

Gridley City Council – Regular City Council Meeting Agenda

Tuesday, February 16, 2021; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

Notice of Temporary City Council Meeting Procedures

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by City Council, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 4 pm on February 16, 2021, via email to jmolinari@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Council for consideration. The Mayor and Council appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
- Enter the Access Code 5767603#

CALL TO ORDER - Mayor Johnson

ROLL CALL - Recording Secretary

PLEDGE OF ALLEGIANCE Council member Torres

INVOCATION - None

PROCLAMATIONS - None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM - *Members of the public may address the City Council on matters not listed on the agenda. The City Council may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*

CONSENT AGENDA

1. February 1, 2021 City Council Minutes

ITEMS FOR COUNCIL CONSIDERATION

2. Invitation to Join Butte County Behavioral Health Advisory Board (BCBHB) Zoom Meetings
3. Request by Council Member Calderon to initiate a COVID-19 Local Intervention Program to address COVID-19 Concerns and Education to our Local Community
4. Community Housing Improvement Program (CHIP) Requesting Loan Forbearance and a Pause in Interest Accrual on the EDBG/CDBG Loan from the City of Gridley
5. Request by Council (Johnson)(Farr)(Torres)(Sanchez) and (Calderon) regarding the Community interest in Livestreaming/Zoom style platforms for the City of Gridley Council meetings

CITY STAFF AND COUNCIL COMMITTEE REPORTS - *Brief updates from City staff and brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

POTENTIAL FUTURE CITY COUNCIL ITEMS - (Appearing on the Agenda within 30-90 days):

Approval of Mid-Year Budget Adjustments	4/19/2021
Bernard Rezone	4/19/2021
Edler Estates Pre-Application	5/17/2021
Sphere of Influence Update	6/21/2021
Introduction General Plan/Prezone/Annexation for north 400 ac.	7/19/2021

CLOSED SESSION

6. Closed Session to confer with legal counsel on existing litigation: “Marco Anthony Garcia-Padilla vs. City of Gridley, Gridley Police Dept, et al., United States District Court for the Eastern District of California, Case No. 2:21-CV-00206-TLN-DMC”.
7. Conference with Labor Negotiators: Labor Negotiations – IBEW
Negotiator: Acting City Administrator, Rodney Harr
Positions: Electrical Supervisor, Senior Electric Line Worker, Electrical Line Worker, Apprentice Line Worker, Customer Service Technician

ADJOURNMENT – adjourning to a Regular meeting on March 1, 2021.

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., February 12, 2021. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA.

NOTE 2: REGARDING UNSCHEDULED MATTERS – In accordance with state law, it shall be the policy of this Council that no action shall be taken on any item presented during the public forum or on unscheduled matters unless the Council, by majority vote, determines that an emergency situation exists, or, unless the Council by a two-thirds vote finds that the need to take action arose subsequent to the posting of this agenda.

Gridley City Council – Regular City Council Meeting Minutes

Monday, February 1, 2021; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

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CALL TO ORDER

Mayor Johnson called the meeting to order at 6 pm

ROLL CALL

Council Members

Present: Johnson, Farr, Sanchez, Torres, Calderon
Absent: None
Arriving after roll call: None

Staff present:

Rodney Harr, Police Chief/Acting City Administrator
Tony Galyean, City Attorney
Ross Pippitt, Public Works Director
Elisa Arteaga, Finance Director
Danny Howard, Electric Utility Director
Ruben Quihuiz, Lieutenant
Donna Decker, City Planner
Dave Harden, City Engineer
Trina Leishman, Recreation Coordinator

PLEDGE OF ALLEGIANCE

The Pledge was led by Council member Calderon

INVOCATION - None

PROCLAMATIONS - None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM

William Bynum, 1537 Lonetree Road, addressed Council stating he'd like to see the Council meetings held on Zoom. Grace Mahannah of 1605 Sycamore Street stated her agreement with the idea brought up at the previous Council meeting that there be a COVID-19 Ad Hoc Committee established. Jessica Ramos-McElroy, 1070 Ohio Street, commented on her desire to see a COVID-19 Committee established, the Council meetings to be held by Zoom or some other means of virtual meeting, and the members of Council to wear masks as they are out and about.

CONSENT AGENDA

1. City Council Minutes dated January 19, 2021

Motion to approve the consent agenda by Council member Torres, seconded by Vice Mayor Farr.

ROLL CALL VOTE

Ayes: Calderon, Johnson, Torres, Farr, Sanchez

Motion passed, 5-0

ITEMS FOR COUNCIL CONSIDERATION

2. Adoption of Resolution No. 2021-R-001: A Resolution of the City Council of the City of Gridley Authorizing and Designating City Representatives to Vote the City's Interests in Governance Agreements Associated with City's Participation in Programs, Projects, and Services as a Member of the Northern California Power Agency

Acting Administrator Harr reviewed the staff report and there was no discussion among Council.

Motion to approve item #2 by Vice Mayor Farr, seconded by Council member Calderon.

ROLL CALL VOTE

Ayes: Johnson, Torres, Calderon, Sanchez, Farr

Motion passed, 5-0

3. Adoption of Resolution No. 2021-R-002: A Resolution of The City Council of The City of Gridley Approving Application for Statewide Park Development and Community Revitalization Program Grant Funds

City Engineer Dave Harden, assisted by Recreation Coordinator Trina Leishman, reviewed the staff report and provided a power point explaining how the grant funding would be utilized to upgrade and improve Vierra Park, making it safer, more accessible and inclusive.

Motion to approve item #3 by Council member Torres, seconded by Vice Mayor Farr.

ROLL CALL VOTE

Ayes: Johnson, Farr, Torres, Sanchez, Calderon

Motion passed, 5-0

4. Verbal Update on Current and Upcoming Projects by City Engineer, Dave Harden

This was a verbal update along with a power point presentation to Council. As an informational item, no action was taken.

5. Resolution No. 2021-R-003: A Resolution Authorizing the Acting City Administrator to Execute Agreements and Contracts on Behalf of the City Council of the City of Gridley Related to the Appraisal and Offer to Purchase Real Estate for the Purpose of Expanding the City of Gridley Public Works Corporation Yard Located at 235 Virginia Street (010-123-010)

Donna Decker reviewed the staff report explaining to Council that this item is not to approve the purchase of the property but to approve moving forward with the appraisal. The appraisal will be brought back to Council for review.

Ross Pippitt explained that with expected future growth, the convenient location, and no immediate improvements needed to be utilized, this is a perfect opportunity for the City to expand its Public Works Corporation Yard.

Motion to approve item #5 by Vice Mayor Farr, seconded by Council member Sanchez.

ROLL CALL VOTE

Ayes: Farr, Calderon, Torres, Sanchez, Johnson

Motion passed, 5-0

6. Approval of Resolution No. 2021-R-004: A Resolution Authorizing the Acting City Administrator to Execute A Subdivision Improvement Agreement Between Gridley 17 LLC and the City of Gridley for "The Villages at Eagle Meadows, TSM 2-19" APN 010-270-120

Planner Donna Decker reviewed the staff report with Council. The Subdivision Improvement Agreement will allow the developer to begin construction of underground utilities and infrastructure, roads and site finish grading prior to the Final Map being recorded. This is common procedure and will allow the developer to more quickly build homes once the Final Map is recorded.

After Council discussion, motion to approve item #6 by Vice Mayor Farr, seconded by Council member Torres.

ROLL CALL VOTE

Ayes: Calderon, Farr, Johnson, Torres

Noes: Sanchez

Motion passed, 4-1

CITY STAFF AND COUNCIL COMMITTEE REPORTS

There we no updates.

POTENTIAL FUTURE CITY COUNCIL ITEMS - (Appearing on the Agenda within 30-90 days):

Edler Estates Pre-Application	2/16/2021
Bernard Rezone	2/16/2021
Sphere of Influence Update	2/16/2021
Introduction General Plan/Prezone/Annexation for north 400 ac.	3/1/2021
Approval of Mid-Year Budget Adjustments	3/1/2021

CLOSED SESSION - None

ADJOURNMENT

With no items for further discussion, Council adjourned at 8:20 pm to the next regular meeting on February 16, 2021.

Rodney Harr, Interim City Clerk

City Council Agenda Item #2
Staff Report

Date: February 16, 2021

To: Mayor and City Council

From: Rodney Harr, Chief of Police / Acting City Administrator

Subject: Invitation to Join Butte County Behavioral Health Advisory Board (BCBHB) Zoom Meetings

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council to consider and discuss the appointment of a Council Member to participate in monthly Zoom meetings conducted by the Butte County Behavioral Health Advisory Board.

Background

Over the last several years, the Butte County Behavioral Health Department in conjunction with the Butte County Sheriff's Department and the Chico Police Department implemented a Mobile Crisis Team (MCT) response unit to respond to incidents involving those individuals who are in a mental health crisis. This program has been proven effective with those agencies and their respective areas of deployment. Unfortunately for the City of Gridley, this program was not made available except through a cooperative assistance with the Butte County Sheriff's Department.

Recently, the Butte County Behavioral Health Department Board stated new goals to find and secure funding to set up a MCT in every city and town locate within Butte County. Part of the Boards Strategic Plan for 2021 was to extend invitations to the City and Town councils to participate in these Board meetings.

Fiscal Impact

None

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters, as well as its ongoing efforts to support the community in such ominous financial times.

Attachments

1. Letter of Invitation from the Butte County Behavioral Health Advisory Board for Council Member participation.

February 4, 2021

TO: Rodney Harr, Interim Gridley City Administrator

FROM: Chair, Behavioral Health Advisory Board

SUBJECT: Invitation to Join Behavioral Health Advisory Board Meetings

Gridley City Council Members:

I encourage the Council members to join the Butte County Behavioral Health Board (BCBHB) Zoom meetings on the third Wednesday of each month, 3:00-5:00 pm. An in-depth presentation of one of Behavioral Health programs is included in each meeting. These presentations are informative and allow for the Board and the public to engage in discussion about local needs and resources with Behavioral Health Department leadership present. Due to the current global pandemic, BCBHB meetings will continue to be conducted through Zoom until we are able to meet again in open session. For more information about our meetings, including agendas and previous meeting minutes, please visit:

<https://www.buttecounty.net/behavioralhealth/advisory-board>

The Butte County Behavioral Health Board (BCBHB) is a mandated advisory body to the Butte County Board of Supervisors (BOS) under the state's Welfare and Institutions Code 5604. Our Board members are consumers of Behavioral Health services, family members of consumers, community members and a Butte County Sheriff Office who are appointed by the BOS.

It is the mission of the Board to review and evaluate the community's behavioral health needs, services, facilities and special challenges. Duties and responsibilities of the Board include a) Advise the BOS and the Behavioral Health Director concerning any aspect of Behavioral Health Programs, b) Review any county performance contracts of providers for the quality and cost effectiveness of services, c) Inform and educate the public to understand behavioral health issues, as well as program development, coordination of services and planning.

One of the many efforts of the Behavioral Health Department is to assist our Counties Police Departments and Sheriff Department when dealing with people with mental health issues. As part of that assistance, we organized and ran a program in conjunction with Butte County Community College, which was a Forty (40) Hour Annual Crisis Intervention Team (C.I.T.) training for Police and Sheriff Officers until last year. It is our understanding that your Police Department has reduced that to an Eight (8) hour instructional program. Our Board feels this does not sufficiently train your officers when confronted with those in a mental health crisis. A couple of years ago, the Behavioral Health Department

implemented Mobile Crisis Teams (MCT) in partnership with the Butte County Sheriff's Department and your Chico Police Department. The response we have received from the Departments is that our two (2) MCT programs have been well-received and have been able to help de-escalate a number of incidences. One of the Board's goals is to find the funding to set up a MCT in every one of our cities and town.

When the Board developed our 2021 BCBHB Strategic Plan, it was determined that the City and Town Councils in Butte County should be notified of the existence of the Butte County Behavioral Health Board, and extend an invitation to join our Board meetings. Again, if you have any questions regarding our meetings please visit the Behavioral Health web site:

<https://www.buttecounty.net/behavioralhealth/advisory-board>

Sincerely,

A handwritten signature in black ink, appearing to read 'William Kehoe', with a long horizontal flourish extending to the right.

William Kehoe

Chair, Behavioral Health Advisory Board

City Council Agenda Item #3
Staff Report

Date:	February 16, 2021	<table border="1" style="display: inline-table;"><tr><td style="width: 30px; text-align: center;">X</td><td>Regular</td></tr><tr><td></td><td>Special</td></tr><tr><td></td><td>Closed</td></tr><tr><td></td><td>Emergency</td></tr></table>	X	Regular		Special		Closed		Emergency
X	Regular									
	Special									
	Closed									
	Emergency									
To:	Mayor and City Council									
From:	Rodney Harr, Chief of Police / Acting City Administrator									
Subject:	Request by Council Member Calderon to initiate a Covid-19 local Intervention Program to address Covid-19 concerns and education to our local community									

Recommendation

Staff respectfully requests the City Council to consider and discuss Council Member Calderon's request to establish a local Covid-19 Intervention Program to provide education, training, and support of Gridley and surrounding area residents of the community.

Background

At the City of Gridley Council meeting on February 1, 2021, Council Member Calderon requested that the City Council consider a local Covid-19 Intervention Program that would address and provide education, training, and support for the citizen of Gridley and its surrounding community members.

Currently the Butte County Public Health Department provides for all information related to Covid-19 relief and resources in conjunction with the State Health Department. This information is readily available to all individuals throughout Butte County.

Fiscal Impact

Limited monetary costs associated with reproduction of materials disseminated from County and State agencies.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters, as well as its ongoing efforts to support the community in such ominous financial times.

Attachments

1. Covid-19 Action Plan (draft) compiled by Council Member Calderon.
2. Links to Resources Available locally; [Home \(buttecounty.net\)](#) ; [Butte County Public Health COVID-19 Information](#) ; [Butte County Reopens - what you should know](#)

GRIDLEY'S COVID 19 ACTION PLAN



Long-term Goal

- ESTABLISH A COVID 19 ACTION PLAN SPECIAL TO THE CITY OF GRIDLEY AND IMMEDIATE COMMUNITIES. SUCH AS:
 - a) Residents living immediate to the City Limits of Gridley Ca. North, South, East and West.
 - b) Serve as a “bridge” to those often forgotten by the health service agencies in charge of Covid 19 education, testing, and referral systems.

GRIDLEY TRAFFIC LIGHT TIER SYSTEM

ESTABLISH GRIDLEY'S OWN COVID 19
INTERVENTION PROGRAM.

- RED: Serious
- Yellow: Caution.
- Green: Stable.

OBJECTIVES

- Secure participation from the following entities:
 - a). Butte County Department of Public Health.
 - b). Orchard Hospital.
 - c). Ampla Health.
 - d). Specialized Medical Clinic.
 - e). Gridley Area Chamber of Commerce.
 - f). Local Schools.

Cost

- Bankruptcies, chronic unemployment.
- Foreclosures, lack of medical insurance.
- Displaced families, homelessness,

OBJECTIVES CONT...

- g). State of California Department of Health.
- h). Housing Authority of Butte County.
- I). US Department of Health and Human Services.

INTERVENTIONS

Institute the “PLEDGE PROGRAM.”

(This intervention has been proven effective in decreasing gang affiliation in the City of Gridley.)

- Business', schools, stores, churches, transportation systems, public agencies, etc, must SIGN A PLEDGE TO FOLLOW EXISTING COVID 19 PROTOCOLS WHILE REQUESTING SERVICES.

INTERVENTIONS CONT....

- Provide education, training, and support to
- Gridley residents and surrounding areas.
- Provide weekly updates on progress made and areas or improvement.



MUST CONSIDER

The plan to be consider is to improve our City's self determination.

To improve the chances of opening our business' and merchants to return to an approximation of "normal".

MUST CONSIDER CONT....

Gridley must own its own destiny.

We must act together.

We are in this, (covid 19-pandemic), together.

City Council Agenda Item #4
Staff Report

Date: February 16, 2021

To: Mayor and City Council

From: Rodney Harr, Chief of Police / Acting City Administrator

Subject: Community Housing Improvement Program (CHIP) requesting loan forbearance and a pause in interest accrual on the EDBG/CDBG Loan from the City of Gridley

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council to consider authorizing the loan forbearance and pause to the interest accrual on the EDBG/CDBG Loan for a period of two (2) years as requested by CHIP due to the economic impacts of Covid-19.

Background

In December of 2020, the City of Gridley was contacted by the President/CEO of the Community Housing Improvement Program (CHIP), Seana O'Shaughnessy, in a letter of request to the City of Gridley. This request was to "consider granting us loan forbearance and a pause in interest accrual on our EDBG Loan from the City of Gridley". CHIP has requested the forbearance for a two (2) year time period. This two (2) year period would commence February 1, 2021 and extend through February 1, 2023.

Fiscal Impact

The City of Gridley receives the EDBG/CDBG funding from the Federal Government. There are no costs associated with the receipt of this funding source. The EDBG funding source is commonly provided with associated administrative costs provided upfront. These funds are intended to support economic development, affordable housing, and a variety of other community development activities. In this case, the Hazel Hotel received funding in the amount of \$315,000.00.

Principal amount owed as of February 1, 2021:	<u>\$ 209,410.37</u>
Principal amount requesting forbearance:	\$ 15,402.76
Interest amount requesting forbearance:	\$ 8,444.76
 Grand Total of requested forbearance	 <u>\$ 23,847.52</u>

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters, as well as its ongoing efforts to support the community in such ominous financial times.

Attachments

1. Letter of Request from Seana O'Shaughnessy, President/CEO, CHIP
2. Copy of Amortization schedule for EDBG Loan for Hazel Hotel for the time period of February 1, 2021 through February 1, 2023



December 7, 2020

Elisa Arteaga, Acting Finance Director
City of Gridley
685 Kentucky Street
Gridley, CA 95948

RE: Hazel Hotel, EDBG Loan

Dear Ms Arteaga:

I am writing you today in regard to the Hazel Hotel. In partnership with the City of Gridley, Community Housing Improvement Program (CHIP) renovated the historic Hazel Hotel in 2000, converting the property into 13 affordable senior-housing apartments and 6 commercial units. For the past 20 years, we have successfully maintained the property, honoring its historic significance and the shared goals of CHIP and the City.

Unfortunately, the property has never been able to command the level of commercial rents originally anticipated. The financial viability of the property depends on having the commercial rents cover the cost of the EDBG debt service and a portion of the operating costs. Residential rents are capped to retain deep affordability for local seniors. Furthermore, because it is a small property, one vacancy has a profound effect on the operating budget. For many years, CHIP has been using its own funds to carry the property.

However, this year, with COVID-19, the property has continued to struggle and we are concerned as the economic impacts of COVID-19 will continue into 2021. While the budget constraints at the Hazel Hotel are not new, we don't see any opportunity for improvement over the next couple of years.

We are hoping that the City will consider granting us loan forbearance and a pause in interest accrual on our EDBG Loan from the City of Gridley.

Because it is not possible to address the problem from the income side – the small number of residential units and the constrained commercial market downtown – we have worked extremely hard to tighten expenses and control costs. We feel we have tightened operations as much as possible without compromising quality. Fixed costs such as garbage, water, utilities, elevator maintenance, etc. have only increased year-over-year. The only expense where there is flexibility is the EDBG loan from the City.

It is extremely common for local jurisdictions to forgive or forbear CDBG, HOME and EDBG interest and loan payments. The money comes for free to the jurisdiction from the Federal Government and usually includes upfront administrative dollars. As you know, these funds are intended to support economic development, affordable housing, and a variety of other community development activities.

Because this is a common practice, we have requested forbearance from the City in the past. At that time, the City chose to deny our request. However, because the financial situation of the Hazel Hotel has not improved and the



increased pressures of COVID-19, we are reaching out to you again.

We believe the investment in the Hazel Hotel was a good investment and we believe that we were and have remained a strong partner. The original rehabilitation and our ongoing maintenance of the property provides on-going value to the City of Gridley. It remains a highly visible landmark in the downtown. The affordable housing we provide to seniors is also extremely valuable and necessary – as evidenced by the City's support of additional senior housing in Gridley.

Because of the on-going value that CHIP provides to the City of Gridley, we believe that our request for loan forbearance is fair and reasonable. The benefit to the City far outweighs the benefit to CHIP, yet CHIP is left to subsidize the property year-after-year. The pressure on our organization and rental portfolio due to COVID-19 forces us to seek relief from the City.

We respectfully request loan forbearance and a pause on interest accumulation for 2 years. I am happy to schedule a call to answer any questions, send you additional information, and/or present our request to City Council.

Thank you for consideration of our request. I look forward to discussing with you further.

Kind regards,

Seana O'Shaughnessy
President/CEO

Community Housing Improvement Program (CHIP)

Cc: Rodney Harr, Police Chief and Acting City Manager
Bruce Johnson, Mayor
Dave Burkland, Board Chair
Ed Mayer, Executive Director, Housing Authority of Butte County

City Council Agenda Item #5
Staff Report

Date: February 16, 2021

To: Mayor and City Council

From: Rodney Harr, Chief of Police / Acting City Administrator

Subject: Request by Council (Johnson)(Farr)(Torres)(Sanchez) and (Calderon) regarding the Community interest in Livestreaming/Zoom style platforms for the City of Gridley Council meetings

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council to consider and conduct council study sessions in conjunction with our Internet Technology (IT) Department, to address Council member requests (Johnson)(Farr)(Torres)(Sanchez)(Calderon), in addition to request from community members, to conduct City Council meetings with the addition of a livestream/Zoom style platform.

Background

Since early 2020, with the Covid-19 Pandemic, there has been a dramatic impact on how local, county and state government meetings are being conducted. It has been broadly requested that local, county and state governments move to a social media platform where individuals can participate in governmental meetings without fear of potentially spreading a contagion. With the invention of social media and its social media platforms, it has become a responsibility of local, county and state government bodies to adapt to these types of requested changes, while taking into consideration the required transparency for those bodies of government.

Fiscal Impact

Minimum initial costs can vary between \$3,000.00 to \$25,000.00 depending on platform and required equipment.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters, as well as its ongoing efforts to support the community in such ominous financial times.

Attachments

None