HERNDON TOWN COUNCIL
Regular Meeting Minutes
Tuesday, June 23, 2026

1. Call to Order

Mayor LeBlanc called the June 23, 2026, Town Council meeting to order at 5:30 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Councilmember del Aguila, Councilmember Garcia, Councilmember Lloyd, Councilmember Reyes (arrived at 5:39 p.m.), Vice Mayor Hedrick, and Mayor LeBlanc.

Mayor LeBlanc determined there was a quorum of five Councilmembers present, with Councilmember Reyes having not yet arrived. Councilmember Alam was absent.

2. Closed Meeting (5:30 p.m.)

a. A Closed Meeting pursuant to the Code of Virginia Section 2.2-3711(A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, relating to employment law; and

A Closed Meeting pursuant to the Code of Virginia Section 2.2-3711(A)(1), for discussion and consideration of the performance of a specific appointee of the public body.

Mayor LeBlanc stated that the Council needed to convene in a closed meeting and that the appropriate meeting notices had been provided in accordance with state law. The closed meeting was held in the Hoover Conference Room in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia.

With the Council's concurrence, the closed meeting agenda was amended to include an additional topic pursuant to Code of Virginia § 2.2-3711(A)(1), for discussion and consideration of the performance of a specific appointee of the public body.

Councilmember del Aguila moved that the Council convene in a closed meeting to discuss the following, as permitted by the Code of Virginia:

- Section 2.2-3711(A)(8), consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by counsel relating to employment law; and

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- Section 2.2-3711(A)(1), discussion and consideration of the performance of a specific appointee of the public body.

Vice Mayor Hedrick seconded the motion, which carried by a 5-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, and Lloyd; Vice Mayor Hedrick; and Mayor LeBlanc voting “Aye.” Councilmember Reyes had not yet arrived. Councilmember Alam was absent.

The Council convened in a closed meeting at 5:31 p.m.

Councilmember Reyes arrived during the closed meeting at 5:39 p.m.

Councilmember Garcia moved that the Council reconvene in open session. Vice Mayor Hedrick seconded the motion, which carried by a 6-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, Lloyd, and Reyes; Vice Mayor Hedrick; and Mayor LeBlanc voting “Aye.” Councilmember Alam was absent.

The Council reconvened in open session at 6:58 p.m.

Councilmember Reyes moved to certify that, to the best of each member's knowledge, in the closed meeting just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed meeting and (2) lawfully permitted to be discussed in a closed meeting under the provisions of the Virginia Freedom of Information Act as cited in that motion. Vice Mayor Hedrick seconded the motion, which carried by a 6-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, Lloyd, and Reyes; Vice Mayor Hedrick; and Mayor LeBlanc voting “Aye.” Councilmember Alam was absent.

Aye: 6
Nay: 0
Absent: 1

Vote to Approve Action Discussed in Closed Meeting

Mayor LeBlanc moved to approve the action discussed in the closed meeting pursuant to Code of Virginia § 2.2-3711(A)(1), concerning the discussion and consideration of the performance of a specific appointee of the public body. Councilmember del Aguila seconded the motion, which carried by a 6-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, Lloyd, and Reyes; Vice Mayor Hedrick; and Mayor LeBlanc voting “Aye.” Councilmember Alam was absent.

Recess

At 7:00 p.m., Mayor LeBlanc called a brief recess, and at 7:08 p.m. the June 23, 2026, Town Council meeting reconvened in the Herndon Council Chambers, with

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six Councilmembers present, and Mayor LeBlanc presiding. Councilmember Alam was absent.

Regular Meeting

Staff present during the meeting: Dan Hoffman, Town Manager; Kirstyn Barr Jovanovich, Deputy Town Manager; Lauri Sigler, Deputy Town Attorney; Brent Heavner, Chief Communications Officer; Lisa Gilleran, Director of Community Development; Bob Williams, Director of Parks and Recreation; David Stromberg, Zoning Administrator; Bryce Perry, Deputy Director of Community Development; Reid Okoniewski, Communications and Marketing Supervisor; Taryn Tuttle, Town Manager Extern; and Amanda Kertz, Town Clerk.

3. Pledge of Allegiance to the Flag of the United States of America

Mayor LeBlanc led the audience in the Pledge of Allegiance to the Flag of the United States of America.

Determination of a Quorum

Mayor LeBlanc noted there was a quorum with six members present. Councilmember Alam was absent.

Mayor Announcements

Mayor LeBlanc announced that the Council had previously met in a closed meeting pursuant to Virginia Code requirements.

Mayor LeBlanc offered comments commemorating the first anniversary of “Elden the Bear Day,” which was June 9, 2025.

Mayor LeBlanc provided information on upcoming events, including:

1. A ribbon cutting at Jimmy’s Old Town Tavern on Friday, June 26, at 11:30 a.m. Mayor LeBlanc also stated that several murals had recently been installed in downtown Herndon, including one sponsored by the Herndon Woman’s Club behind Mile 20, which was unveiled on Monday, June 15.

2. The July 4th Celebration and America 250 recognition, beginning at 6:30 p.m. on Saturday, July 4, at Bready Park. He stated that fireworks would begin at 9:30 p.m. with activities going on during the evening.

3. A Herndon Planning Commission and Town Council Joint Work Session on Wednesday, July 8, at 7:00 p.m. in the Herndon Police Department Community Room to further discuss the comprehensive planning process.

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4. Town Square Tuesday concerts, which began the previous week and will continue from 6:30 to 8:00 p.m. every Tuesday at Town Hall Square through August 18. Additionally, Friday Night Live concerts are occurring on Friday evenings in the summer through September 4, on the Town Green.

4. Presentations/Reports/Comments

a. Proclamation to recognize National Parks and Recreation Month, July 2026

Mayor LeBlanc recognized Councilmember Garcia to read the Proclamation to Recognize National Parks and Recreation Month, July 2026, into the record.

b. Proclamation to Recognize Liberty Amendments Month and America 250, July 2026

Mayor LeBlanc recognized Vice Mayor Hedrick to read the Proclamation to Recognize Liberty Amendments Month and America 250, July 2026, into the record.

c. Proclamation to Recognize Disability Independence Day, July 26, 2026

Mayor LeBlanc recognized Councilmember Lloyd to read the Proclamation to Recognize Disability Independence Day, July 26, 2026, into the record.

Mayor LeBlanc stated that members of the audience are invited to comment on the proclamations during the “Comments from the Audience” portion of the agenda.

d. Town Manager Report

Dan Hoffman, Town Manager, provided an update on Parcel H, the Comstock property in downtown Herndon. He stated that staff had hoped to share an update following the most recent hearing in February but had not yet received information from the courts. He added that staff could not take further action to expedite the process and hoped to receive additional information soon.

e. Councilmember Comments

Councilmember del Aguila: expressed concern about community confusion regarding the level of access Flock receives from license plate readers in the Town. He asked Dan Hoffman, Town Manager, to provide an update and follow up with Delegate Shin regarding the risk of exposure.

Dan Hoffman, Town Manager, stated that the Town owns all data gathered by the license plate reader cameras and that the information is not shared nationally. He indicated that he would contact Delegate Shin regarding the matter. He stated that he and Chief Pihonak would be glad to meet with anyone who would like to

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discuss it in more detail.

Councilmember del Aguila stated that he had spent several hours in the past week on Worcester Street observing traffic safety issues reported by residents of the neighborhood. He indicated that he observed safety concerns and collected several speed samples using a radar gun near the intersection of Worcester Street with Herndon Parkway and Dranesville Road. Based on those observations and other speeding citations issued in Town, he suggested that the Town consider a “no-tolerance summer” to help reduce speeding violations. He asked the Council to consider discussing the matter at its next work session so he could share the data that he collected.

Mayor LeBlanc asked Councilmember del Aguila to send the information to the Town Manager so it could be provided to the appropriate staff.

Councilmember Reyes: echoed Councilmember del Aguila’s comments regarding roadway safety, particularly near Worcester Street and Herndon Parkway.

Councilmember Reyes offered comments on the proclamations presented that evening and looked forward to Councilmember Lloyd's comment on Disability Independence Day.

Councilmember Reyes shared that he had been appointed to the Virginia Municipal League Human Development and Education Committee. Although the Town does not have its own schools, he hoped to advocate for constituents and bring attention to education concerns through his service on the committee.

Councilmember Lloyd: provided comments on the proclamation recognizing Disability Independence Day, outlining the history of the Civil Rights Act and the Americans with Disabilities Act, which took many years to pass. He expressed concern over the continued protection of the ADA and stated that, while the proclamation provided an opportunity to celebrate, it also served as a reminder of the ongoing work and advocacy needed to support individuals with disabilities.

Councilmember Lloyd reminded residents to keep their pets secure during Fourth of July fireworks displays.

Councilmember Garcia: stated that, on May 28, he had the opportunity to visit the Lieutenant Governor with his youth advisory committee.

Councilmember Garcia congratulated the graduates of the Class of 2026 as they prepared for college and other opportunities. He also stated that he enjoyed volunteering at Herndon High School’s All Night Graduation Party on June 12.

Mayor LeBlanc clarified that as a legal disclaimer, Councilmember Garcia’s youth

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advisory committee trip was a private trip that was not supported by the Town.

Vice Mayor Hedrick: provided an update on the most recent meeting of the Northern Virginia Transportation Authority Planning Coordination Advisory Committee, on which he serves as the Town's representative. At the meeting, the five-year plan was reviewed, and the subcommittee voted unanimously to recommend approximately $4.4 million for the South Elden Street improvements project. That brings the total grant funding for that project to approximately $23 million. He indicated that the project had at least two more steps before the grant funding could be awarded and anticipated an announcement about the funding at the end of July.

Mayor LeBlanc: provided comments on the proclamations presented that evening, including:

1. Thanked the Department of Parks and Recreation for its work in support of the community and highlighted the 50th anniversary of the Herndon Community Center. He also shared that, on June 21, the Department hosted events in conjunction with Play All Day VA on the longest day of the year.

2. Commented on the Liberty Amendments Month and America 250 proclamation and highlighted upcoming Fourth of July events. He also stated that he had attended the Juneteenth commemoration and presented a proclamation at the event. Mayor LeBlanc commented on the need to continue looking forward and ensuring that all individuals are included in representative government.

3. Commented on Disability Independence Day and the importance of supporting individuals with both visible and hidden disabilities.

Mayor LeBlanc provided information on recent events, including:

1. Herndon High School graduation on Friday, June 12, and the Herndon Middle School promotion ceremony on Wednesday, June 10. He congratulated the Class of 2026 at Herndon High School, Herndon Middle School, and other area schools.

2. Several elementary school theater productions that he attended during the month.

3. The Cornerstones Fifth Anniversary Summer Food and Resource Rally on Thursday, June 18, which provided assistance to individuals experiencing food insecurity in the community.

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4. The after-school program at the Neighborhood Resource Center, which several community members had discussed at the previous Town Council meeting. He acknowledged individuals who were present that evening and stated that he was glad they continued to advocate for themselves and for the program. Mayor LeBlanc stated that he continued to work with Fairfax County regarding the program and hoped to hear some positive news soon.

5. Comments from the Audience

Mayor LeBlanc reviewed the process and asked those who wanted to provide Comments from the Audience to come forward.

The following individuals provided comments:

- Marlene, last name inaudible and address not provided, requested continued support for the Cornerstones after-school program at the Neighborhood Resource Center and thanked Mayor LeBlanc for his support.

- [Name and address not provided] requested continued support for the Cornerstones after-school program at the Neighborhood Resource Center and thanked Mayor LeBlanc for his support.

- Sabrina Bruce, 859 Dogwood Court, Herndon, expressed concerns about data use, security, and encryption associated with Flock cameras.

- Sofia, last name not provided and a minor, thanked the Town for supporting the after-school program.

- Maria de Reyes, a minor, requested continued support for the after-school program.

- Jay Hadlock, 515 Alabama Drive, Herndon, expressed support for a recent General Assembly amendment concerning the plastic bag tax. On behalf of Friends of Runnymede Park, he also stated that the water fountain at Runnymede Park was open for use.

- Zurma Reyes, 657 Pemberton Court, Herndon, requested continued support for the after-school program and commented on possible staffing changes. She also invited those interested to an event that Saturday recognizing Ms. Karen, who worked with the program.

- Sandra, last name inaudible, 1210 Magnolia Lane, Herndon, requested continued support for the after-school program.

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6. Public Hearings

a. Ordinance 26-O-16 to consider a Zoning Map Amendment - ZMA #24-01, 250 Exchange Place, to amend the zoning from, Office & Light Industrial district (O&LI), to Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office (PD-TRG1), and Planned Development – Transit Related Growth 2 – Low Density Residential and Low Impact Commercial (PD-TRG 2) zoning districts with proffered conditions to allow the redevelopment of the site with stacked townhouses and multi-family residential uses

Certificates of Publication were filed from the Editor of the *Fairfax County Times* newspaper, showing that notice of said public hearing item had been duly advertised in the Friday, June 5 and June 12, 2026, issues.

Mayor LeBlanc opened the public hearing and recognized Bryce Perry, Deputy Director of Community Development, for the staff report. Mr. Perry reviewed the proposed redevelopment timeline, which includes three phases: (1) demolition of existing buildings and construction of major utility infrastructure; (2) multifamily building; and (3) stacked two-over-two residential units. While discussing the design and architecture of the stacked townhouses, he stated that the final two phases could occur in either order.

Mr. Perry discussed the surrounding land uses, proposed parking, outdoor amenities, and requested modifications. The requested modifications included: (1) reduction in the landscape buffer required when abutting land zoned for single-family detached uses; (2) reduction in the building setback required when abutting land zoned for single-family detached uses; and (3) an increase in the maximum permitted depth of the private amenity zone between the sidewalk and building.

Mr. Perry stated that several public transit options served the site and that the project would include transportation improvements. These improvements included a segment of cycle track that would provide a dedicated bicycle facility along the new road proposed as part of the application. Two publicly accessible parks would be provided beginning with the first phase.

Mr. Perry stated that the timing of the parks had remained a point of discussion with the Planning Commission to ensure that open-space amenities would be available when the stacked residential units were constructed. He indicated that open space had also been an important topic in recent discussions with the Comprehensive Plan consultants.

Mr. Perry stated that staff had reviewed five submissions from the applicant and had worked with the applicant’s representatives throughout the review process. He stated that the Architectural Review Board and Planning Commission had reviewed the application and that the Planning Commission had recommended

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approval with conditions. Staff recommended approval of the proposed ordinance, as presented.

There was a discussion between the Town Council and staff on this item, including:

1. The proposed phases and the impacts of each phase, particularly Phase 1, during which the existing buildings would be demolished.

2. The project phasing and timing of the outdoor amenities, some of which would be determined during site plan review.

3. Naming rights for the parks. Mr. Perry stated that naming rights had not been included in the proposed proffers.

Mayor LeBlanc invited the applicant or applicant's agent to speak on the application.

Kenneth Wire, Partner, Wire Gill LLP, 1984 Isaac Newton Square, Reston, applicant’s agent, commented on the significance of the proposal as the first application progressing toward approval in the Transit Related Growth area. He discussed the proposed project and indicated that, under the current business plan, construction was expected to begin in fall 2027. The applicant would need one or two investors committed to Phase 1, with different investors anticipated for each subsequent phase. He expressed support for staff’s recommendation and stated that he looked forward to moving the project ahead.

The public hearing was held, and the following individual provided testimony:

- Yasmin Shafiq, 937 Longfellow Court, Herndon: provided comments supporting the proposed parks and green space. She asked the Council to support affordable housing and stated that she observed that the proffered amounts offered with the application were lower than those associated with another application previously approved by the Council.

Mayor LeBlanc asked the applicant or applicant's agent if they wanted an opportunity for rebuttal.

Mr. Wire stated that affordable housing was not included in this application due to the timing of the application submission and the Council's affordable housing resolution.

In response to the public comments, Mayor LeBlanc stated that, when the Council approved the affordable housing resolution in March, it was understood that four properties had progressed far enough through the review process that the resolution would not apply to them. He indicated that this application was the last

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of those applications.

Seeing no further comments, Mayor LeBlanc closed the public hearing and moved to Council-level discussion and action.

Councilmember del Aguila moved to approve Ordinance 26-O-16 to approve a Zoning Map Amendment - ZMA #24-01, 250 Exchange Place, to amend the zoning from, Office & Light Industrial district (O&LI), to Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office (PD-TRG1), and Planned Development – Transit Related Growth 2 – Low Density Residential and Low Impact Commercial (PD-TRG 2) zoning districts with proffered conditions to allow the redevelopment of the site with stacked townhouses and multi-family residential uses, as presented.

Motion seconded by Councilmember Reyes.

The Town Council discussed affordable housing and how the timing of the application affected the inclusion of affordable housing provisions.

Councilmember del Aguila stated, for the record, that many members of the Town Council supported affordable housing. He also expressed the need for workforce housing in the Town and stated that he would continue working on both issues.

Councilmember Lloyd stated that the Town should also focus on maintaining affordability for existing residents.

The question was called on the motion, which carried by a 6-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, Lloyd, and Reyes; Vice Mayor Hedrick; and Mayor LeBlanc voting “Aye.” Councilmember Alam was absent.

b. Resolution 26-G-39 to consider a Special Exception, SE #26-02, 1001 Jeff Ryan Drive, to consider a special exception to permit a home-based child daycare use within the R-10, Residential single-family district

Certificates of Publication were filed from the Editor of the *Fairfax County Times* newspaper, showing that notice of said public hearing item had been duly advertised in the Friday, June 5 and June 12, 2026, issues.

Mayor LeBlanc opened the public hearing and recognized David Stromberg, Zoning Administrator, for the staff report. Mr. Stromberg discussed the location, square footage, and the applicant’s request to increase the number of children permitted from seven to 12 per day, along with a small increase in the square footage devoted to the use. He reviewed the conditions recommended by the Planning Commission concerning the fenced outdoor play area, as outlined in the staff report and proposed resolution. Staff recommended approval with the conditions, consistent with the Planning Commission’s recommendation.

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The Town Council and staff discussed the application, including the proposed boundaries of the outdoor play area. Vice Mayor Hedrick asked staff to consider whether changes to the ordinance may be appropriate if applicants continued to request similar modifications.

Mayor LeBlanc invited the applicant or applicant's agent to speak on the application.

Sarita Del Pilar Abad Moretti, 1001 Jeff Ryan Drive, Herndon, applicant, commented on the application. She outlined the steps she had taken to bring the application before the Planning Commission and Town Council and stated that she had worked with the Planning Commission to establish an appropriate boundary for the outdoor play area.

The Town Council, applicant, and staff discussed the application. During the discussion, Ms. Moretti stated that the property was her primary residence.

Seeing no comments from the audience, Mayor LeBlanc closed the public hearing and moved to Council-level discussion and action.

Vice Mayor Hedrick moved to approve Resolution 26-G-39, to approve Special Exception SE #26-02, 1001 Jeff Ryan Drive, to permit a home-based child daycare use within the R-10, Residential Single-Family District, as presented.

Councilmember del Aguila seconded the motion.

The question was called on the motion, which carried by a 6-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, Lloyd, and Reyes; Vice Mayor Hedrick; and Mayor LeBlanc voting “Aye.” Councilmember Alam was absent.

c. Ordinance 26-O-17 to consider a Zoning Ordinance Text Amendment – ZOTA #26-04 to amend Chapter 78 (ZONING), Article IV (Business Districts), Section 78-40.3 (CO – Commercial office district) and Article VII (Use Regulations), Section 78-70.2 (Table of permitted and allowed uses), to remove the special exception requirement for personal service uses in the CO zoning district

Certificates of Publication were filed from the Editor of the *Fairfax County Times* newspaper, showing that notice of said public hearing item had been duly advertised in the Friday, June 5 and June 12, 2026, issues.

Mayor LeBlanc opened the public hearing and recognized David Stromberg, Zoning Administrator, for the staff report. Mr. Stromberg stated that the proposed ordinance would allow personal service uses as by-right uses in the CO zoning district rather than requiring a special exception. He outlined several uses included

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within the personal services category and noted locations where those uses were commonly located. He stated that personal service uses were allowed by right in other zoning districts.

Mr. Stromberg stated that the special exception process was time-consuming and costly for staff and business owners. He indicated that the proposed amendment resulted from recommendations developed through the Small Business Process Improvement Initiative. Staff and the Planning Commission recommended approval of the zoning text amendment.

The Town Council and staff discussed the special exception process, staff time, application costs, and the extent to which the recently adjusted Town fees recovered staff costs. Mr. Stromberg stated that allowing personal service uses by right would reduce staff time and costs to applicants.

Councilmember del Aguila requested that the Council review the Town's fees at a future meeting. Dan Hoffman, Town Manager, stated that staff planned to present the matter at a work session later in the summer.

Mayor LeBlanc reviewed the process for receiving public comments and recognized the following speaker:

Sabrina Bruce, 859 Dogwood Court, Herndon, expressed support for considering the total cost to the Town and the effect of small businesses on the community. She asked the Council to consider the cost of these services going forward.

Mayor LeBlanc closed the public hearing and moved to Council-level discussion and action. Councilmember del Aguila moved to approve Ordinance 26-O-17, to approve Zoning Ordinance Text Amendment ZOTA #26-04, to amend Chapter 78, Zoning; Article IV, Business Districts; Section 78-40.3, CO–Commercial Office District; and Article VII, Use Regulations; Section 78-70.2, Table of Permitted and Allowed Uses, to remove the special exception requirement for personal service uses in the CO zoning district, as presented.

Councilmember Reyes seconded the motion.

There were comments from the Town Council on the motion.

The question was called on the motion, which carried by a 6-0 roll call vote. The vote was: Councilmembers del Aguila, Garcia, Lloyd, and Reyes; Vice Mayor Hedrick; and Mayor LeBlanc voting "Aye." Councilmember Alam was absent.

7. Consent

a. Resolution 26-G-40 to Amend the Town Council Rules of Procedures, adopted January 7, 2025

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b. Approval of the May 12, 2026 Town Council Work Session Minutes

c. Approval of the May 26, Town Council Regular Meeting Minutes

On motion of Vice Mayor Hedrick, seconded by Councilmember Reyes, the Consent Agenda items were approved and carried by a 6-0 roll call vote, as presented, without comment. The vote was: Councilmembers del Aguila, Garcia, Lloyd, Reyes, Vice Mayor Hedrick, and Mayor LeBlanc voting "Aye." Councilmember Alam was absent.

8. Adjournment

There being no further business, Mayor LeBlanc adjourned the June 23, 2026, Town Council Regular Meeting at 9:10 p.m.

Amanda E.M. Kertz
Town Clerk

Minutes approved by Town Council: _____

[Note: Approved resolutions and ordinances are on file in the Town Clerk's office.]

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