

Mr. DeGeneste stated that the grocery store in Ocala is the main project he has been involved in with Mr. Washington.

The reference knows Mr. Washington through the church he was involved with - New Covenant Baptist Church, at which Mr. Washington used to be a pastor.

Mr. DeGeneste met Mr. Washington through organizations like the NAACP and the Greater Ocala Community Development Corporation. The group hosts programs like "Build a Better Business" series for young entrepreneurs from minority communities. Mr. Washington has participated in some of the seminars provided through this program.

- **Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?**
 - **Why?**

Mr. DeGeneste stated that the food desert grocery project has not been completed, as it was delayed because of COVID and is now back on track. The

City donated the property to Fred's organization, which shows their confidence in the project.

Mr. Washington has discussed the Gainesville grocery project with the reference.

Mr. DeGeneste is familiar with Bravo and believe they carry good fresh groceries as well as Caribbean food and at a good price. The reference shared that Mr. Washington attempted to get Whole Foods involved and it did not work out.

- **Were/are the projects within budget? If not, why?**

With the grocery store in Ocala, Mr. DeGeneste cannot say about the budget as he is not involved in that aspect. He believes that since the City of Ocala is involved with the project, it is likely on budget. Mr. Washington's hurdle has been to get banks to see the return on investment of the project. He stated that Mr. Washington now has the needed financing and will have to be in line with the bank.

6. What has been the impact of those projects on the surrounding community, from your perspective?

According to Mr. DeGeneste, those in West Ocala have been waiting for a long time for this project, as it has been a long and difficult process to get a grocery store. He mentioned that it appears that UF Shands is building a small hospital in the West Ocala area too.

He stated that Mr. Washington has experience in working with federal money from past jobs.

The reference stated that Bravo is ready to do what is necessary to open a store in Gainesville. He stated that the community and city leaders will need to agree on the project. If it is not Bravo, then he is not sure what grocery store. He believes that Bravo goes into areas that are ethnically diverse and caters to the customers that will be shopping there.

Grocery Store Development Reference Check

Entity: TLC Engineering Solutions

Contact Name: Kristy Walson

Date/Time of Contact: 10:46am 12/16/2021

1. How long have you known Fredric Washington and Richard Sanchez?

Reference indicated that she does not know Mr. Sanchez. She has known Mr. Washington for about 6 months.

2. Please explain your relationship with Mr. Washington.

Ms. Walson shared that Mr. Washington approached TLC Engineering Solutions to provide engineering consulting services on two projects. The first project is similar to the project in question, using the Bravo food desert mitigation model. Currently, they have a contract to provide commissioning to the Bravo development in Ocala. This project is with Mr. Washington. Ms. Walson shared that to her knowledge, there has not been much work done on the project in Ocala, as she believes it is held up in the permitting process. After the contract was developed, TLC has been a part of one meeting on the project.

The second project is the development in Gainesville. Ms. Walson shared that there is no contract on record for this project with TLC. As it stands, they are the potential engineer of record on the renovation based on a meeting with the developer.

3. The information provided states that you are involved with the Grocery Store Project in Gainesville. Can you confirm that you are contractually working with Mr. Washington on this project and describe your role?

Ms. Walson emphasized that TLC is not under contract with Mr. Washington on this project. She shared that TLC walked the potential site of the project and provided recommendations for the design. Ms. Walson did not provide a due diligence study to Mr. Washington. Ms. Walson stated that the purpose of the site walk was to provide a proposal for the site work, but that TLC did not have enough information to develop a proposal.

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

As Ms. Walson understands, Mr. Washinton is going into the space as a partner with Bravo. The mission of project is food desert mitigation - providing a food source and fresh food services to the local community where there is no easy access to fresh food.

5. What other projects have you worked on with Mr. Washington?

The other project that Ms. Walson has worked on with Mr. Washington on is the Ocala grocery store.

- **Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?**

- **Why?**

The Ocala grocery store project is not completed, as it has not started. Ms. Walson is unsure if the project is on track for completion. She said based on her knowledge, she would assume that the project is delayed. This is because it has not moved forward since the initial meeting.

- **Were/are the projects within budget? If not, why?**

Ms. Walson said the project is in budget, as there has not been work done yet.

6. What has been the impact of those projects on the surrounding community, from your perspective?

Reference is unsure as to the impact of the projects on the community.

Additional comments:

Reference emphasized that TLC did not provide any due diligence documentation or contracts to Mr. Washington for the Gainesville grocery store project. She stated that she hopes that TLC will have a contract for this project.

Grocery Store Development Reference Check

Entity: UF Lecturer, LEED Fellow

Contact Name: Bahar Armaghani

Date/Time of Contact: 8:55am 12/17/2021

1. How long have you known Fredric Washington?

Ms. Armaghani has known Mr. Washington since last year, when he started looking into the project. Reference was connected to Mr. Washington through a colleague.

2. Please explain your relationship with Mr. Washington.

Ms. Armaghani states that she does not know Mr. Washington well. She has spoken with him a few times on the phone, because of COVID. Additionally, she has spoken with Mr. Washington alongside a colleague of hers from TLC Engineering Solutions. Reference has spoken with Mr. Washington about his vision and what he wants to do which is to make the project green and sustainable. They also discussed how she can help him with that. Ms. Armaghani visited the project site with Mr. Washington and provided him notes verbally to share her thoughts.

Reference stated that she could use the project for one of her classes (as she is a lecturer at UF) to learn more about the project and about the community. Ms. Armaghani proposed to Mr. Washington that in addition to sustainability, the project could include social justice which the class is also working on.

3. The information provided states that you are involved with the Gainesville grocery store project. Can you confirm that you are contractually working with Mr. Washington on this project and describe your role?

The reference states that she has no contract on the project. She does not intend to have a contract on the project unless there is a scholarship for students or something similar that would support the students' effort. Ms. Armaghani is unsure of how that would work with UF.

Reference also stated that she has no contract on this project personally.

Ms. Armaghani stated that she is somewhat confused as to her role on the project. She stated that her and her class would need to be involved with design team of the project from the start to learn about the project and complete an assessment of the project. From that, her and her class could make a recommendation on the return on investment. Ms. Armaghani mentioned that the students would be working under her supervision. She estimates that this project may take 2 semesters of classes to complete. Additionally, she would like her class to help pursue sustainability recertification moving forward. Ms. Armaghani shared that she proposed when she and her class get involved, that it would be important to schedule a monthly community open house to invite students to share with the community about sustainability and the project, and health and wellbeing.

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

From what she saw and what the development team shared with her, they are going to revitalize a building that has been unused for a long time.

Reference recounted her visit to the proposed project site and shared that the grocery store was the biggest building in the strip with a laundry mat and a Dollar General also in the project. Ms. Armaghani stated that she believes this project will bring life to the community. Reference hopes it will create jobs and wishes that the development team hires staff from the community.

As a lecturer, Ms. Armaghani must select a project for her class before the beginning of the semester to be included on the syllabus. With the discussion of the grocery store scheduled for the January 6th meeting, her class has already started. This makes the project challenging to use for this class. Reference states that if the project is not approved by about January 20th at the latest, she may not be able to use it for class. Even with that timeline, she said, the developer would have to get others on board to get started as well which takes time. She is unsure if it will be possible to have her class involved in this project.

5. What other projects have you worked on with Mr. Washington?

Reference has not worked on other projects with Mr. Washington. She did not know him until last year when someone introduced her to the work as a community project. Mr. Washington was familiar with Ms. Armaghani's work in the field of sustainability.

- ☐ Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?
 - ☐ Why?
- ☐ Were/are the projects within budget? If not, why?

6. What has been the impact of those projects on the surrounding community, from your perspective?

Reference personally thinks that the Gainesville grocery store will be a fantastic opportunity for the community. Ms. Armaghani believes that the building cannot just be built and left but needs to have monthly open houses to get other faculty and the sustainability industry to talk to people in the community. This would include information about taking care of their home, energy, take care of their health. Reference stated that her vision is for her team to be continuously involved in the project after the building is finished.

Grocery Store Development Reference Check

Entity: Climate First Bank

Contact Name: Scott Leitner

Date/Time of Contact: 12/17/2021 10:44am

Document referenced: Term Sheet for the construction loan for the retail plaza in Ocala

1. We noticed that the document is expired – is there intention to renew?

Reference stated that they intend to move forward with a renewal of the terms. Mr. Leitner stated that the original plan for the large retail plaza has since changed and reduced in size. Climate First Bank is currently waiting for the updated proposed plan and budgets. Additionally, he is waiting for the new project plan, approval from the City of Ocala, and the proposed budget so that the project can undergo the underwriting process. Mr. Leitner shared that they had already collected financials on Mr. Washington and his associated business partners. They are waiting on the updated financials for 2021.

2. Can you share the status of the project in Ocala as you know it?

Mr. Leitner spoke with Mr. Washington about four weeks ago and explained that the project plans and budget were being finalized. Mr. Leitner has not yet seen the plans and is expecting to receive them soon.

3. Are you planning on funding the proposed grocery store property in GNV?

Climate First Bank would be interested in the Gainesville project. Climate First is a mission values-based bank. Mr. Leitner spoke briefly with Mr. Washington about the Gainesville project. Mr. Leitner shared that if the development team is willing to create a LEED Certified or environmentally friendly building or are willing to upgrade the existing infrastructure through things like solar panels and charging stations, they would be interested in pursuing the project.

4. Additional Comments:

Reference stated that he liked Ocala projects because they were going to be LEED Certified projects. With the area being known as a food desert, the project would satisfy their requirements of environmental concern. Mr. Leitner stated that he was unsure if the same food desert situation was similar in Gainesville to that in Ocala.

Grocery Store Development Reference Check

Entity: Esmirnas Notary Accounting and Tax Services

Contact Name: Esmirna Caraballo

Date/Time of Contact: 1:45pm 12/17/2021

1. How long have you known Fredric Washington and/or Mr. Sanchez?

Ms. Caraballo has known both Mr. Washington and Mr. Sanchez for about a year.

2. Please explain your relationship with Mr. Washington.

Reference states her relationship with Mr. Washington and Mr. Sanchez is through accounting work. She reviews their financials and helps with any projections when needed.

3. The information provided states that you are involved with the Gainesville project. Can you confirm that you are contractually working with Mr. Washington on this project and describe your role?

Ms. Caraballo has an agreement about financials with Mr. Washington and Mr. Sanchez. She believes that if that financial agreement includes the project, then they do have an agreement. She is serving in an accounting role on that agreement.

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

Reference does not know much about the project in question, as she only reviews the financials of the development partners.

5. What other projects have you worked on with Mr. Washington?

Ms. Caraballo has not worked with Mr. Sanchez or Mr. Washington on other projects.

- Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?
 - Why?
- Were/are the projects within budget? If not, why?

6. What has been the impact of those projects on the surrounding community, from your perspective?

The reference states that many people say they are excited for the grocery store because there is not one. This sentiment is especially true for the minority community.

Grocery Store Development Reference Check

Entity: Plaza tenant, C2 Destiny

Contact Name: Mary Etta Clarkson

Date/Time of Contact: 9:37am 12/20/2021

1. How long have you known Fredric Washington?

The reference has known Mr. Washington for 6 or 7 years, as they have worked on various projects in the past.

2. Please explain your relationship with Mr. Washington.

Ms. Clarkson stated that her relationship with Mr. Washington is professional and business oriented. She shared that Mr. Washington is someone she has the utmost respect for, and believes he has a very strong business acumen. Ms. Clarkson stated that Mr. Washington is the type of person who is not satisfied until something has come to successful fruition.

3. The information provided states that you are involved with the _____ project. Can you confirm that you are contractually working with Mr. Washington on this project and describe your role?

N/A for personal references

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

N/A for personal references

5. What other projects have you worked on with Mr. Washington?

Mr. Washington, herself, Robert Carter, and others have been engaged in things happening in the Ocala area. This includes church functions and things like that. Reference shared that Mr. Washington works with business individuals in the Ocala area.

- **Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?**

- **Why?**

Ms. Clarkson stated most of the projects have been completed. She had to step away from some projects, as she was unable to provide attention and priority to them. Reference shared that during the time she was involved with the projects, they were growing and being beneficial.

- **Were/are the projects within budget? If not, why?**

Ms. Clarkson stated the projects were in budget. She shared that when she they sat down and discussed the financial pieces, the projects remained in the black. Reference shared that they did a lot of cost analysis and things of that nature to ensure staying in budgetary parameters.

6. What has been the impact of those projects on the surrounding community, from your perspective?

Reference stated that the projects were both efficacious and effective. She shared that they helped the community and the targeted population (which was underserved and underprivileged individuals) access opportunities which paid back into the community. Ms. Clarkson said that the projects were done with the population in mind.

Ms. Clarkson shared that Mr. Washington gets buy-in from those who will benefit from projects, because no one knows better than those who will be affected.

Grocery Store Development Reference Check

Entity: Elevated Construction and Design

Contact Name: Michael Beard

Date/Time of Contact: 9:49am 12/20/2021

1. How long have you known Fredric Washington and/or Mr. Sanchez?

Mr. Beard has known Mr. Washington and Mr. Sanchez since early 2021.

2. Please explain your relationship with Mr. Washington and Mr. Sanchez.

Reference indicates they have a business relationship. The development team was referred to Mr. Beard by someone at the City for pricing for the construction work around the facility.

3. The information provided states that you are involved with the Gainesville grocery store project. Can you confirm that you are contractually working with Mr. Washington on this project and describe your role?

Mr. Beard clarified that Elevated Design and Construction is not under contract as of right now. The statement that they will be under construction is correct.

Reference's role on the project is a contractor to offer design assistance.

4. Please explain the nature of the project you are working on with Mr. Washington from your perspective.

Mr. Beard stated that the project is the build-out of a grocery store and overall enhancements to the plaza. They plan to work on the whole project but specifically the build out of the grocery store.

5. What other projects have you worked on with Mr. Washington?

None.

Have those projects been completed? If not, are they on track for completion or have they been delayed/extended?

Why?

Were/are the projects within budget? If not, why?

6. What has been the impact of those projects on the surrounding community, from your perspective?

Reference indicated that there is no project yet, so there is no impact, as nothing has happened.