

BEFORE

NEW HOPE BOROUGH COUNCIL

In Re: Workshop Meeting

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MONDAY, MARCH 2, 2020

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A public meeting was held at the Borough Municipal Building, 125 New Street, New Hope, Pennsylvania 18938, commencing at 4:00 p.m. on the day and date above set forth, before Tara Wilson, Professional Reporter and Notary Public in and for the Commonwealth of Pennsylvania.

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DOYLESTOWN, PENNSYLVANIA 18901



6

1 the building, the image from the back from the  
2 parking lot.  
3 Mark, I'm gonna let you manage the  
4 images.  
5 So if we're looking at the building  
6 from the parking lot, I just want to point out a  
7 few things. That's our subject building as seen  
8 from -- from Randolph Street. Everybody can see  
9 that?  
10 So the first space that's shown there  
11 that's basically given up towards sidewalk and  
12 green, and we will show you that plan. And the  
13 next thing I want to point out is, that it is a  
14 two-story stucco finished building. You can see  
15 the back end of the brick building here and our  
16 proposal is to put a third floor on that  
17 two-story brick building, which is drawing  
18 elevation No. 1. Right. So that's the --  
19 MS. GERING: No, I have -- I have it  
20 right here.  
21 RALPH FEY: The drawing Elevation No. 1  
22 is that same view that was up there. You're  
23 looking at the two-story building here, the  
24 stucco building and the brick building to the  
25 front and we're adding a third floor on top of

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1 the stucco building and as you know, the front of  
2 the building will remain the pizza shop on the  
3 first two levels. The floors will be one  
4 apartment each floor just under a thousand square  
5 feet each, one bedroom. The door to the pizza  
6 shop will remain in the front and the door for  
7 all three apartments will be right here on the  
8 side in the parking lot next to the handicapped  
9 parking space.  
10 MS. GERING: You just said something,  
11 you said the pizza parlor's going to occupy the  
12 first two floors, did I hear you correctly?  
13 RALPH FEY: Yeah, it'll be the whole  
14 front yeah.  
15 MS. McHUGH: They have a second floor?  
16 MS. GERING: So they're taking over the  
17 second floor also, okay.  
18 FRANK CRETELLA: So right now their  
19 spread into the back building. I think part of  
20 their approval they need to maintain a certain  
21 amount of square footage, so it's going to be a  
22 transfer of the square footage. They'll be on  
23 the first and second and not anything in the  
24 back.  
25 MS. McHUGH: Okay. So they're not on

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1 the second floor now?  
2 FRANK CRETELLA: No.  
3 MS. McHUGH: I didn't think so.  
4 FRANK CRETELLA: They should be,  
5 though, it's pretty the second floor.  
6 MR. DOUGHERTY: It's a dining room,  
7 then the ovens and there's a kitchen behind a  
8 closed door past the bathroom.  
9 FRANK CRETELLA: It's not really  
10 kitchen, it's just -- yeah.  
11 MR. DOUGHERTY: They clean dishes, I  
12 think, back there.  
13 FRANK CRETELLA: Yeah.  
14 MR. DOUGHERTY: Is the idea to move --  
15 where is --  
16 FRANK CRETELLA: The idea is to make  
17 seating upstairs.  
18 MR. DOUGHERTY: Seating upstairs.  
19 FRANK CRETELLA: Yeah.  
20 MR. DOUGHERTY: And move, I guess --  
21 RALPH FEY: Yeah, this will move  
22 forward.  
23 FRANK CRETELLA: Yeah, they'll move  
24 some of the dish and stuff would be forward.  
25 MR. DOUGHERTY: Forward, so the bottom

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1 -- all the seating in the bottom and maybe the  
2 ovens will move forward somewhat, that type of  
3 stuff.  
4 FRANK CRETELLA: Yeah. They're really  
5 not utilizing a lot in the back, so I don't think  
6 it's gonna impact too much on the ground floor.  
7 MR. DOUGHERTY: They just clean pots  
8 and pans back there.  
9 FRANK CRETELLA: Yeah, and an office.  
10 MR. DOUGHERTY: But then that first  
11 floor rear would become part of an apartment.  
12 FRANK CRETELLA: Yes.  
13 MR. DOUGHERTY: Okay.  
14 MARK BAKER: There are plans in your  
15 packet. So, yeah, exactly as you said, the  
16 restaurant all moves forward into the downstairs  
17 space. There's still seating in the first floor  
18 of the restaurant and then there's seating  
19 upstairs.  
20 MR. DOUGHERTY: And there's a staircase  
21 in the dining room area and that's how would you  
22 get upstairs to the second floor the existing  
23 staircase.  
24 RALPH FEY: Existing staircase.  
25 MARK BAKER: The front is its own

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1 self-sustaining building.

2 MR. DOUGHERTY: Gotcha. I eat there a

3 lot.

4 RALPH FEY: So the wall that's shown

5 here --

6 FRANK CRETELLA: It's pretty good,

7 right?

8 RALPH FEY: That's the wall that will

9 separate the brick building from the stucco

10 building, stucco building will be three

11 apartments stacked on top of each other with

12 their own stair. And this will remain the

13 original firehouse space. So that's kind of the

14 short --

15 MR. MAISEL: I just want to make one

16 thing -- I think you made it abundantly clear,

17 but there's going to be -- you're anticipating

18 three residences there and the first floor and

19 the second floor are going to be commercial only,

20 that's the --

21 MR. DOUGHERTY: Front.

22 RALPH FEY: They're in the front.

23 FRANK CRETELLA: Of the front building.

24 MR. MAISEL: The first floor front is

25 going to be --

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1 FRANK CRETELLA: Yeah, the historic

2 building.

3 MR. MAISEL: Right. Okay.

4 MS. McHUGH: And then there's going to

5 be three apartments in the back.

6 RALPH FEY: One, two, three.

7 MS. McHUGH: But there's two --

8 MR. DOUGHERTY: Only one there now.

9 MS. McHUGH: There's one there now. So

10 you're converting what the pizza shop --

11 FRANK CRETELLA: I think it was all

12 offices.

13 MS. McHUGH: -- is using into the first

14 apartment. Second apartment's already there and

15 then you're adding the third apartment, is that

16 right?

17 RALPH FEY: We're adding the third

18 floor, I don't think it was ever actually an

19 apartment, was it?

20 MARK BAKER: It's currently office.

21 It's currently just sitting there as office. The

22 owner of the building uses it as office. It

23 could be apartment, but it's currently as office

24 use.

25 MS. McHUGH: So there is no actual

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1 apartment right now?

2 RALPH FEY: Not per zoning.

3 MS. McHUGH: Okay.

4 RALPH FEY: And this will change to --

5 MS. McHUGH: I just wanted to know what

6 I'm talking about.

7 MARK BAKER: Yeah, it's gonna be

8 commercial multi-family in the back and then

9 commercial in the front restaurant.

10 MR. DOUGHERTY: Is there such a thing

11 as commercial multi-family?

12 MARK BAKER: It's multi -- yes.

13 MR. DOUGHERTY: Because it's more than

14 two becomes --

15 MARK BAKER: Well, it's right -- you're

16 right, residential multi-family attached to the

17 commercial in the front. And the zoning line --

18 if you guys remember, the zoning line goes about

19 two-thirds of the way through the back piece

20 between the residential district and the central

21 commercial district. And so that's part of --

22 that's gonna be part of the zoning discussion and

23 how we approach all that stuff, but that's

24 already been presented to the zoning officer and

25 kind of figured out how we're gonna work that.

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1 RALPH FEY: Do you have this site plan

2 now?

3 MARK BAKER: Keep going.

4 RALPH FEY: And so when Mark says

5 there's a split, so this a colored version of the

6 site plan and it's intended to show -- we did it

7 mostly to show the new walkway or sidewalk, if

8 you will, that would run from Main Street along

9 Randolph. You can see the existing building and

10 all of the bricky color represents walkways. So

11 this doesn't show the layout of the parking lot

12 yet, but it does show the -- the new intended

13 walkway.

14 MS. GERING: And you're tearing down

15 the three-car garage building that's back there?

16 RALPH FEY: So we'd like to take down

17 the two walls and leave the -- leave two walls.

18 So leave two walls and take down two walls, yeah.

19 MR. MEYER: And presumably regrade that

20 where --

21 RALPH FEY: And regrade at level, yeah.

22 MR. MEYER: Okay.

23 RALPH FEY: 'Cause there's a hump there

24 to get up into that that would lead from the

25 back.

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1 MR. DOUGHERTY: What is the property  
 2 line in the back there? I see greenery. Is it a  
 3 square line here or does it a go off at an angle  
 4 relative to the access easement that you're --  
 5 RALPH FEY: So the access easement and  
 6 the property line are rather parallel.  
 7 MR. DOUGHERTY: They are.  
 8 RALPH FEY: What's not parallel is the  
 9 current hardscape.  
 10 MR. DOUGHERTY: Okay.  
 11 RALPH FEY: This represents the current  
 12 hardscape, no additional hardscape. In fact, the  
 13 hardscape was removed along here. So this line  
 14 of hardscape is the current hardscape.  
 15 MR. DOUGHERTY: The green stuff on here  
 16 belongs to this property?  
 17 RALPH FEY: It does.  
 18 MR. DOUGHERTY: And on the other side,  
 19 the other -- the property line there, there's a  
 20 little bit of green stuff there as well.  
 21 RALPH FEY: Right. That's the adjacent  
 22 Verizon site and that line -- that line does kind  
 23 of angle and so it's green between the existing  
 24 building and their property line.  
 25 MR. DOUGHERTY: Okay. I'm upside down

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1 leasing that access from the present owner. I  
 2 had gotten a call from Steve Darlington that the  
 3 guy didn't want to pay anymore and let it go,  
 4 it's -- you know, it's okay with us.  
 5 MAYOR KELLER: Yeah, of course, it is.  
 6 MR. DOUGHERTY: I'm sorry. So the  
 7 parking spaces that are behind that double  
 8 property there, there's a bunch of cars parked  
 9 there today. Where -- how do they get -- what  
 10 were we just talking about then? I was confused  
 11 by the question, I guess.  
 12 FRANK CRETELLA: The guy that owns the  
 13 building on the corner had an agreement to drive  
 14 through --  
 15 I guess two of the spaces, was it,  
 16 Larry?  
 17 MAYOR KELLER: Yeah. From the  
 18 driveway.  
 19 FRANK CRETELLA: To get to his back  
 20 backyard.  
 21 MS. McHUGH: Oh.  
 22 MR. MEYER: So how's he going to get  
 23 out now?  
 24 FRANK CRETELLA: He doesn't care, I  
 25 guess.

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1 relative to --  
 2 MS. RETTIG: I'm upside down as well.  
 3 RALPH FEY: So this is Verizon here.  
 4 MR. DOUGHERTY: Yeah, we're upside --  
 5 MS. RETTIG: Yeah. Thank you. That's  
 6 where we are.  
 7 MR. MEYER: That's where we are.  
 8 That's what all of us are seeing.  
 9 RALPH FEY: Coming through, this is the  
 10 little house lot over here. This is our easement  
 11 through the middle, Verizon lot down there.  
 12 MAYOR KELLER: Ralph, there are two  
 13 properties on the north side of the firehouse and  
 14 I see that it's owned now -- the two houses are  
 15 now owned by the same people --  
 16 RALPH FEY: These two.  
 17 MAYOR KELLER: I presume K&J Fam Prop,  
 18 whatever it is. The southern of the two  
 19 properties, they had, I assume, they -- they been  
 20 using it as a mean of ingress and egress.  
 21 FRANK CRETELLA: They abandoned that,  
 22 Larry.  
 23 MAYOR KELLER: So they don't want  
 24 parking on the back of their property?  
 25 FRANK CRETELLA: No. Evidently, he was

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1 MR. DOUGHERTY: There's like five  
 2 parking spots back there.  
 3 FRANK CRETELLA: He doesn't care?  
 4 MS. McHUGH: He's doesn't care?  
 5 FRANK CRETELLA: He's the one who gave  
 6 it up is from what Steve Darlington told me.  
 7 MR. DOUGHERTY: The new owner is the  
 8 guy that doesn't care?  
 9 FRANK CRETELLA: Yes. I think it's the  
 10 --  
 11 He's relatively new, right, Larry?  
 12 He's less than a year, I think  
 13 MAYOR KELLER: Yeah. I didn't know he  
 14 owned both sides.  
 15 MR. MAISEL: Why would he not care?  
 16 MR. DOUGHERTY: That's what they're  
 17 saying, just rhetorical I -- we don't know this,  
 18 but that's --  
 19 RALPH FEY: We never saw an easement to  
 20 that property.  
 21 FRANK CRETELLA: He was leasing spaces  
 22 and he let the leases go.  
 23 (Indiscernible discussion, simultaneous  
 24 speakers.)  
 25 THE REPORTER: One at a time.

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1 MR. MAISEL: One at a time.  
 2 MR. MEYER: Hold it.  
 3 MS. LEE: One at a time, please.  
 4 MR. MEYER: One at a time, please.  
 5 RALPH FEY: Back to you, Frank.  
 6 FRANK CRETELLA: He was leasing spaces  
 7 to create his easement. He no longer wants to  
 8 lease the spaces.  
 9 MR. DOUGHERTY: So he was leasing a  
 10 couple that are inside that parking lot and  
 11 they'd be empty all the time. He could drive  
 12 through and get to this parking lot. All right.  
 13 MR. MEYER: So presumably when I'm  
 14 looking at what you're showing up there, there is  
 15 a curb cut somewheres that leads to that parking  
 16 behind those two properties or not?  
 17 FRANK CRETELLA: I don't think there  
 18 was ever a curb cut. I don't think there was a  
 19 curb in between the property lines.  
 20 MARK BAKER: You can -- there's a  
 21 picture of the aerial -- aerial picture of the  
 22 lot. There's no curbs in this lot at all. It's  
 23 just kind of a big amount of space. There's  
 24 actually in the package there's an aerial --  
 25 aerial photo of the rear lot.

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1 RALPH FEY: And again, we'd be happy  
 2 not to put the sidewalk in that actually two  
 3 spaces away from the -- three spaces away from  
 4 the parking lot.  
 5 MR. DOUGHERTY: Well, maybe we're  
 6 saying the same way that there's an opening to  
 7 this easement, there'd be another opening here  
 8 too for them, so it's -- but that's --  
 9 MR. MEYER: Let it go.  
 10 MR. DOUGHERTY: It's okay.  
 11 FRANK CRETELLA: Yeah, they wanted to  
 12 sidewalk to try to create canal access.  
 13 MS. MCHUGH: Yeah.  
 14 FRANK CRETELLA: And they -- they felt  
 15 even though it's not contiguous with the other  
 16 property owners, it's a start. And I agree.  
 17 MR. DOUGHERTY: Over time.  
 18 RALPH FEY: And just because there's a  
 19 sidewalk there, doesn't mean you can't drive  
 20 across the sidewalk. It isn't designed yet.  
 21 So the next drawing we're going to pull  
 22 up is the diagram drawing in your packet where  
 23 we're indicating --  
 24 And, Frank, maybe you want to jump in  
 25 here.

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1 MR. MEYER: Yeah. Okay, fine.  
 2 MARK BAKER: Here it is.  
 3 MR. MEYER: So that your diagram there  
 4 it shows the parking lot and the green stuff with  
 5 no curb cut, is not actually an accurate  
 6 description of what's there.  
 7 MARK BAKER: This particular, we added  
 8 per the -- which people, they actually asked for  
 9 sidewalk discussion. So, yeah, we would've added  
 10 a curb there. There's actually no curb at the  
 11 street either, it's just blacktop street to  
 12 street.  
 13 MR. MEYER: Yeah, I'm aware of that,  
 14 but what I'm saying is, that diagram shows them  
 15 with no access to their backyard and I don't  
 16 think that's an accurate picture of what's there.  
 17 MR. DOUGHERTY: There's currently.  
 18 MARK BAKER: No this is proposed with  
 19 the sid -- the sidewalk's not there either or the  
 20 green. So this is the proposed of what we would  
 21 -- yeah.  
 22 MR. DOUGHERTY: Well, okay, that's a  
 23 separate subject, but clearly it does make a lot  
 24 of sense to a lot of people here, but it's  
 25 nothing to do with your --

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1 Where we're indicating the preferred  
 2 locations for the different parking spaces.  
 3 FRANK CRETELLA: So the apartments,  
 4 even though the apartments are really intended  
 5 for staff, we just feel that give them an  
 6 opportunity for something affordable, requires  
 7 two spaces per apartment regardless if it's a one  
 8 bedroom or two bedroom. So we have where each  
 9 apartment would dead-end parking, but they  
 10 obviously would control the front car, the back  
 11 car, 'cause it's one per apartment. And then the  
 12 pizza, according to his lease, is five, but  
 13 according to zoning is nine, so we show the nine  
 14 spaces there for the pizza.  
 15 RALPH FEY: Which means we have one  
 16 extra space for the pizza people if they choose  
 17 to double park an owner or an employee in.  
 18 MR. DOUGHERTY: You mentioned that  
 19 there's nine per zoning, right? Is that what --  
 20 was that the nine create -- where did the nine  
 21 come from? How old is that number?  
 22 FRANK CRETELLA: I'm not sure.  
 23 MR. DOUGHERTY: Because it was a coffee  
 24 shop that had perhaps 10, 12, 15 seats in it.  
 25 And now, certainly, it has 40, 50 seats in it, so

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1 the nine to me, for all I know it -- I don't know  
 2 what it's from. It was like a juice bar -- you  
 3 lived -- it was a bunch of different things, but  
 4 it didn't have 50 seats.  
 5 FRANK CRETELLA: The owner had a coffee  
 6 shop and an office in there, I think.  
 7 MR. DOUGHERTY: Yeah, but the question  
 8 is the nine.  
 9 FRANK CRETELLA: When did that come in,  
 10 in zoning. I assume because the pizza guy had to  
 11 get approved.  
 12 MR. DOUGHERTY: For a use and  
 13 occupancy.  
 14 FRANK CRETELLA: Yeah.  
 15 MR. DOUGHERTY: And he did?  
 16 FRANK CRETELLA: Yeah.  
 17 MR. DOUGHERTY: Well, you're assuming  
 18 he did.  
 19 FRANK CRETELLA: The only thing -- the  
 20 only reason why I think he did then is because I  
 21 heard about the square footage that it had to be  
 22 as per his approval of his shop.  
 23 MR. DOUGHERTY: So it --  
 24 FRANK CRETELLA: That's one of the  
 25 reasons why we're flipping it to the upstairs,

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1 MARK BAKER: So there was, it's by  
 2 area, it's one space per 100 square feet of area  
 3 of restaurant. So the restaurant is 2200 square  
 4 feet or 22 parking spaces. He bought 13 in  
 5 lieu and then --  
 6 MR. DOUGHERTY: Oh, he paid \$13,000?  
 7 MARK BAKER: Yeah. And then nine were  
 8 provided in the rear.  
 9 MR. DOUGHERTY: So there's some sort of  
 10 invoice that he paid us -- he paid the borough  
 11 \$13,000. We could find that out, I would  
 12 imagine.  
 13 MARK BAKER: Yeah, it's in the -- I did  
 14 a Right-To-Know and I actually found a record of  
 15 that. Not the --  
 16 MR. DOUGHERTY: The 13,000 being paid?  
 17 MARK BAKER: -- receipt. Not the  
 18 receipt, I don't have the receipt.  
 19 MR. DOUGHERTY: Well, we'll have it.  
 20 MARK BAKER: I don't have proof that he  
 21 paid.  
 22 MR. DOUGHERTY: Can you send that to us  
 23 so we can actually --  
 24 MS. GERING: Send it to EJ.  
 25 MR. DOUGHERTY: -- find the general

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1 which I would have done anyway, 'cause I just  
 2 think it's better for him, but I assume we could  
 3 find out -- but I assume the nine were at that  
 4 time.  
 5 RALPH FEY: Mark has a little more  
 6 information on that.  
 7 MARK BAKER: So when he went to make it  
 8 restaurant and then rent the space upstairs --  
 9 MR. DOUGHERTY: When he, being the  
 10 coffee shop person --  
 11 MARK BAKER: Yeah, the coffee shop --  
 12 MR. DOUGHERTY: -- or the pizza?  
 13 MARK BAKER: -- actually owned the  
 14 building and he made the coffee shop in the  
 15 downstairs.  
 16 MR. DOUGHERTY: Right.  
 17 MARK BAKER: So he was the owner and he  
 18 had a pharmaceutical office upstairs and that  
 19 didn't work.  
 20 MR. DOUGHERTY: And he still owns the  
 21 building to this day?  
 22 MARK BAKER: Well, yes. He's the one  
 23 --  
 24 FRANK CRETELLA: Yeah, I'm in contract  
 25 to buy it.

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1 date on which that occurred so we don't have to  
 2 look for the last hundred years?  
 3 MARK BAKER: I can send you the record  
 4 of my Right-To-Know. I'm not allowed to take  
 5 pictures or whatever, so I don't have actual  
 6 prints of anything, it's in the files.  
 7 MR. DOUGHERTY: EJ, would we have kept  
 8 a copy of what we sent him?  
 9 MS. LEE: We would have a record of the  
 10 Right-To-Know request and when it was released.  
 11 MR. MEYER: All right. That will  
 12 enable it us to get the info.  
 13 MR. DOUGHERTY: All right. Well, we  
 14 have what you --  
 15 MR. MEYER: Go ahead. Let's not waste  
 16 time on that.  
 17 RALPH FEY: So that leaves in the green  
 18 then if you want to talk about the 14 valet  
 19 spaces.  
 20 MR. DOUGHERTY: So nine we think is to  
 21 support the coffee shop at the time?  
 22 RALPH FEY: And again, by default  
 23 there's one extra space behind and that leaves 14  
 24 in the green for valet parking.  
 25 MARK BAKER: I'm sorry, correction.

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1 The nine is actually for the pizza shop. It was  
 2 when the pizza shop moved in that they did that.  
 3 MR. DOUGHERTY: Oh, it was -- that's  
 4 when the \$13,000 came in?  
 5 MARK BAKER: I believe. That was when  
 6 they refigured it out.  
 7 MS. LEE: We'll -- we'll check on that.  
 8 FRANK CRETELLA: It's easy to check on.  
 9 MR. DOUGHERTY: But the new pizza will  
 10 be, I sense, being eaten there -- having eaten  
 11 there -- being eaten there. Having eaten there a  
 12 few times, I think the two floors combined are  
 13 going to be more than the 2200 square feet.  
 14 MARK BAKER: They're not. I've worked  
 15 it out, they're not.  
 16 MR. DOUGHERTY: It'll be less than  
 17 that.  
 18 MARK BAKER: Its' the same.  
 19 FRANK CRETELLA: One thing I thought,  
 20 Dan, and not because of the square footage, I  
 21 thought about creating a mezzanine and knocking  
 22 out 10 feet of the front. So you walk in just --  
 23 I just think aesthetically and operationally, it  
 24 would look better, be better for him.  
 25 RALPH FEY: And that's represented on

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1 twenty-three.  
 2 MR. MEYER: It depends on whether you  
 3 count that --  
 4 FRANK CRETELLA: Twenty-nine.  
 5 MR. MEYER: I got 29 unless you count  
 6 the two spaces where you got one space for pizza,  
 7 it's 29.  
 8 FRANK CRETELLA: No, you can't count  
 9 that because that's self-parking.  
 10 MS. McHUGH: Okay. You're going to fit  
 11 what, 29 to 30 cars in this spot?  
 12 MR. MEYER: Twenty-nine. Are the --  
 13 when you're talking about the valet, I know what  
 14 the standard lot size of a parking space is a 10  
 15 by 20. What are the -- is that what you're using  
 16 for the valet ones or you're trying to go down to  
 17 nine? What's going on there?  
 18 MARK BAKER: Yeah, they are as fitted.  
 19 So some of them are eight -- eight by eighteen,  
 20 so they'd be valet spaces for eight by eighteen.  
 21 The rest of the spaces are legal spaces.  
 22 MR. DOUGHERTY: When you say --  
 23 RALPH FEY: His answer was eight by  
 24 eighteen.  
 25 FRANK CRETELLA: All the valet are

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1 your drawing as that X space there. So when you  
 2 walk in, there'll be a two-story space.  
 3 MR. DOUGHERTY: So that's how it gets  
 4 it to 2200?  
 5 RALPH FEY: Yeah.  
 6 FRANK CRETELLA: We didn't think about  
 7 it that way, we just thought it be better, but it  
 8 would be the same.  
 9 MR. DOUGHERTY: My gut was it felt like  
 10 more than 20 --  
 11 FRANK CRETELLA: Yeah.  
 12 RALPH FEY: That's reducing floor area.  
 13 MR. DOUGHERTY: Okay. That explains  
 14 why it's not more feet. Thank you.  
 15 MARK BAKER: I was instructed to keep  
 16 the lease square footage the same so they didn't  
 17 have to rework that.  
 18 MR. MEYER: Got it.  
 19 MR. DOUGHERTY: Thank you.  
 20 MS. McHUGH: So you're going to fit --  
 21 MR. MEYER: Let's go to your parking.  
 22 MS. McHUGH: How many spots you got  
 23 there, 30?  
 24 MR. DOUGHERTY: I think it's 29.  
 25 FRANK CRETELLA: Fourteen, nine,

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1 eight by eighteen?  
 2 MARK BAKER: Yeah.  
 3 MR. DOUGHERTY: All the valet are eight  
 4 by eighteen and the valets are the green ones?  
 5 RALPH FEY: Yes.  
 6 FRANK CRETELLA: Yeah  
 7 MR. DOUGHERTY: And all the other ones  
 8 are nine by twenty?  
 9 MARK BAKER: Yes. So there's some --  
 10 the apartment ones are bigger because it's a  
 11 bigger area.  
 12 MR. DOUGHERTY: But the pizza ones are  
 13 10 by -- are, I'm sorry, are --  
 14 FRANK CRETELLA: Nine by twenty.  
 15 MR. DOUGHERTY: -- nine by twenty.  
 16 MARK BAKER: At least nine by twenty.  
 17 RALPH FEY: And there's a handicapped  
 18 spot by the entrance.  
 19 MS. GERING: And how wide is the  
 20 driveway going to be going back to the Verizon  
 21 building?  
 22 RALPH FEY: So you'll see a number  
 23 right here in the middle of your plan it says --  
 24 MS. GERING: Is that the 18 feet?  
 25 RALPH FEY: That's 24 feet plus a few

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1 extra to the beginning of the space, so one can  
 2 say that it's never less than 25 feet, but it's  
 3 shown at 24 on this drawing. Now, the 18 is the  
 4 -- is the actual easement that's on the books.  
 5 MR. DOUGHERTY: So the --  
 6 FRANK CRETELLA: So it's bigger than  
 7 the --  
 8 MR. DOUGHERTY: The easement's a legal  
 9 easement for the Verizon lot for lack of better  
 10 term?  
 11 RALPH FEY: Yep.  
 12 MR. DOUGHERTY: It's detailed, that's  
 13 18 feet wide?  
 14 RALPH FEY: That's how it's detailed.  
 15 MR. DOUGHERTY: But your actual path is  
 16 as much as 25, is that what you said or 20?  
 17 RALPH FEY: It never is less than 25  
 18 actually.  
 19 MR. DOUGHERTY: So 24 or 25.  
 20 RALPH FEY: We have 24 shown because  
 21 that's the required backing up, but you can see  
 22 it's always more than that.  
 23 MS. RETTIG: It looks like there's a  
 24 little more.  
 25 MR. MAISEL: Just have a quick

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1 understand.  
 2 RALPH FEY: So you may recall we had --  
 3 I'm going to draw something on this plan. You  
 4 may recall in a former plan we had located a  
 5 parking space here, we took that away as kind of  
 6 our swing space, it's no longer --  
 7 MR. MAISEL: So you can slide one in  
 8 there and then --  
 9 RALPH FEY: Pull one out, leave it  
 10 there and pull it back in.  
 11 MR. DOUGHERTY: How many spots are in  
 12 the -- well, you know, it's not your --  
 13 FRANK CRETELLA: The Verizon is 38  
 14 spaces. I think Marsha leases six and I think  
 15 there's another six.  
 16 MAYOR KELLER: Thirty-eight plus the  
 17 four Verizon spots.  
 18 FRANK CRETELLA: Yes, thirty-eight plus  
 19 four Verizon, yeah. I mean, we would like to  
 20 lease those as well.  
 21 MR. MAISEL: I bet you would.  
 22 FRANK CRETELLA: Why not, Ken, come on?  
 23 MR. MEYER: Hey, we'll start a bidding  
 24 war.  
 25 RALPH FEY: So who is leasing them

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1 question. I'm fascinated by this, but if you  
 2 have to get access -- if you get out of parking  
 3 spot 13, how do you do that?  
 4 MR. DOUGHERTY: They're valets.  
 5 FRANK CRETELLA: You'd have to back out  
 6 14.  
 7 MR. MAISEL: Oh, so it -- so 14, you  
 8 have to move them out of the -- or you think --  
 9 FRANK CRETELLA: It's actually easier  
 10 than a lot of other valet, 'cause you always --  
 11 only have to move at most one car.  
 12 MR. MAISEL: So you can put two cars  
 13 wide in the access -- the easement access, that's  
 14 two and two cars wide?  
 15 FRANK CRETELLA: Or two cars deep, you  
 16 mean?  
 17 MR. MEYER: No, he's talking about if  
 18 you pull out 14 and you park it, then you go in  
 19 to 13, can somebody get out of the Verizon lot?  
 20 Because I think --  
 21 FRANK CRETELLA: Oh, is that the  
 22 question?  
 23 MR. MEYER: -- the question that Ken's  
 24 asking --  
 25 FRANK CRETELLA: I'm sorry. I didn't

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1 right now?  
 2 FRANK CRETELLA: I don't know who --  
 3 and I wouldn't --  
 4 MR. DOUGHERTY: That would be someone's  
 5 personal information.  
 6 FRANK CRETELLA: Not Marsha's spots.  
 7 MS. GERING: Okay.  
 8 MR. DOUGHERTY: Well, we've got to make  
 9 sure -- we're at 25 minute clip and we have --  
 10 MS. GERING: So --  
 11 FRANK CRETELLA: So the next one you  
 12 want to do is just real quick, you want to do --  
 13 RALPH FEY: Well, do you have feedback?  
 14 MR. DOUGHERTY: I had some feedback.  
 15 Do you want to, Louise?  
 16 MS. FEDER: Sure. Yeah, my feedback on  
 17 this is, I think we're having a parking lot that  
 18 has so many different needs put upon it that I  
 19 worry about the bottle neck in two different  
 20 places. I worry about it on the entrance into  
 21 the parking lot where we have pizza patrons  
 22 coming in, two different valet systems coming in.  
 23 The one here, the one for Marsha Brown's and six  
 24 different apartment spots. I understand that  
 25 potentially fewer people would be living in those

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1 apartments, but there's a version here where you  
2 could have someone trying to get to the Verizon  
3 lot and Marsha Brown's valet and those permits in  
4 the back, plus the apartments in the back here,  
5 the pizza spots in the back here and valets  
6 trying to get in and out.

7 So I worry about the burden it puts on  
8 that parking lot. I worry about the burden it  
9 puts on West Randolph Street and frankly, the  
10 burden on that section of North Main. I think  
11 that's a lot of back and forth and it's a lot of  
12 different kinds of usages of that space.

13 FRANK CRETELLA: So the only thing  
14 that's added is the 14 spots of valet.

15 MS. FEDER: But you can concede that  
16 they're different uses and they're double parked,  
17 so --

18 FRANK CRETELLA: So right now you still  
19 have Verizon, you still have a paid lot. There's  
20 all meters up there, so you still have people  
21 going in there to park on their own.

22 MS. FEDER: So I don't you're  
23 understanding the point that I'm making, though.  
24 You're going to have valet parking back there,  
25 double-parked valet parking here, consumers going

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1 me, along those lines, the other issue, of  
2 course, is that we're talking about three  
3 apartments, which means we've got a multi-family  
4 building, which is sitting across two different  
5 zoning --

6 FRANK CRETELLA: Zones.

7 MR. MEYER: -- zones. I think neither  
8 -- well, I know for well RB definitely doesn't --  
9 you know, that's going to have to be a -- that's  
10 -- that -- you're going to have to get some  
11 permission for that.

12 FRANK CRETELLA: Um-hmm.

13 MR. MEYER: So that remains a barrier  
14 as well for that to happen. And that does --  
15 that sort of concerns me in terms of the overall  
16 design. You know, I guess in principle, if you  
17 didn't go up an extra story, you could get  
18 yourself another parking space in there, a couple  
19 of them, valet; but let's leave that -- let's  
20 assume the 14, where do we go from here quickly?

21 MS. GERING: Well, I guess one of the  
22 issues is the parking and then if you take a look  
23 at all three projects that you've got, the bare  
24 minimum --

25 MR. DOUGHERTY: The three projects

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1 to the pizza restaurant here and double-parked  
2 apartment parking. You can understand why I'm  
3 concerned. I mean, that's a lot of different  
4 types of drivers at the same heavy usage times in  
5 town.

6 I'm imagining a Saturday night in New  
7 Hope where you have a really wonderfully popular  
8 pizza restaurant full. You have valet parking  
9 full and then people trying to get in and out of  
10 the back lot plus the apartment spots there.

11 FRANK CRETELLA: So our parking in  
12 valet is for the hotel.

13 MS. FEDER: I understand that.

14 FRANK CRETELLA: So our parking happens  
15 before 12, so it's not Saturday night when it's  
16 busy. Those 14 spaces hopefully are full and the  
17 only other thing is the pizza, the apartments, I  
18 don't know would they be home on a Saturday  
19 night? It depends.

20 MS. FEDER: I think that's a lot of  
21 what-ifs, that's -- I mean, that's one person.  
22 That's my concerns about this space.

23 MR. MEYER: I've got a slightly  
24 different one, let me throw it out real quickly.

25 And outside of the parking, which does concern

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1 being?

2 MS. GERING: Bridge Street and Ferry  
3 Street with the additional rooms that you're  
4 doing.

5 MR. DOUGHERTY: And this.

6 MS. GERING: And this, bare minimum you  
7 would need 41 parking spots for all those  
8 buildings. So I guess the question is, how are  
9 you going to resolve this issue with the parking?

10 FRANK CRETELLA: So couple of things.  
11 One is, I don't know if that's the exact number.

12 I really don't know, but we do have other  
13 off-street parking for the hotels. So in total  
14 the number that we would have is 104 right now of  
15 off-street parking. This was only to pick up 14  
16 spaces, originally, it was a lot more; however,  
17 if -- if this project isn't perceived well, you  
18 know, with concerns, you know, our conversation  
19 is, we would pass on the other two projects.  
20 Just, you know, just because it's not worth it.

21 MR. DOUGHERTY: The other two projects  
22 being the Bridge and the Ferry projects?

23 FRANK CRETELLA: The other one -- well,  
24 actually it's more than that. We would pass on  
25 Sally Goodman's building.

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1 MR. DOUGHERTY: That's the Ferry one.  
 2 MS. GERING: Ferry Street.  
 3 FRANK CRETELLA: Oh, Ferry, yeah. We  
 4 would pass on the creep shop, we would pass on --  
 5 MR. DOUGHERTY: The creep shop is?  
 6 FRANK CRETELLA: 3, 5, 7.  
 7 MR. MEYER: That's the Bridge Street  
 8 correct.  
 9 FRANK CRETELLA: And we're in contract  
 10 for two other properties across on Bridge Street,  
 11 you know, we would pass on that.  
 12 MR. DOUGHERTY: So which ones would you  
 13 -- which one would you not pass on? I'm sorry,  
 14 Frank.  
 15 FRANK CRETELLA: Nothing.  
 16 MR. DOUGHERTY: So you'd have to pass.  
 17 FRANK CRETELLA: That's why we wanted  
 18 to do this first.  
 19 MS. GERING: I think one of the  
 20 concerns --  
 21 And please pitch in.  
 22 -- is we as a council are looking at,  
 23 is the additional amount of rooms that you're  
 24 proposing. And I think when we did a rough  
 25 estimate between the Sally Goodman building, what

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1 recuse myself given that I happen to own --  
 2 FRANK CRETELLA: You never stop  
 3 talking, come on.  
 4 MR. DOUGHERTY: I thought that was me.  
 5 MR. MEYER: What I was purposely doing  
 6 is trying to say, look, leave that out and just  
 7 talk about the Main Street one -- I mean, the  
 8 Bridge Street one plus this one.  
 9 FRANK CRETELLA: The Bridge Street one  
 10 I like a lot because the back of that building is  
 11 so horrific that it just reflects poorly on the  
 12 Mansion.  
 13 MR. MEYER: But I mean, I look at this  
 14 and I go, okay, maybe those 14 could possibly  
 15 justify one of those other properties assuming --  
 16 MS. GERING: Well, stop right there.  
 17 So if -- so if you have the Mansion Inn, the  
 18 Logan Inn and you do go up Bridge Street, how  
 19 many rooms would that be together?  
 20 FRANK CRETELLA: So Bridge Street would  
 21 be 13. See, you know, the overall vision was not  
 22 so much -- and again, it's my vision, it's got to  
 23 be everybody's vision, so I'm not -- but we were  
 24 looking to acquire properties across the way to  
 25 actually create amenities for the hotel. And the

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1 have at the Logan Inn --  
 2 FRANK CRETELLA: Would be 107 rooms.  
 3 MS. GERING: Yes. And that gives us a  
 4 little pause and the reason for that is the  
 5 parking issue.  
 6 FRANK CRETELLA: I understand.  
 7 MS. GERING: And I know people keep  
 8 saying it's valet, there's no place to put the  
 9 cars. And I think that's one of the major  
 10 concerns till this borough rectifies some of the  
 11 parking --  
 12 And please pitch in, anyone that has  
 13 other concerns.  
 14 But that's been one of our things. So  
 15 to tell you that we would give you our blessings  
 16 and not oppose this, we would be deceitful, to be  
 17 honest.  
 18 FRANK CRETELLA: I would prefer,  
 19 Connie, you giving me the straight answer. It  
 20 saves a lot of grief. And I would like to just  
 21 keep that open relationship. It would save me a  
 22 lot of time and money, and I respect it. I  
 23 really do. So just, you know.  
 24 MR. MEYER: I can't -- I can't speak to  
 25 the Sally Goodman because I will automatically

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1 amenities we wanted to create, the main thing,  
 2 was like -- like, you know, pool club for the  
 3 hotel because it's kind of funky, it's cool, it  
 4 would be in town, it would be behind buildings.  
 5 Talked to Steve about it. That was the reason  
 6 for us when you guys were spreading across the  
 7 street, but, you know, we don't have to. We'll  
 8 be fine with the two projects that we have. I  
 9 think everybody can just digest them and absorb  
 10 them and we could see.  
 11 MR. DOUGHERTY: Thank you.  
 12 MS. GERING: Thank you.  
 13 MR. MAISEL: I think it's --  
 14 MS. McHUGH: There's a lot going on.  
 15 MR. MAISEL: Everyone's trying to  
 16 digest a lot here and the current -- the way  
 17 we're currently constituted trying to digest  
 18 these things is really difficult. And we think  
 19 we'd be doing a disservice.  
 20 FRANK CRETELLA: You know, Ken, I agree  
 21 and just -- you know, more conversation would --  
 22 I'm open. I'm not looking to do anything that  
 23 people feel uncomfortable about. We really feel  
 24 part of this community, you know, and we want to  
 25 stay part of it. So I'm looking to do it and we

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1 got -- we got a lot. So let's finish it and make  
 2 it the best that it can be. I think it's going  
 3 to be really cool, funky. I still think it's  
 4 going to be a huge positive for town and we'll do  
 5 that.  
 6 MS. GERING: Thank you.  
 7 MR. DOUGHERTY: Thank you, Ralph.  
 8 MS. McHUGH: I loved all the ideas by  
 9 the way, just the parking.  
 10 ALISON KINGSLEY: Can we have public  
 11 comment or not?  
 12 MR. DOUGHERTY: All right.  
 13 ALISON KINGSLEY: Something to keep in  
 14 mind --  
 15 Alison Kingsley.  
 16 MS. GERING: I'm sorry.  
 17 Alison, Frank was just finishing up, I  
 18 didn't hear what you said. I apologize.  
 19 ALISON KINGSLEY: No, I just said just  
 20 from a different perspective to keep in mind as  
 21 you're deliberating, there are 13 conference  
 22 venues that are going to opening when they're  
 23 fully complete, so if you just do rough numbers,  
 24 if they have a hundred people a weekend, you need  
 25 1300 hotel rooms. And right now we have about

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1 MS. SZABO: Actually, EJ, you want to  
 2 --  
 3 MS. LEE: Yeah, I'll -- I'll wait for  
 4 them to leave.  
 5 So after the last finance committee  
 6 meeting last week, I provided council with a very  
 7 brief memo, a 2019 summary. And then a list of  
 8 the 20 -- well, a list of the ongoing projects  
 9 that the borough has been working on and projects  
 10 that are going to be continuing through 2020.  
 11 So just real quick. The financial  
 12 summary for 2019 and this will all be reflected  
 13 when we finish the audit for 2019, the general  
 14 fund revenue and the expenditures, which came  
 15 pretty close to what was in the budget, the  
 16 general fund revenue came at 4,184,730 and the  
 17 expenditures, just general fund expenditures, was  
 18 at 3,993,411; but that doesn't include transfers  
 19 from two other dedicated funds. We have 119,345  
 20 that was transferred to the street light fund to  
 21 pay off the LED loan that was taken out several  
 22 years ago. The borough has been paying that loan  
 23 payment, but we have the funds available within  
 24 our -- in our general fund, so we paid that off  
 25 so that we don't pay any more interest on that.

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1 400, 450 with what's recently been built or in  
 2 process. So you're basically about 800 rooms  
 3 short.  
 4 And if you think about what happens  
 5 when those people come to town, to the parking  
 6 committee's point, people are driving around  
 7 looking. Well, now you've got 1300 cars that  
 8 potentially, with additional hotel rooms, are  
 9 going to be parked and those people are going to  
 10 be walking not driving around town. So that's  
 11 something to think about in your -- as you're  
 12 deliberating on this.  
 13 MS. GERING: Thank you, Alison.  
 14 ALISON KINGSLEY: Typically somebody  
 15 comes in, spends two nights, they park their car  
 16 and they walk.  
 17 MS. GERING: All right. Thank you.  
 18 So we could stay on the time schedule  
 19 here.  
 20 FRANK CRETELLA: We're good.  
 21 MS. GERING: Yes. Thank you.  
 22 MR. MEYER: Thank you.  
 23 MS. GERING: Next is our financial  
 24 report.  
 25 Christina?

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1 And the borough is continuing to reap the  
 2 benefits of the LED upgrades with the 30 percent  
 3 savings on an annual basis.  
 4 There was \$10,000 additional that was  
 5 funded to the library and then an additional  
 6 \$30,060 was transferred to the ambulance fund.  
 7 If you all recall, the ambulance fund there was a  
 8 referendum that was voted on several years ago  
 9 for the 24/7 ambulance services available to New  
 10 Hope Borough. That would have raised the  
 11 millage, but council at that time kept the  
 12 millage where it was and so the general fund has  
 13 been covering that shortfall in the ambulance  
 14 fund revenues. So there was a transfer in that.  
 15 And then an additional 544,000 was transferred to  
 16 the capital fund to continue building on the  
 17 capital, three-year capital budget for grant  
 18 projects and other future infrastructural  
 19 projects.  
 20 If you also look in closing, is a  
 21 summary of all the different projects that were  
 22 completed in 2019 and projects that are still  
 23 ongoing in 2020. The borough's continuously  
 24 monitoring and reviewing the inventory of all  
 25 currents. And old contracts that are ongoing to

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1 make sure that they are reviewed and renewed on a  
2 timely basis and updates implemented when the  
3 opportune time is available.

4 The other, the borough's continuing to  
5 monitor and review the fee schedule. If you  
6 recall we've been doing small updates to the fee  
7 schedule the last couple of months and that will  
8 be ongoing for 2020 now that we've had a good one  
9 year cycle of the budget to understand what the  
10 fees coming in and what the expenditures are to  
11 make sure that the two cover each other.

12 And some of the things that the finance  
13 committee is doing is continuing reviewing the  
14 debt fund, the pension fund and other revenues  
15 that are coming in. And the -- really two points  
16 that the finance committee will be that reviewing  
17 for 2020 is one, reviewing the debt fund and  
18 monitoring and reviewing what's currently in our  
19 general fund and to make sure that capital  
20 projects are continually being funded  
21 appropriately for the next couple of years.

22 We've been -- in 2019 and 2020, we made  
23 small transfers to the capital fund just because  
24 we wanted to make sure that we were making  
25 transfers with a good understanding of what needs

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1 Go ahead.

2 MR. DOUGHERTY: Yes. I just like to  
3 say that thanks to the efforts of EJ and  
4 Christina and the efforts of our previous  
5 president, Alison Kingsley and our current  
6 president Connie Gering. A few years ago truly  
7 the financial -- I'm not sure the financial  
8 condition was as bad as people may have thought  
9 it was, but the actual and the accounting and the  
10 books, et cetera here were really were not in  
11 tight shape.

12 The last two years, two and a half,  
13 three, whatever -- since I've -- time flies, so I  
14 don't know how many -- how long it's been, but  
15 tremendous amount of work has been put in to  
16 straighten out and bring these books up to where  
17 they -- where if it says, that's the number, that  
18 it's a reliable figure. In many cases sort of  
19 the general fund was a repository of an enormous,  
20 like all the money; like the street light funds  
21 weren't being properly funded, et cetera. These  
22 guys, EJ and Christina and the leadership of  
23 Alison and Connie, really have gotten us into a  
24 position. And it's a healthy position on top of  
25 that, but in a position where our numbers are now

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1 to remain and what can be transferred now that  
2 we've gone through one entire cycle of  
3 financials. We're a little more confident in  
4 proposing a little bit more to be transferred in  
5 2020 starting the 2021 budget.

6 And then one of the big things that  
7 this council was able to accomplish in 2019 was  
8 the police contracts, which really gives us a  
9 good guideline for how to allocate for the next  
10 several years. Like I said, council and the  
11 finance committee recommended that the LED loan  
12 be paid off, which was a huge burden off staff,  
13 as well as to the general fund budget. And just  
14 continually reviewing contracts as they are  
15 coming up.

16 So really the finance committee has put  
17 a lot of work and effort into reviewing  
18 everything and making sure that the borough's  
19 financial health is in good standing. So this is  
20 just a small glimpse of the many, many hours that  
21 they put into every monthly financial committee  
22 meeting.

23 MS. GERING: Thank you.  
24 MR. DOUGHERTY: I just -- I'm sorry.  
25 MS. GERING: You're the chair of this.

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1 reliable again.

2 So we know how much we have and we know  
3 what we can pay off. We're actually, this year  
4 we're hoping to really hit our stride and decide,  
5 you know, how we can actually do some financial  
6 strategy around this stuff. Up to now, I guess  
7 up until probably six months ago, you really  
8 couldn't rely on some of the numbers. So kudos  
9 to all those involved.

10 MS. McHUGH: I agree. I think --

11 MS. GERING: Good job, ladies.

12 MS. McHUGH: -- when we first got here,  
13 our accounting was scary to say it nicely. We  
14 had no idea what was coming in, what was going  
15 out and coming and going. So I'd like to give  
16 kudos to the finance department as well with  
17 everybody else too. You guys really worked  
18 really hard and it shows, and it makes me sleep  
19 better at night knowing that this is in order.  
20 So thank you everybody.

21 MS. GERING: All right.

22 Any discussion on this before we move  
23 on?

24 MR. MEYER: Just a general question  
25 vis-à-vis the budget and all that other stuff.

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1 Having discovered yesterday going over to  
 2 Lambertville -- pleading guilty to having  
 3 actually left the Commonwealth -- they're now  
 4 charging a buck and quarter an hour for their  
 5 parking.  
 6 MR. DOUGHERTY: Oh, did it go up?  
 7 MR. MEYER: Yeah.  
 8 MS. GERING: Very quietly.  
 9 MR. MEYER: Very, very quietly, you  
 10 know. I started to put in the quarters and  
 11 instead of being 20 minutes or 30 minutes for  
 12 each quarter, it was 12 minutes. And I just  
 13 thought that it this was an interesting data  
 14 vis-à-vis how our budget proceeds and what fees  
 15 we end up charging for various things. So I just  
 16 wanted to add that to the information flow as  
 17 we're dealing with finances.  
 18 MS. GERING: Thank you. Thank you.  
 19 Anyone else?  
 20 Next is the American Tower. As most of  
 21 you -- I don't know if you know, it's located in  
 22 the back by public works. We took a field trip  
 23 the other day, Tina, Dan and I, because we had no  
 24 idea where it actually was, and got a chance to  
 25 see it.

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1 provided us with some additional information on  
 2 other companies and what they would offer. And  
 3 it did turn out that the 550 that they were  
 4 offering at the time was -- it was a favorable  
 5 offer for the borough, we'll just leave it at  
 6 that.  
 7 Lots of back and forth between myself  
 8 and American Tower. At one point they offered up  
 9 to 650. They went back to 575 and, you know, the  
 10 last communication I had with them when they were  
 11 looking into this further, they also learned that  
 12 they had to obtain an easement with the railroad  
 13 company whose property runs adjacent right here  
 14 to where our public works and where the cell  
 15 tower access is currently. And they have come  
 16 back with an offer of 550,000, but that's  
 17 actually not for a permanent lease, it's for a 99  
 18 year lease.  
 19 There are just basic lease and cell  
 20 regulations that municipalities have to follow,  
 21 and so a 99 year lease is a lease and not a sale  
 22 of property. And so they were fine with that and  
 23 this is where we currently are for a 99 year  
 24 lease for \$550,000 for this 65-60 property. If  
 25 you see on screen, you can see this is our public

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1 EJ, you want to go since you've been  
 2 deal with this proposal?  
 3 MS. LEE: Sure. This was -- this has  
 4 been discussed at various council meetings in the  
 5 past, but just a quick background. In Spring of  
 6 2018, American Tower, who currently is leasing  
 7 the tower site right here as shown right by --  
 8 right in our public works department's property,  
 9 they are current leasing a 65, 60 tower ground  
 10 where they have a cell tower.  
 11 The borough receives revenue from that  
 12 every year and they asked if they could buy us  
 13 out of that lease forever. They initially  
 14 offered us \$550,000 for a permanent lease and  
 15 they also offered us some alternatives with the  
 16 40 year lease and things like that. This has  
 17 been discussed a couple of times, council has  
 18 directed to look into this a little bit further,  
 19 see where there's any negotiations, see what  
 20 their offer even falls in with respect to what  
 21 other cell companies might be willing to offer.  
 22 And so in 20 -- early 2019, the borough  
 23 did contract with Cohen Law Group, which is a law  
 24 firm that specializes in cell towers and in  
 25 telecommunications. And they also went out and

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1 works property right here. Just to give you some  
 2 reference as to where things are, the Union  
 3 Square parking -- okay. This is the school  
 4 tennis court. This is a terrible -- not a very  
 5 good picture, but Union Square is -- where is it?  
 6 Sorry. Right here. The railroad tracks run  
 7 here. This is where the cell tower currently is,  
 8 this entire tract, I'll outline it right here,  
 9 belongs to the borough.  
 10 MR. DOUGHERTY: So the borough's land  
 11 is this, there's a little tiny square piece that  
 12 someone else belongs -- someone else owns. And  
 13 then the borough owns all of this up to here,  
 14 some other person owns this sliver here.  
 15 MS. LEE: Right.  
 16 MR. DOUGHERTY: But this is all borough  
 17 except this sliver somehow, but 40, 50 years ago  
 18 -- and so this is public works garage and these  
 19 are the 15 abandoned cars that we own. And then  
 20 the cell tower's right here. And it's a pretty  
 21 big thing, when you go up and look at it. It's  
 22 -- I feel like it's as big as this room, yeah,  
 23 there's a big cage around. It this is Tom.  
 24 MS. LEE: So this is the tower.  
 25 MR. DOUGHERTY: These are

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1 uninterruptible power supplies for it and  
2 apparently they're putting new propane tanks. I  
3 don't know about that, but basically if the power  
4 goes out, this thing still gets power. These are  
5 pretty big things.

6 Over here, this is a big driveway right  
7 here. That's it. I feel like Vanna White. So  
8 we all know where it is now physically.

9 MS. LEE: Just to go over the  
10 financials of it, do you want me to really  
11 quickly go over --

12 MR. DOUGHERTY: I'll just -- I'll just  
13 from a financial perspective, I'll say that it's  
14 been analyzed six ways from Sunday. It's  
15 basically the net present value of the income  
16 stream of the 20-ish thousand dollars that we get  
17 today in perpetuity if you use a discount rate  
18 plus the escalation clause, it's in the actual  
19 lease that we have with them now. It sort of  
20 comes to in a foreseeable future, it comes to a  
21 number in that present value that's remarkably  
22 similar to this \$550,000.

23 Now, you could argue that if -- there's  
24 all different interest rates one could use to  
25 discount these future payments. You could argue

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1 intuitively something that council wants to do  
2 and if you do do it, you have to understand that  
3 that money will no longer -- the 25 grand every  
4 year won't be there to support the budget, which  
5 is not an insig -- well, it's six tenths of a  
6 point -- it's less -- our budget's 4 million,  
7 this is 25 grand, so it's a half a point of our  
8 budget; but it won't be there for -- going  
9 forward if you want to take all money, right. So  
10 that's a logistical question. But then if you  
11 take -- if you take the money, what do you do  
12 with this giant lump of money.

13 Most organizations such as us, owe a  
14 tremendous amount of money. We're in a  
15 particularly good position that we don't -- we  
16 don't have a lot of debt, our debt load is about  
17 \$180,000 a year on a budget of 4 million, we're  
18 not in the situation that Lambertville is in.  
19 Okay? We're nowhere near, we're in a really good  
20 loaded spot. The question is, do we need  
21 \$550,000? Probably we do not need another 550  
22 sloshing around in our general fund. So that  
23 then becomes a structural question, do you want  
24 to -- do we want to take the money and sequester  
25 it somehow or tag it and say that this is a down

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1 that interest rates are going to go up and all  
2 this other stuff. But generally speaking, based  
3 on the assumptions, it's about a push. We're  
4 basically dragging forward the future rents into  
5 a bucket and getting the money then they would  
6 have it for 99 years. So the finances of it are,  
7 you know, fairly neutral as a business decision.

8 MR. MEYER: I would expect them to be  
9 from the point of view of American Tower.

10 MR. DOUGHERTY: I would imagine based  
11 on the fact that we used a consultant to evaluate  
12 it who does this kind of for a living, that  
13 American -- listen, it says 550,000, should the  
14 number be six and a quarter? Should it be 537?  
15 We could sit here, all you do is change an  
16 interest rate by a quarter of a point and you can  
17 get to any number you want to go to. It's  
18 \$550,000.

19 So the question then becomes do you  
20 accelerate the receipt of income on something  
21 that actually doesn't cost us anything to do and  
22 pull that money forward? And if you do that,  
23 what do you do with the money? Now, you're  
24 starting to leave the finance aspects of things,  
25 right, and into should you do it. Like is it

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1 payment on fixing the sidewalks or -- and as soon  
2 as we get into those conversations, everybody  
3 comes out and says, I don't the sidewalks should  
4 come first, I think this should come first and  
5 all that. So do we want to take the money and do  
6 something with it today or do we still want to  
7 get it 20, \$25,000 a year? Just got to decide.  
8 We can't talk about it for another five years,  
9 that's the rule.

10 MR. MAISEL: I mean, we don't have to  
11 necessarily have anything in mind for the money  
12 in order to do it?

13 MR. DOUGHERTY: Correct.

14 MS. GERING: No.

15 MR. MAISEL: Okay. So taking that out  
16 of the equation, we don't have to have this  
17 master plan to justify it. So it's either  
18 justifiable on its merit --

19 MR. DOUGHERTY: Or not.

20 MR. MAISEL: I mean, I have always been  
21 a proponent of taking money. I think that we  
22 don't even know, these are five year leases that  
23 could renew or not renew. So we might get the  
24 next \$25,000 payments for five years and they'll  
25 decide they don't want it anymore. There's new

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1 technology or there's something, so --  
 2 MS. McHUGH: But they must know  
 3 something to do this. They know that they want  
 4 to be here for the next --  
 5 MS. RETTIG: Yeah, but it's short term,  
 6 they don't know what the technology's going to be  
 7 in 10 years.  
 8 MS. McHUGH: So why are they taking  
 9 that chance then?  
 10 MS. RETTIG: Because they --  
 11 MS. McHUGH: I'm in favor of taking the  
 12 money too, but they're not just doing this  
 13 because oh, it's easier on our books. They're  
 14 doing it because they have -- they know that they  
 15 want that land. They have a long term goal, they  
 16 want to say that we have these properties under  
 17 lease until --  
 18 MS. FEDER: Well, that and they want to  
 19 lock in an interest rate. Because Dan's talking  
 20 about an interest rate can fluctuate if they know  
 21 if they're going to be a cell phone company for X  
 22 number of years.  
 23 MS. McHUGH: They must know something  
 24 to take that risk.  
 25 MR. DOUGHERTY: But here's the -- right

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1 enough about that type of stuff.  
 2 MS. McHUGH: They could also decide  
 3 that oh, we're going to do balloons instead and  
 4 take down the tower. And which we're way ahead  
 5 because they take the tower down, but we already  
 6 got our money. So all I'm saying that --  
 7 MR. DOUGHERTY: We could all have chips  
 8 in our head --  
 9 MS. McHUGH: Right.  
 10 MR. DOUGHERTY: -- next year.  
 11 MS. McHUGH: So they don't need the  
 12 tower.  
 13 MR. DOUGHERTY: Right. Then they don't  
 14 need the tower and we have --  
 15 MS. McHUGH: Which they've been talking  
 16 about for years.  
 17 MR. MAISEL: This has been partially  
 18 corroborated by professionals, so we do have some  
 19 basis that we could at least hang our hats on  
 20 that we did it in good faith, you know. I think  
 21 it's -- I think it's a great opportunity for us  
 22 to us solidify our finances even beyond where  
 23 we're standing. We have a lofty, you know, ideas  
 24 and goals that we want to potentially pursue and  
 25 this will give us, you know, potentially that

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1 now interest rates are incredibly low, amazingly  
 2 low, so they're able as a corp -- we can't put  
 3 ourselves in their mind, they're running a  
 4 business; but they're borrowing money. They have  
 5 debt, they're borrowing all this money. They're  
 6 not sitting on cash to go out and buy the -- give  
 7 550 grand. They're able to go and borrow this  
 8 money for like 1.6 percent today. Four years  
 9 from now they might have to be seven or eight,  
 10 six percent, seven percent. These deals make  
 11 sense today. If the rates -- if borrowing rates  
 12 were eight percent again or six or some number,  
 13 this wouldn't be 550, it would be 350.  
 14 So now, to your point, I don't know the  
 15 answer. I don't think -- is that thing  
 16 currently, is like \$25,000 that we get, right,  
 17 for this thing? Maybe there's going to be some  
 18 super 12G network and it's going to be -- and  
 19 it'll no longer be worth 25 grand, but by having  
 20 it there, it'll be worth 50,000. Well, the  
 21 question then, which is sort of what you're  
 22 saying, right? So the question then is, is this  
 23 council in the business of projecting or  
 24 conjecturing or real estate speculation? I don't  
 25 think anybody that I know knows anywhere near

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1 that --  
 2 MR. MEYER: Let me ask a question of a  
 3 slightly different variety and I'm not sure  
 4 anybody here's capable of answering it. Assuming  
 5 that we get -- we go ahead and we get the  
 6 550,000, I for one would like to see that 550,000  
 7 put into our capital fund and no place else. How  
 8 solid a sequestering can that be or is that? Do  
 9 we have any sense of that?  
 10 MR. DOUGHERTY: We asked EJ a while  
 11 ago, I think the answer came back, it's very hard  
 12 to stop future councils from braking things.  
 13 MR. MEYER: Okay.  
 14 MR. DOUGHERTY: So one of the things  
 15 that I tossed out there and this was not fully  
 16 vetted, but we do still owe money on this  
 17 beautiful building that we're sitting in. And I  
 18 believe there's -- we're paying what interest on  
 19 it right now?  
 20 MS. SZABO: I just remember, 2 point --  
 21 MR. DOUGHERTY: It's a small number  
 22 2.9.  
 23 MS. SZABO: It fluctuates 2.5 to 3.5.  
 24 MR. DOUGHERTY: So we're paying  
 25 interest on a debt. Some of this money could be

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1 thrown to debt. We pay \$185,000 a year in bond  
 2 payments for this building and I think there's --  
 3 what's left on it.  
 4 MS. SZABO: 1.6 I have believe.  
 5 MR. DOUGHERTY: 1.6 million.  
 6 MR. MEYER: We could retire close to a  
 7 third of that.  
 8 MR. DOUGHERTY: Rates are very low,  
 9 some people -- but you're also not going to get  
 10 any money on \$550,000 interest anywhere we put  
 11 it.  
 12 MS. RETTIG: Right. I was going to say  
 13 if we put into some kind of account, you can't --  
 14 we're not going to make money.  
 15 MR. DOUGHERTY: But we could  
 16 effectively make 2.7 percent on it by paying down  
 17 the debt, that's from a --  
 18 MR. MEYER: Which in this particular  
 19 climate is a pretty good investment.  
 20 MR. DOUGHERTY: So we've analyzed every  
 21 which way to Sunday.  
 22 MS. GERING: We've been analyzing this.  
 23 MR. MEYER: We've been going around  
 24 this thing forever.  
 25 ALISON KINGSLEY: So question --

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1 perspective, I'm not -- I'm not kidding you, I  
 2 think this is -- if I were getting our annual  
 3 rents, if you will, and I was offered this \$5,  
 4 this is a bird in the hand proposition, mostly.  
 5 ALISON KINGSLEY: No question.  
 6 MR. DOUGHERTY: Based on the inflation  
 7 on the rent and discounting the future things,  
 8 should it be 550? When I did the numbers, I came  
 9 up with 618, but I -- you know, that's how I did  
 10 them, but you know. The question is, at some  
 11 point there's gonna be an opinion along the lines  
 12 of Laurie's fear might be that this could be  
 13 worth a lot more. I don't know who, it's just  
 14 going to be another opinion, though.  
 15 ALISON KINGSLEY: Well, again, when you  
 16 somebody like Pete Murphy who is part of this  
 17 community, who you can go to, who talks to these  
 18 people on a world level all the time, he's on the  
 19 cutting edge of the future technology. So, you  
 20 know, I think to not take of advantage of at  
 21 least a conversation with somebody like that, is  
 22 doing yourselves a disservice.  
 23 MR. DOUGHERTY: This is the first time  
 24 I heard that name, so I'll --  
 25 ALISON KINGSLEY: Pete Murphy, just so

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1 MR. DOUGHERTY: Alison has a question.  
 2 ALISON KINGSLEY: Has anybody talked to  
 3 somebody who's involved in the technology going  
 4 forward, aside from American Tower, to find out  
 5 from the inside of the technology community where  
 6 it's going? Like somebody like a Pete Murphy who  
 7 -- who's in communications and artificial  
 8 intelligence and is in that world at a high  
 9 level, find out what is the future. So that we  
 10 know up front whether or not they're offering us  
 11 a carrot that looks good to us know that, you  
 12 know, to Ken's point, five years down the road  
 13 well, oh, we shouldn't have done that. That  
 14 might be worth talking to somebody like that to  
 15 see what's really going on.  
 16 MR. MEYER: I have a funny feeling that  
 17 we've done that, Alison, in a slightly different  
 18 way. And that is, we had offers from a number of  
 19 other potential cell phone companies and nobody  
 20 else valued it as high as American Tower.  
 21 ALISON KINGSLEY: But that's the point,  
 22 Peter, so what do they know that we don't? And  
 23 somebody like Pete Murphy whose, you know,  
 24 vantage is up there --  
 25 MR. DOUGHERTY: Well, from a financial

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1 you know who he is, Pete Murphy owns Vantage  
 2 Technology, which happens to be right at the back  
 3 end of the borough across from McGill's. They're  
 4 on the cutting edge of artificial intelligence.  
 5 MR. DOUGHERTY: Okay.  
 6 ALISON KINGSLEY: And, you know,  
 7 worldwide communications.  
 8 MR. DOUGHERTY: And he may say, oh,  
 9 don't move forward that's going to be worth a lot  
 10 more money.  
 11 ALISON KINGSLEY: Larry knows --  
 12 Larry, do you want to speak to that?  
 13 MAYOR KELLER: Yeah, Peter's --  
 14 ALISON KINGSLEY: In terms of his  
 15 expertise.  
 16 MAYOR KELLER: We certainly have access  
 17 to someone that has a lot of knowledge about it.  
 18 MR. MEYER: Well, then let's ask him.  
 19 MR. DOUGHERTY: How about if we give  
 20 him a call, if he's -- I think we -- I think at  
 21 some point in the finance committee analysis, I  
 22 think I've hit my breaking point on this, I said,  
 23 listen we can't study the financial aspects of  
 24 this anymore, at some point -- but if there is  
 25 some other piece of knowledge or perspective we

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1 can certainly reach out to him.  
 2 MS. GERING: So, Larry, can you give  
 3 Dan his number so Dan can reach out to him? Do  
 4 you mind?  
 5 MAYOR KELLER: I can call him.  
 6 MR. DOUGHERTY: Not at all. I just  
 7 love this.  
 8 MAYOR KELLER: I'll get his permission.  
 9 MR. MEYER: And let's try and do that  
 10 before the council meeting.  
 11 MS. GERING: Do that and let's get this  
 12 on the agenda for the council meeting this month.  
 13 I mean, this has been going around what, six  
 14 months now?  
 15 MR. MEYER: It's been longer than that.  
 16 MS. GERING: At last six months, since  
 17 the fall.  
 18 MR. DOUGHERTY: Well, this has been on  
 19 table for over three years. The number keeps  
 20 dropping because I think --  
 21 MR. MEYER: And it may drop further.  
 22 MS. GERING: Yes, Steve?  
 23 STEVEN COPPENS: I think feel that you  
 24 shouldn't make a lease that long, not 99 years,  
 25 that's way too long because if the technology

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1 paying 550,000 for, they're not doing for a 20  
 2 years lease. It wouldn't be attractive.  
 3 MS. GERING: We'll research it.  
 4 MR. DOUGHERTY: Let's move on.  
 5 MS. GERING: So the discussion is done  
 6 with the -- all right.  
 7 You have -- yes?  
 8 STEVEN COPPENS: Two more things. What  
 9 do we owe the police pension --  
 10 MS. GERING: I'm sorry. I can't hear  
 11 you.  
 12 STEVEN COPPENS: The police pension.  
 13 We owe money in the police pension, is that not  
 14 correct? The police pension.  
 15 MR. DOUGHERTY: We don't owe money on  
 16 it, no. We actually have to give -- there's a  
 17 statutory amount of money that has to be  
 18 contributed each year. There's a minimum that  
 19 you have to, by statute. The number escapes me  
 20 off the top my head, but for the last two to  
 21 three years, we've not been giving the minimum.  
 22 We've been giving the minimum plus an additional  
 23 amount to chip away --  
 24 STEVEN COPPENS: Right. Isn't there a  
 25 balance due that we owe on the pension, that you

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1 advances enough that this tower's going to be  
 2 worth more, okay. If it advances that the  
 3 tower's not going to be worth anything, okay, it  
 4 would be 30 years or 25 years or whatever; but  
 5 not 99 that's too much. Talking about a bird in  
 6 the hand what about the two in the bush.  
 7 MS. GERING: Okay. Thank you.  
 8 Anyone else?  
 9 ALISON KINGSLEY: I think to Steve's  
 10 point, you know, looking back we -- the council  
 11 years ago thought they were making a great deal  
 12 at Union Square when they leased the parking to  
 13 them for \$23,000 a year with a one percent a year  
 14 increase. And in retrospect, we're all sitting  
 15 here going, wow that was stupid. So I don't  
 16 think that, you know, down the road ideally you  
 17 don't want to put yourselves in that position  
 18 where, you know, we look back 10 years, 15 years  
 19 from now and we go, oh, boy that was stupid just  
 20 because we didn't do enough research.  
 21 And I Steve's point is a good one. An  
 22 excessively long lease, maybe that's the  
 23 compromise with these guys to put it on a shorter  
 24 term.  
 25 MR. MAISEL: Well, that's what they're

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1 --  
 2 MS. LEE: (Inaudible).  
 3 STEVEN COPPENS: -- that (inaudible)  
 4 out of this 550?  
 5 ALISON KINGSLEY: There's an unfunded  
 6 liability.  
 7 MS. LEE: Yes. That has been shrinking  
 8 over the last years because the borough has been  
 9 contributing what is legally, what we have to  
 10 contribute plus more on top of that to close that  
 11 gap a little more. That unfunded liability,  
 12 though, I mean some places -- I think right now  
 13 we're at about 80 funding, which is actually  
 14 pretty good for most municipalities. It is a  
 15 balance of making sure that our current funds are  
 16 utilized effectively by making sure the police  
 17 pension fund is also funded.  
 18 Right now there's a lot of things that  
 19 get reviewed when they're reviewing that pension  
 20 fund and one of the things that they review is  
 21 how many officers are there that could potentially  
 22 and could start utilizing that fund. We're at a  
 23 point where it also is -- there's a lot of  
 24 factors involved, but with respect to the pension  
 25 fund, the borough has been moving in the right

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1 direction and making sure that's funded  
 2 appropriately for healthy fund down the line.  
 3 STEVEN COPPENS: Okay. My other  
 4 question is, what about tax rebates? Property  
 5 real estate tax rebates?  
 6 MS. GERING: No.  
 7 STEVEN COPPENS: We were paying for  
 8 everything all those years, why don't we get  
 9 something if we sell something, rent something  
 10 out?  
 11 MR. DOUGHERTY: So let's suppose the  
 12 average property in the borough is roughly half a  
 13 million dollar property roughly, and our taxes  
 14 that we collect on that property are roughly \$650  
 15 per property. The rest is the school and the  
 16 county. Most of -- so there's not a lot of money  
 17 to work with, is what I'm trying to say. Even  
 18 this -- the \$25,000, the 550 that would come in,  
 19 would eliminate the \$25,000 for -- in perpetuity  
 20 for 99 years. So you couldn't give it out as a  
 21 rebate because then it would be a \$25,000 gap  
 22 hole in the budget.  
 23 And we also wouldn't be able to pay  
 24 down the debt or pay towards new sidewalks or  
 25 anything else. We don't feel that the balances

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1 this landlord fee and application and it was done  
 2 back in 2006 when there was a lot of muttering  
 3 about this big kind of a racist thing. There's  
 4 no reason we should be limiting how many people  
 5 are in a building unless there's a structural  
 6 problem, because we already don't have enough  
 7 poor people to suit an even borough.  
 8 MS. GERING: I don't think that's what  
 9 we're doing.  
 10 EJ, could you address that because the  
 11 registration, we need to do that so we can do  
 12 inspections that haven't been done here.  
 13 PAMELA KERR: Have you seen what the  
 14 application looks like?  
 15 MR. DOUGHERTY: We have absolutely no  
 16 doubt that --  
 17 MS. GERING: That's horrible.  
 18 MR. DOUGHERTY: -- the application and  
 19 the other thing is not up to snuff. So long  
 20 before anything gets implemented, there will be a  
 21 revote on a new ordinance to actually, whatever  
 22 so do not --  
 23 PAMELA KERR: But I would take it off  
 24 -- I mean, you need to leave the ordinance on,  
 25 it's an ordinance, but if you're not using that

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1 we're carrying are in anyway -- first off, our  
 2 tax rate, the mills themselves are very low, the  
 3 borough's, okay. I can't talk to the school.  
 4 Very low, they're 13 -- I think it's 13 mills.  
 5 So we wouldn't be looking to rebate people \$180  
 6 one time check and then have ourselves be in a  
 7 position where we had to go out and raise taxes  
 8 on everybody, it wouldn't be -- it wouldn't make  
 9 sense.  
 10 GERING: Bad business, bad business.  
 11 All right. Anyone else?  
 12 Yes, Alison.  
 13 ALISON KINGSLEY: Has there been any  
 14 discussion since the last council meeting on the  
 15 permit fees and in relation to the school  
 16 district and bringing this into compliance with  
 17 the state law?  
 18 MS. GERING: No.  
 19 Anyone else? Yes.  
 20 PAMELA KERR: Now that I have seen that  
 21 landlord thingy from 2006, I would like the  
 22 council to consider undoing that regulation.  
 23 MS. GERING: I'm sorry, what -- it's  
 24 got to be -- what regulation?  
 25 PAMELA KERR: The landlord -- there was

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1 application, which I couldn't sign, nobody that I  
 2 know would sign, you gotta get that offline, it's  
 3 just --  
 4 MR. DOUGHERTY: So it's sitting on the  
 5 website is the point.  
 6 MS. LEE: Well, the problem, though, it  
 7 is an active ordinance.  
 8 ALISON KINGSLEY: She's not saying --  
 9 MR. DOUGHERTY: So maybe -- maybe --  
 10 ALISON KINGSLEY: -- take the ordinance  
 11 off --  
 12 MR. DOUGHERTY: -- what we do --  
 13 ALISON KINGSLEY: -- she said take the  
 14 registration form off.  
 15 MR. DOUGHERTY: Potentially what we  
 16 could do is pass something to invalidate the  
 17 ordinance until we have it --  
 18 MS LEE: I'll speak with our solicitor  
 19 and work something out for the next meeting.  
 20 PAMELA KERR: And at least get that  
 21 application off there, it's just you can't sign  
 22 it.  
 23 MR. MEYER: It's impossible. I'm  
 24 speaking for the landlord.  
 25 MS. GERING: Any other comments?

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1           Anything from council?  
 2           Before we adjourn, we want to wish EJ  
 3 the best, she will be leaving us in late April to  
 4 further her career, so we just want to make sure  
 5 that's a public announcement. We'll follow it  
 6 through later with a press release.  
 7           With that, meeting's adjourned.  
 8           (Meeting concluded at 5:10 p.m.)  
 9  
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1  
 2  
 3  
 4           C E R T I F I C A T E  
 5  
 6  
 7  
 8           I hereby certify that the proceedings  
 9 and evidence are contained fully and accurately,  
 10 to the best of my ability, in the notes taken by  
 11 me at the meeting in the above matter; and that  
 12 the foregoing is a true and correct transcript of  
 13 the same.  
 14  
 15  
 16  
 17           TARA WILSON, C.R.  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

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<b>A</b>				
<b>abandoned</b> 15:21 53:19	<b>aerial</b> 18:21,21 18:24,25	<b>announcement</b> 74:5	<b>asked</b> 19:8 51:12 61:10	12:15 13:3 18:20 19:2,7
<b>ability</b> 75:10	<b>aesthetically</b> 26:23	<b>annual</b> 45:3 64:2	<b>asking</b> 31:24	19:18 23:7,11
<b>able</b> 47:7 59:2,7 70:23	<b>affordable</b> 21:6	<b>answer</b> 28:23 39:19 59:15 61:11	<b>aspects</b> 55:24 65:23	23:13,17,22 24:1,7,13,17
<b>absolutely</b> 72:15	<b>agenda</b> 66:12	<b>answering</b> 61:4	<b>assume</b> 15:19 22:10 23:2,3 36:20	24:20 25:3,25 26:5,14,18 27:15 28:18 29:2,9,16
<b>absorb</b> 41:9	<b>ago</b> 44:22 45:8 48:6 49:7 53:17 61:11 67:11	<b>anticipating</b> 10:17	<b>assuming</b> 22:17 40:15 61:4	<b>balance</b> 68:25 69:15
<b>abundantly</b> 10:16	<b>agree</b> 20:16 41:20 49:10	<b>anybody</b> 59:25 61:4 63:2	<b>assumptions</b> 55:3	<b>balances</b> 70:25
<b>accelerate</b> 55:20	<b>agreement</b> 16:13	<b>anymore</b> 16:3 57:25 65:24	<b>attached</b> 12:16	<b>balloons</b> 60:3
<b>access</b> 14:4,5 16:1 19:15 20:12 31:2,13 31:13 52:15 65:16	<b>ahead</b> 25:15 48:1 60:4 61:5	<b>anyway</b> 23:1 71:1	<b>attractive</b> 68:2	<b>bar</b> 22:2
<b>accomplish</b> 47:7	<b>Alison</b> 42:10,13 42:15,17,19 43:13,14 48:5 48:23 62:25 63:1,2,17,21 64:5,15,25 65:6,11,14 67:9 69:5 71:12,13 73:8 73:10,13	<b>apartment</b> 7:4 9:11 11:14,15 11:19,23 12:1 21:7,9,11 29:10 33:24 35:2,10	<b>audit</b> 44:13	<b>bare</b> 36:23 37:6
<b>account</b> 62:13	<b>allocate</b> 47:9	<b>apartment's</b> 11:14	<b>automatically</b> 39:25	<b>barrier</b> 36:13
<b>accounting</b> 48:9 49:13	<b>allowed</b> 25:4	<b>apartments</b> 3:11 7:7 10:11 11:5 21:3,4 34:1,4 35:17 36:3	<b>available</b> 44:23 45:9 46:3	<b>based</b> 55:2,10 64:6
<b>accurate</b> 19:5,16	<b>alternatives</b> 51:15	<b>apologize</b> 42:18	<b>average</b> 70:12	<b>basic</b> 52:19
<b>accurately</b> 75:9	<b>amazingly</b> 59:1	<b>apparently</b> 54:2	<b>aware</b> 19:13	<b>basically</b> 6:11 43:2 54:3,15 55:4
<b>acquire</b> 40:24	<b>ambulance</b> 45:6 45:7,9,13	<b>applicants</b> 4:23	<b>B</b>	<b>basis</b> 45:3 46:2 60:19
<b>active</b> 73:7	<b>amenities</b> 40:25 41:1	<b>application</b> 72:1 72:14,18 73:1 73:21	<b>b</b> 3:14	<b>bathroom</b> 8:8
<b>actual</b> 11:25 25:5 30:4,15 48:9 54:18	<b>American</b> 3:14 50:20 51:6 52:8 55:9,13 63:4,20	<b>approach</b> 12:23	<b>back</b> 5:22 6:1,15 7:19,24 8:12 9:5,8 11:5 12:8 12:19 13:15,25 14:2 15:24 16:19 17:2 18:5 21:10 29:20 31:5 32:10 34:4,4,5 34:11,24 35:10 40:10 50:22 52:7,9,16 61:11 65:2 67:10,18 72:2	<b>beautiful</b> 61:17
<b>adding</b> 6:25 11:15,17	<b>amount</b> 7:21 18:23 38:23 48:15 56:14 68:17,23	<b>appropriately</b> 46:21 70:2	<b>background</b> 51:5	<b>bedroom</b> 7:5 21:8,8
<b>Addition</b> 3:8	<b>analysis</b> 65:21	<b>approval</b> 7:20 22:22	<b>backing</b> 30:21	<b>beginning</b> 30:1
<b>additional</b> 14:12 37:3 38:23 43:8 45:4,5,15 52:1 68:22	<b>analyzed</b> 54:14 62:20	<b>approved</b> 22:11	<b>backyard</b> 16:20 19:15	<b>believe</b> 26:5 61:18 62:4
<b>address</b> 72:10	<b>analyzing</b> 62:22	<b>April</b> 74:3	<b>bad</b> 48:8 71:10 71:10	<b>belongs</b> 14:16 53:9,12
<b>adjacent</b> 14:21 52:13	<b>angle</b> 14:3,23	<b>area</b> 9:21 24:2,2 27:12 29:11	<b>BAKER</b> 9:14,25 11:20 12:7,12	<b>benefits</b> 45:2
<b>adjourn</b> 74:2		<b>argue</b> 54:23,25		<b>best</b> 42:2 74:3 75:10
<b>adjourned</b> 74:7		<b>artificial</b> 63:7 65:4		<b>bet</b> 32:21
<b>Adjournment</b> 3:17		<b>aside</b> 63:4		<b>better</b> 23:2 26:24,24 27:7 30:9 49:19
<b>advances</b> 67:1,2				<b>beyond</b> 60:22
<b>advantage</b> 64:20				<b>bidding</b> 32:23
				<b>big</b> 18:23 47:6 53:21,22,23 54:5,6 72:3
				<b>bigger</b> 29:10,11 30:6

<b>bird</b> 64:4 67:5	47:5,13 49:25	<b>career</b> 74:4	<b>closing</b> 45:20	58:21
<b>bit</b> 14:20 47:4	50:14 56:4,8	<b>carrot</b> 63:11	<b>club</b> 41:2	<b>complete</b> 42:23
51:18	56:17 70:22	<b>carrying</b> 71:1	<b>coffee</b> 21:23	<b>completed</b> 45:22
<b>blacktop</b> 19:11	<b>budget's</b> 56:6	<b>cars</b> 16:8 28:11	22:5 23:10,11	<b>compliance</b>
<b>blessings</b> 39:15	<b>building</b> 1:13	31:12,14,15	23:14 25:21	71:16
<b>BLUM-MOO...</b>	3:6 6:1,5,7,14	39:9 43:7	<b>Cohen</b> 51:23	<b>compromise</b>
1:24	6:15,17,23,24	53:19	<b>collect</b> 70:14	67:23
<b>bond</b> 62:1	6:24 7:1,2,19	<b>cases</b> 48:18	<b>color</b> 13:10	<b>concede</b> 34:15
<b>book</b> 5:16,19	10:1,9,10,10	<b>cash</b> 59:6	<b>colored</b> 13:5	<b>concern</b> 35:25
<b>books</b> 30:4	10:23 11:2,22	<b>cause</b> 13:23	<b>combined</b> 26:12	<b>concerned</b> 35:3
48:10,16 58:13	13:9,15 14:24	21:11 23:1	<b>come</b> 21:21 22:9	<b>concerns</b> 35:22
<b>borough</b> 1:3,13	16:13 23:14,21	31:10	32:22 40:3	36:15 37:18
2:1,6,6 24:10	29:21 36:4	<b>cell</b> 51:10,21,24	43:5 52:15	38:20 39:10,13
39:10 44:9,22	37:25 38:25	52:14,19 53:7	57:4,4 70:18	<b>concluded</b> 74:8
45:1,10 51:11	40:10 45:16	53:20 58:21	<b>comes</b> 43:15	<b>condition</b> 48:8
51:22 52:5	61:17 62:2	63:19	54:20,20 57:3	<b>conference</b>
53:9,13,16	72:5	<b>central</b> 12:20	<b>coming</b> 15:9	42:21
65:3 69:8,25	<b>buildings</b> 37:8	<b>certain</b> 7:20	33:22,22 46:10	<b>confident</b> 47:3
70:12 72:7	41:4	<b>certainly</b> 21:25	46:15 47:15	<b>confused</b> 16:10
<b>borough's</b> 45:23	<b>built</b> 43:1	65:16 66:1	49:14,15	<b>conjecturing</b>
46:4 47:18	<b>bunch</b> 16:8 22:3	<b>certify</b> 75:8	<b>commencing</b>	59:24
53:10 71:3	<b>burden</b> 34:7,8	<b>cetera</b> 48:10,21	1:14	<b>Connie</b> 39:19
<b>borrow</b> 59:7	34:10 47:12	<b>chair</b> 47:25	<b>comment</b> 3:16	48:6,23
<b>borrowing</b> 59:4	<b>bush</b> 67:6	<b>chance</b> 50:24	42:11	<b>consider</b> 71:22
59:5,11	<b>business</b> 55:7	58:9	<b>comments</b> 73:25	<b>constituted</b>
<b>bottle</b> 33:19	59:4,23 71:10	<b>change</b> 12:4	<b>commercial</b>	41:17
<b>bottom</b> 8:25 9:1	71:10	55:15	10:19 12:8,9	<b>consultant</b> 55:11
<b>bought</b> 24:4	<b>busy</b> 35:16	<b>changed</b> 5:23	12:11,17,21	<b>consumers</b>
<b>boy</b> 67:19	<b>buy</b> 23:25 51:12	<b>charging</b> 50:4	<b>committee</b> 3:13	34:25
<b>braking</b> 61:12	59:6	50:15	44:5 46:13,16	<b>contained</b> 75:9
<b>breaking</b> 65:22		<b>check</b> 26:7,8	47:11,16,21	<b>contiguous</b>
<b>brick</b> 6:15,17,24	<b>C</b>	71:6	65:21	20:15
10:9	<b>C</b> 75:4,4	<b>chip</b> 68:23	<b>committee's</b>	<b>continually</b>
<b>bricky</b> 13:10	<b>C.R</b> 75:17	<b>chips</b> 60:7	43:6	46:20 47:14
<b>Bridge</b> 3:7 37:2	<b>cake</b> 53:23	<b>choose</b> 21:16	<b>Commonwealth</b>	<b>continue</b> 45:16
37:22 38:7,10	<b>call</b> 3:3 4:2,3	<b>Christina</b> 2:6	1:17 50:3	<b>continuing</b>
40:8,9,18,20	16:2 65:20	4:24 43:25	<b>communication</b>	44:10 45:1
<b>brief</b> 44:7	66:5	48:4,22	52:10	46:4,13
<b>bring</b> 48:16	<b>canal</b> 20:12	<b>clause</b> 54:18	<b>communicatio...</b>	<b>continuously</b>
<b>bringing</b> 71:16	<b>capable</b> 61:4	<b>clean</b> 8:11 9:7	63:7 65:7	45:23
<b>brining</b> 5:16	<b>capital</b> 45:16,17	<b>clear</b> 10:16	<b>community</b>	<b>contract</b> 23:24
<b>Brown's</b> 33:23	45:17 46:19,23	<b>clearly</b> 19:23	41:24 63:5	38:9 51:23
34:3	61:7	<b>climate</b> 62:19	64:17	<b>contracts</b> 45:25
<b>buck</b> 50:4	<b>car</b> 21:10,11	<b>clip</b> 33:9	<b>companies</b>	47:8,14
<b>bucket</b> 55:5	31:11 43:15	<b>close</b> 44:15 62:6	51:21 52:2	<b>contribute</b> 69:10
<b>budget</b> 44:15	<b>care</b> 16:24 17:3	69:10	63:19	<b>contributed</b>
45:17 46:9	17:4,8,15	<b>closed</b> 8:8	<b>company</b> 52:13	68:18

<b>contributing</b> 69:9	<b>covering</b> 45:13	<b>cut</b> 18:15,18 19:5	20:22	10:2,21 11:8
<b>control</b> 21:10	<b>create</b> 18:7 20:12 21:20	<b>cutting</b> 64:19 65:4	<b>different</b> 5:17 21:2 22:3	12:10,13 14:1
<b>conversation</b> 37:18 41:21 64:21	40:25 41:1	<b>cycle</b> 46:9 47:2	33:18,19,22,24 34:12,16 35:3	14:7,10,15,18
<b>conversations</b> 57:2	<b>creating</b> 26:21		35:24 36:4 42:20 45:21	14:25 15:4
<b>Conversion</b> 3:6	<b>creep</b> 38:4,5	<b>D</b>	54:24 61:3 63:17	16:6 17:1,7,16
<b>convert</b> 3:8	<b>CRETELLA</b> 5:8 5:21 7:18 8:2,4	<b>D</b> 2:2 3:1	<b>difficult</b> 41:18	18:9 19:17,22
<b>converting</b> 11:10	8:9,13,16,19	<b>Dan</b> 2:2 26:20 50:23 66:3,3	<b>digest</b> 41:9,16 41:17	20:5,10,17
<b>cool</b> 41:3 42:3	8:23 9:4,9,12	<b>Dan's</b> 58:19	<b>dining</b> 8:6 9:21	21:18,23 22:7
<b>COPPENS</b> 66:23 68:8,12	10:6,23 11:1	<b>Darlington</b> 16:2 17:6	<b>directed</b> 51:18	22:12,15,17,23
68:24 69:3	11:11 15:21,25	<b>data</b> 50:13	<b>direction</b> 70:1	23:9,12,16,20
70:3,7	16:12,19,24	<b>date</b> 1:15 25:1	<b>discount</b> 54:17 54:25	24:6,9,16,19
<b>copy</b> 25:8	17:3,5,9,21	<b>day</b> 1:15 23:21 50:23	<b>discounting</b> 64:7	24:22,25 25:7
<b>corner</b> 16:13	18:6,17 20:11	<b>dead-end</b> 21:9	<b>discovered</b> 50:1	25:13,20 26:3
<b>corp</b> 59:2	20:14 21:3,22	<b>deal</b> 51:2 67:11	<b>discussed</b> 51:4 51:17	26:9,16 27:3,9
<b>correct</b> 38:8 57:13 68:14 75:12	22:5,9,14,16	<b>dealing</b> 50:17	<b>discussion</b> 12:22 17:23 19:9	27:13,19,24
<b>correction</b> 25:25	22:19,24 23:24	<b>deals</b> 59:10	49:22 68:5 71:14	28:22 29:3,7
<b>correctly</b> 7:12	26:8,19 27:6	<b>debt</b> 46:14,17 56:16,16 59:5	<b>dish</b> 8:24	29:12,15 30:5
<b>corroborated</b> 60:18	27:11,25 28:4	61:25 62:1,17 70:24	<b>dishes</b> 8:11	30:8,12,15,19
<b>cost</b> 55:21	28:8,25 29:6	<b>deceitful</b> 39:16	<b>disservice</b> 41:19 64:22	31:4 32:11
<b>council</b> 1:3 2:1 4:18 38:22	29:14 30:6	<b>decide</b> 49:4 57:7 57:25 60:2	<b>district</b> 12:20,21 71:16	33:4,8,14
44:6 45:11	31:5,9,15,21	<b>decision</b> 55:7	<b>doing</b> 37:4 40:5 41:19 46:6,13	36:25 37:5,21
47:7,10 51:4	31:25 32:13,18	<b>dedicated</b> 44:19	58:12,14 64:22	38:1,5,12,16
51:17 56:1	32:22 33:2,6	<b>deep</b> 31:15	68:1 72:9	40:4 41:11
59:23 66:10,12	33:11 34:13,18	<b>default</b> 25:22	<b>dollar</b> 70:13	42:7,12 47:24
67:10 71:14,22	35:11,14 36:6	<b>definitely</b> 36:8	<b>dollars</b> 54:16	48:2 50:6
74:1	36:12 37:10,23	<b>deliberating</b> 42:21 43:12	<b>door</b> 7:5,6 8:8	53:10,16,25
<b>councils</b> 61:12	38:3,6,9,15,17	<b>department</b> 49:16	<b>double</b> 16:7 21:17 34:16	54:12 55:10
<b>Councilwoman</b> 4:8	39:2,6,18 40:2	<b>department's</b> 51:8	<b>double-parked</b> 34:25 35:1	57:13,19 58:25
<b>count</b> 28:3,5,8	40:9,20 41:20	<b>depends</b> 28:2 35:19	<b>doubt</b> 72:16	60:7,10,13
<b>county</b> 70:16	43:20	<b>description</b> 19:6	<b>Dougherty</b> 2:2 4:6,7 8:6,11,14	61:10,14,21,24
<b>couple</b> 18:10 36:18 37:10	<b>critical</b> 5:22	<b>designed</b> 20:20	8:18,20,25 9:7 9:10,13,20	62:5,8,15,20
46:7,21 51:17	<b>curb</b> 18:15,18 18:19 19:5,10 19:10	<b>detailed</b> 30:12 30:14		63:1,25 64:6
<b>course</b> 16:5 36:2	<b>curbs</b> 18:22	<b>diagram</b> 19:3,14		64:23 65:5,8
<b>court</b> 53:4	<b>current</b> 14:9,11 14:14 41:16			65:19 66:6,18
<b>cover</b> 46:11	48:5 51:9 69:15			68:4,15 70:11
	<b>currently</b> 11:20 11:21,23 19:17			72:15,18 73:4 73:9,12,15
	41:17 46:18			<b>downstairs</b> 9:16 23:15
	51:6 52:15,23			<b>DOYLESTO...</b> 1:25
	53:7 59:16			<b>dragging</b> 55:4
	<b>currents</b> 45:25			<b>draw</b> 32:3
				<b>drawing</b> 6:17,21 20:21,22 27:1 30:3
				<b>drive</b> 16:13

18:11 20:19 <b>drivers</b> 35:4 <b>driveway</b> 16:18 29:20 54:6 <b>driving</b> 43:6,10 <b>drop</b> 66:21 <b>dropping</b> 66:20 <b>due</b> 68:25	<b>employee</b> 21:17 <b>empty</b> 18:11 <b>enable</b> 25:12 <b>enormous</b> 48:19 <b>entire</b> 47:2 53:8 <b>entrance</b> 29:18 33:20 <b>equation</b> 57:16 <b>escalation</b> 54:18 <b>escapes</b> 68:19 <b>estate</b> 59:24 70:5 <b>estimate</b> 38:25 <b>et</b> 48:10,21 <b>evaluate</b> 55:11 <b>everybody</b> 5:13 5:25 6:8 41:9 49:17,20 57:2 71:8 <b>everybody's</b> 40:23 <b>Everyone's</b> 41:15 <b>evidence</b> 75:9 <b>Evidently</b> 15:25 <b>exact</b> 37:11 <b>exactly</b> 9:15 <b>excessively</b> 67:22 <b>existing</b> 3:6 5:12 9:22,24 13:9 14:23 <b>expect</b> 55:8 <b>expenditures</b> 44:14,17,17 46:10 <b>expertise</b> 65:15 <b>explains</b> 27:13 <b>extra</b> 21:16 25:23 30:1 36:17	<b>faith</b> 60:20 <b>fall</b> 66:17 <b>falls</b> 51:20 <b>Fam</b> 15:17 <b>fascinated</b> 31:1 <b>favor</b> 58:11 <b>favorable</b> 52:4 <b>fear</b> 64:12 <b>Feder</b> 2:5 4:10 4:11 33:16 34:15,22 35:13 35:20 58:18 <b>fee</b> 46:5,6 72:1 <b>feedback</b> 33:13 33:14,16 <b>feel</b> 21:5 41:23 41:23 53:22 54:7 66:23 70:25 <b>feeling</b> 63:16 <b>fees</b> 46:10 50:14 71:15 <b>feet</b> 7:5 24:2,4 26:13,22 27:14 29:24,25 30:2 30:13 <b>felt</b> 20:14 27:9 <b>Ferry</b> 3:5 37:2 37:22 38:1,2,3 <b>fewer</b> 33:25 <b>FEY</b> 5:11,18,24 6:21 7:13 8:21 9:24 10:4,8,22 11:6,17 12:2,4 13:1,4,16,21 13:23 14:5,8 14:11,17,21 15:3,9,16 17:19 18:5 20:1,18 21:15 23:5 25:17,22 26:25 27:5,12 28:23 29:5,17 29:22,25 30:11 30:14,17,20 32:2,9,25 33:13	<b>field</b> 50:22 <b>figure</b> 48:18 <b>figured</b> 12:25 <b>files</b> 25:6 <b>finance</b> 3:13 44:5 46:12,16 47:11,16 49:16 55:24 65:21 <b>finances</b> 50:17 55:6 60:22 <b>financial</b> 3:14 43:23 44:11 47:19,21 48:7 48:7 49:5 54:13 63:25 65:23 <b>financials</b> 47:3 54:10 <b>find</b> 23:3 24:11 24:25 63:4,9 <b>fine</b> 19:1 41:8 52:22 <b>finish</b> 42:1 44:13 <b>finished</b> 6:14 <b>finishing</b> 42:17 <b>firehouse</b> 5:9,13 10:13 15:13 <b>firm</b> 51:24 <b>first</b> 6:10 7:3,12 7:23 9:10,17 10:18,24 11:13 38:18 49:12 57:4,4 64:23 71:1 <b>fit</b> 27:20 28:10 <b>fitted</b> 28:18 <b>five</b> 17:1 21:12 57:8,22,24 63:12 <b>fixing</b> 57:1 <b>flies</b> 48:13 <b>flipping</b> 22:25 <b>floor</b> 6:16,25 7:4 7:15,17 8:1,5 9:6,11,17,22 10:18,19,24 11:18 27:12	<b>floors</b> 7:3,12 26:12 <b>flow</b> 50:16 <b>fluctuate</b> 58:20 <b>fluctuates</b> 61:23 <b>follow</b> 52:20 74:5 <b>footage</b> 7:21,22 22:21 26:20 27:16 <b>foregoing</b> 75:12 <b>foreseeable</b> 54:20 <b>forever</b> 51:13 62:24 <b>form</b> 73:14 <b>former</b> 32:4 <b>forth</b> 1:15 34:11 52:7 <b>forward</b> 8:22,24 8:25 9:2,16 55:4,22 56:9 63:4 65:9 <b>found</b> 24:14 <b>four</b> 32:17,19 59:8 <b>Fourteen</b> 27:25 <b>Frank</b> 5:8,21 7:18 8:2,4,9,13 8:16,19,23 9:4 9:9,12 10:6,23 11:1,11 15:21 15:25 16:12,19 16:24 17:3,5,9 17:21 18:5,6 18:17 20:11,14 20:24 21:3,22 22:5,9,14,16 22:19,24 23:24 26:8,19 27:6 27:11,25 28:4 28:8,25 29:6 29:14 30:6 31:5,9,15,21 31:25 32:13,18 32:22 33:2,6 33:11 34:13,18
<hr/> <b>E</b> <hr/>				
<b>E</b> 3:1 75:4,4 <b>early</b> 51:22 <b>easement</b> 14:4,5 15:10 17:19 18:7 20:7 30:4 30:9 31:13 52:12 <b>easement's</b> 30:8 <b>easier</b> 31:9 58:13 <b>easy</b> 26:8 <b>eat</b> 10:2 <b>eaten</b> 26:10,10 26:11,11 <b>edge</b> 64:19 65:4 <b>effectively</b> 62:16 69:16 <b>effort</b> 47:17 <b>efforts</b> 48:3,4 <b>egress</b> 15:20 <b>eight</b> 28:19,19 28:20,23 29:1 29:3 59:9,12 <b>eighteen</b> 28:19 28:20,24 29:1 29:4 <b>either</b> 19:11,19 57:17 <b>EJ</b> 2:6 24:24 25:7 44:1 48:3 48:22 51:1 61:10 72:10 74:2 <b>EJ's</b> 4:3 <b>elevation</b> 6:18 6:21 <b>eliminate</b> 70:19	<hr/> <b>F</b> <hr/>			
	<b>F</b> 75:4 <b>fact</b> 14:12 55:11 <b>factors</b> 69:24 <b>fairly</b> 55:7			



35:11,14 36:6 36:12 37:10,23 38:3,6,9,14,15 38:17 39:2,6 39:18 40:2,9 40:20 41:20 42:17 43:20 <b>frankly</b> 34:9 <b>front</b> 6:25 7:1,6 7:14 9:25 10:21,22,23,24 12:9,17 21:10 26:22 63:10 <b>full</b> 35:8,9,16 <b>fully</b> 42:23 61:15 75:9 <b>fund</b> 44:14,16 44:17,20,24 45:6,7,12,14 45:16 46:14,14 46:17,19,23 47:13 48:19 56:22 61:7 69:17,20,22,25 70:2 <b>funded</b> 45:5 46:20 48:21 69:17 70:1 <b>funding</b> 69:13 <b>funds</b> 44:19,23 48:20 69:15 <b>funky</b> 41:3 42:3 <b>funny</b> 63:16 <b>further</b> 51:18 52:11 66:21 74:4 <b>future</b> 45:18 54:20,25 55:4 61:12 63:9 64:7,19	44:13,16,17,24 45:12 46:19 47:13 48:19 49:24 56:22 <b>generally</b> 55:2 <b>Gering</b> 4:1,18 4:19 5:1,10,15 5:20 6:19 7:10 7:16 13:14 24:24 29:19,24 33:7,10 36:21 37:2,6 38:2,19 39:3,7 40:16 41:12 42:6,16 43:13,17,21,23 47:23,25 48:6 49:11,21 50:8 50:18 57:14 62:22 66:2,11 66:16,22 67:7 68:3,5,10 70:6 71:10,18,23 72:8,17 73:25 <b>getting</b> 55:5 64:2 <b>giant</b> 56:12 <b>give</b> 21:5 39:15 49:15 53:1 59:6 60:25 65:19 66:2 68:16 70:20 <b>given</b> 6:11 40:1 <b>gives</b> 39:3 47:8 <b>giving</b> 39:19 68:21,22 <b>glimpse</b> 47:20 <b>go</b> 5:12 14:3 16:3 17:22 20:9 25:15 27:21 28:16 31:18 36:17,20 40:14,18 48:1 50:6 51:1 53:21 54:9,11 55:1,17 59:6,7 61:5 64:17 67:19 71:7	<b>goal</b> 58:15 <b>goals</b> 60:24 <b>goes</b> 12:18 54:4 <b>going</b> 4:3 7:11 7:21 10:17,19 10:25 11:4 13:3 16:22 20:21 26:13 27:20 28:10,17 29:20,20 32:3 34:21,24,25 36:9,10 37:9 41:14 42:2,4 42:22 43:9,9 44:10 49:14,15 50:1 55:1 56:8 58:6,21 59:17 59:18 60:3 62:9,12,14,23 63:3,6,15 64:14 65:9 66:13 67:1,3 67:15 <b>gonna</b> 5:8 6:3 9:6 12:7,22,25 64:11 <b>good</b> 10:6 43:20 46:8,25 47:9 47:19 49:11 53:5 56:15,19 60:20 62:19 63:11 67:21 69:14 <b>Goodman</b> 38:25 39:25 <b>Goodman's</b> 37:25 <b>Gotcha</b> 10:2 <b>gotta</b> 73:2 <b>gotten</b> 16:2 48:23 <b>grand</b> 56:3,7 59:7,19 <b>grant</b> 45:17 <b>great</b> 60:21 67:11 <b>green</b> 6:12 14:15	14:20,23 19:4 19:20 25:17,24 29:4 <b>greenery</b> 14:2 <b>grief</b> 39:20 <b>ground</b> 9:6 51:9 <b>Group</b> 51:23 <b>guess</b> 8:20 16:11 16:15,25 36:16 36:21 37:8 49:6 <b>guest</b> 3:6,9 <b>guideline</b> 47:9 <b>guilty</b> 50:2 <b>gut</b> 27:9 <b>guy</b> 16:3,12 17:8 22:10 <b>guys</b> 12:18 41:6 48:22 49:17 67:23	<b>heavy</b> 35:4 <b>held</b> 1:12 <b>Hey</b> 32:23 <b>high</b> 63:8,20 <b>historic</b> 11:1 <b>hit</b> 49:4 65:22 <b>Hold</b> 18:2 <b>hole</b> 70:22 <b>home</b> 35:18 <b>honest</b> 39:17 <b>Hope</b> 1:3,14 35:7 45:10 <b>hopefully</b> 35:16 <b>hoping</b> 49:4 <b>horrible</b> 72:17 <b>horrific</b> 40:11 <b>hotel</b> 35:12 40:25 41:3 42:25 43:8 <b>hotels</b> 37:13 <b>hour</b> 50:4 <b>hours</b> 47:20 <b>house</b> 15:10 <b>houses</b> 15:14 <b>how's</b> 16:22 <b>huge</b> 42:4 47:12 <b>hump</b> 13:23 <b>hundred</b> 25:2 42:24
<hr/> <b>G</b> <hr/> <b>G</b> 3:1 <b>gap</b> 69:11 70:21 <b>garage</b> 13:15 53:18 <b>general</b> 24:25			<hr/> <b>H</b> <hr/> <b>half</b> 48:12 56:7 70:12 <b>hand</b> 64:4 67:6 <b>handicapped</b> 7:8 29:17 <b>hang</b> 60:19 <b>happen</b> 36:14 40:1 <b>happens</b> 35:14 43:4 65:2 <b>happy</b> 20:1 <b>hard</b> 49:18 61:11 <b>hardscape</b> 14:9 14:12,12,13,14 14:14 <b>hats</b> 60:19 <b>head</b> 60:8 68:20 <b>health</b> 47:19 <b>healthy</b> 48:24 70:2 <b>hear</b> 7:12 42:18 68:10 <b>heard</b> 22:21 64:24	<hr/> <b>I</b> <hr/> <b>idea</b> 8:14,16 49:14 50:24 <b>ideally</b> 67:16 <b>ideas</b> 42:8 60:23 <b>II</b> 3:7 <b>III</b> 3:10 <b>image</b> 6:1 <b>images</b> 6:4 <b>imagine</b> 24:12 55:10 <b>imagining</b> 35:6 <b>impact</b> 9:6 <b>implemented</b> 46:2 72:20 <b>impossible</b> 73:23 <b>inaudible</b> 69:2,3

<b>include</b> 44:18	<b>issues</b> 36:22	73:13	<b>Laurence</b> 2:2	68:4 70:11
<b>income</b> 54:15	<b>it'll</b> 7:13 26:16	<b>kitchen</b> 8:7,10	<b>Laurie</b> 2:3	<b>level</b> 13:21 63:9
55:20	59:19,20	<b>knocking</b> 26:21	<b>Laurie's</b> 64:12	64:18
<b>increase</b> 67:14	<b>Its'</b> 26:18	<b>know</b> 5:13 7:1	<b>law</b> 51:23,23	<b>levels</b> 7:3
<b>incredibly</b> 59:1		12:5 16:4	71:17	<b>liability</b> 69:6,11
<b>indicating</b> 20:23	<b>J</b>	17:13,17 22:1	<b>layout</b> 13:11	<b>library</b> 45:5
21:1	<b>job</b> 49:11	22:1 28:13	<b>lead</b> 13:24	<b>lieu</b> 24:5
<b>Indiscernible</b>	<b>juice</b> 22:2	32:12 33:2	<b>leadership</b> 48:22	<b>light</b> 44:20
17:23	<b>jump</b> 5:24 20:24	35:18 36:8,9	<b>leads</b> 18:15	48:20
<b>inflation</b> 64:6	<b>justifiable</b> 57:18	36:16 37:11,12	<b>learned</b> 52:11	<b>limiting</b> 72:4
<b>info</b> 25:12	<b>justify</b> 40:15	37:18,18,20	<b>lease</b> 3:14 18:8	<b>line</b> 12:17,18
<b>information</b>	57:17	38:11 39:7,23	21:12 27:16	14:2,3,6,13,19
23:6 33:5	<b>K</b>	40:21 41:2,7	32:20 51:13,14	14:22,22,24
50:16 52:1	<b>K&amp;J</b> 15:17	41:20,21,24	51:16 52:17,18	70:2
<b>infrastructural</b>	<b>keep</b> 5:2 13:3	48:14 49:2,2,5	52:19,21,21,24	<b>lines</b> 18:19 36:1
45:18	27:15 39:7,21	50:10,21,21	54:19 58:17	64:11
<b>ingress</b> 15:20	42:13,20	52:9 54:3,8	66:24 67:22	<b>list</b> 44:7,8
<b>initially</b> 51:13	<b>keeps</b> 66:19	55:7 57:22	68:2	<b>listen</b> 55:13
<b>inn</b> 3:6 39:1	<b>Keller</b> 2:2 4:20	58:2,3,6,14,20	<b>leased</b> 67:12	65:23
40:17,18	4:21 15:12,17	58:23 59:14,25	<b>leases</b> 17:22	<b>little</b> 14:20 15:10
<b>inside</b> 18:10	15:23 16:5,17	60:20,23,25	32:14 57:22	23:5 30:24
63:5	17:13 32:16	63:10,11,12,22	<b>leasing</b> 16:1	39:4 47:3,4
<b>insig</b> 56:5	65:13,16 66:5	63:23 64:9,10	17:21 18:6,9	51:18 53:11
<b>inspections</b>	66:8	64:13,20 65:1	32:25 51:6,9	69:11
72:12	<b>Ken</b> 2:4 32:22	65:6 67:10,16	<b>leave</b> 13:17,17	<b>lived</b> 22:3
<b>instructed</b> 27:15	41:20	67:18 73:2	13:18 32:9	<b>living</b> 33:25
<b>instructions</b> 5:3	<b>Ken's</b> 31:23	<b>knowing</b> 49:19	36:19 40:6	55:12
<b>intelligence</b> 63:8	63:12	<b>knowledge</b>	44:4 52:5	<b>load</b> 56:16
65:4	<b>kept</b> 25:7 45:11	65:17,25	55:24 72:24	<b>loaded</b> 56:20
<b>intended</b> 13:6	<b>KERR</b> 71:20,25	<b>knows</b> 5:25	<b>leaves</b> 25:17,23	<b>loan</b> 44:21,22
13:12 21:4	72:13,23 73:20	59:25 65:11	<b>leaving</b> 74:3	47:11
<b>interest</b> 44:25	<b>kidding</b> 64:1	<b>kudos</b> 49:8,16	<b>LED</b> 44:21 45:2	<b>located</b> 32:4
54:24 55:1,16	<b>kind</b> 10:13	<b>L</b>	47:11	50:21
58:19,20 59:1	12:25 14:22	<b>lack</b> 30:9	<b>Lee</b> 2:6 4:5,8,10	<b>locations</b> 21:2
61:18,25 62:10	18:23 32:5	<b>ladies</b> 49:11	4:12,14,16,18	<b>lock</b> 58:19
<b>interesting</b>	41:3 55:12	<b>Lambertville</b>	4:20,22 18:3	<b>lofty</b> 60:23
50:13	62:13 72:3	50:2 56:18	25:9 26:7 44:3	<b>Logan</b> 39:1
<b>intuitively</b> 56:1	<b>kinds</b> 34:12	<b>land</b> 53:10 58:15	51:3 53:15,24	40:18
<b>invalidate</b> 73:16	<b>Kingsley</b> 42:10	<b>landlord</b> 71:21	54:9 69:2,7	<b>logistical</b> 56:10
<b>inventory</b> 45:24	42:13,15,19	71:25 72:1	73:6,18	<b>long</b> 48:14 58:15
<b>investment</b>	43:14 48:5	73:24	<b>left</b> 50:3 62:3	66:24,25 67:22
62:19	62:25 63:2,21	<b>Landmark</b> 4:23	<b>legal</b> 28:21 30:8	72:19
<b>invoice</b> 24:10	64:5,15,25	<b>Larry</b> 15:22	<b>legally</b> 69:9	<b>longer</b> 18:7 32:6
<b>involved</b> 49:9	65:6,11,14	16:16 17:11	<b>Leifer</b> 2:3	56:3 59:19
63:3 69:24	67:9 69:5	65:11,12 66:2	<b>let's</b> 25:15 27:21	66:15
<b>issue</b> 36:1 37:9	71:13 73:8,10	<b>late</b> 74:3	36:19,19 42:1	<b>look</b> 25:2 26:24
39:5			65:18 66:9,11	36:22 40:6,13

45:20 51:18 53:21 67:18 <b>looking</b> 6:5,23 18:14 38:22 40:24 41:22,25 43:7 52:11 67:10 71:5 <b>looks</b> 30:23 63:11 72:14 <b>lot</b> 6:2,6 7:8 9:5 10:3 13:11 15:10,11 18:10 18:12,22,22,25 19:4,23,24 20:4 28:14 30:9 31:10,19 33:17,21 34:3 34:8,11,11,19 35:3,10,20 37:16 39:20,22 40:10 41:14,16 42:1 47:17 56:16 64:13 65:9,17 69:18 69:23 70:16 72:2 <b>Lots</b> 52:7 <b>Louise</b> 2:5 33:15 <b>love</b> 66:7 <b>loved</b> 42:8 <b>low</b> 59:1,2 62:8 71:2,4 <b>lump</b> 56:12	<b>major</b> 39:9 <b>making</b> 34:23 46:24 47:18 67:11 69:15,16 70:1 <b>manage</b> 6:3 <b>Manager</b> 2:6 <b>Mansion</b> 40:12 40:17 <b>MARCH</b> 1:9 <b>Mark</b> 6:3 9:14 9:25 11:20 12:7,12,15 13:3,4 18:20 19:2,7,18 23:5 23:7,11,13,17 23:22 24:1,7 24:13,17,20 25:3,25 26:5 26:14,18 27:15 28:18 29:2,9 29:16 <b>Marsha</b> 32:14 33:23 34:3 <b>Marsha's</b> 33:6 <b>master</b> 57:17 <b>matter</b> 75:11 <b>Mayor</b> 2:2 4:20 4:21 15:12,17 15:23 16:5,17 17:13 32:16 65:13,16 66:5 66:8 <b>McGill's</b> 65:3 <b>McHugh</b> 2:3 4:14,15 7:15 7:25 8:3 11:4,7 11:9,13,25 12:3,5 16:21 17:4 20:13 27:20,22 28:10 41:14 42:8 49:10,12 58:2 58:8,11,23 60:2,9,11,15 <b>mean</b> 15:20 20:19 31:16	32:19 35:3,21 40:7,13 57:10 57:20 66:13 69:12 72:24 <b>means</b> 21:15 36:3 <b>meeting</b> 1:6,12 4:2 44:6 47:22 66:10,12 71:14 73:19 74:8 75:11 <b>meeting's</b> 74:7 <b>meetings</b> 51:4 <b>members</b> 4:25 <b>memo</b> 44:7 <b>mentioned</b> 21:18 <b>merit</b> 57:18 <b>meters</b> 34:20 <b>Meyer</b> 2:4 4:16 4:17 13:19,22 15:7 16:22 18:2,4,13 19:1 19:3,13 20:9 25:11,15 27:18 27:21 28:2,5 28:12 31:17,23 32:23 35:23 36:7,13 38:7 39:24 40:5,13 43:22 49:24 50:7,9 55:8 61:2,13 62:6 62:18,23 63:16 65:18 66:9,15 66:21 73:23 <b>mezzanine</b> 26:21 <b>middle</b> 15:11 29:23 <b>millage</b> 45:11,12 <b>million</b> 56:6,17 62:5 70:13 <b>mills</b> 71:2,4 <b>mind</b> 42:14,20 57:11 59:3 66:4 <b>minimum</b> 36:24	37:6 68:18,21 68:22 <b>minute</b> 33:9 <b>minutes</b> 5:3,6 50:11,11,12 <b>MONDAY</b> 1:9 <b>money</b> 39:22 48:20 55:5,22 55:23 56:3,9 56:11,12,14,24 57:5,11,21 58:12 59:4,5,8 60:6 61:16,25 62:10,14 65:10 68:13,15,17 70:16 <b>monitor</b> 46:5 <b>monitoring</b> 45:24 46:18 <b>month</b> 66:12 <b>monthly</b> 47:21 <b>months</b> 46:7 49:7 66:14,16 <b>move</b> 5:7 8:14 8:20,21,23 9:2 31:8,11 49:22 65:9 68:4 <b>moved</b> 26:2 <b>moves</b> 9:16 <b>moving</b> 69:25 <b>multi</b> 12:12 <b>multi-family</b> 12:8,11,16 36:3 <b>Municipal</b> 1:13 <b>municipalities</b> 52:20 69:14 <b>Murphy</b> 63:6,23 64:16,25 65:1 <b>muttering</b> 72:2	<b>neck</b> 33:19 <b>need</b> 5:12 7:20 37:7 42:24 56:20,21 60:11 60:14 72:11,24 <b>needs</b> 33:18 46:25 <b>negotiations</b> 51:19 <b>neither</b> 36:7 <b>net</b> 54:15 <b>network</b> 59:18 <b>neutral</b> 55:7 <b>never</b> 17:19 30:2 30:17 40:2 <b>new</b> 1:3,13,13 13:7,12 17:7 17:11 26:9 35:6 45:9 54:2 57:25 70:24 72:21 <b>nicely</b> 49:13 <b>night</b> 35:6,15,19 49:19 <b>nights</b> 43:15 <b>nine</b> 21:13,13,19 21:20,20 22:1 22:8 23:3 24:7 25:20 26:1 27:25 28:17 29:8,14,15,16 <b>north</b> 5:9 15:13 34:10 <b>Notary</b> 1:17 <b>notes</b> 75:10 <b>number</b> 21:21 29:22 37:11,14 48:17 54:21 55:14,17 58:22 59:12 61:21 63:18 66:3,19 68:19 <b>numbers</b> 42:23 48:25 49:8 64:8
<hr/> <b>M</b> <hr/>				
<b>main</b> 1:24 3:10 13:8 34:10 40:7 41:1 <b>maintain</b> 7:20 <b>Maisel</b> 2:4 4:12 4:13 10:15,24 11:3 17:15 18:1 30:25 31:7,12 32:7 32:21 41:13,15 57:10,15,20 60:17 67:25				
				<hr/> <b>N</b> <hr/>
			<b>N</b> 3:1,10 <b>name</b> 64:24 <b>near</b> 56:19 59:25 <b>necessarily</b> 57:11	
				<hr/> <b>O</b> <hr/>

<b>obtain</b> 52:12	41:22	44:24 47:12	<b>paying</b> 44:22	<b>photo</b> 18:25
<b>obviously</b> 21:10	<b>opening</b> 20:6,7	<b>PAMELA</b> 71:20	61:18,24 62:16	<b>photos</b> 5:12
<b>occupancy</b>	42:22	71:25 72:13,23	68:1 70:7	<b>physically</b> 54:8
22:13	<b>operationally</b>	73:20	<b>payment</b> 44:23	<b>pick</b> 37:15
<b>occupy</b> 7:11	26:23	<b>pans</b> 9:8	57:1	<b>picture</b> 18:21,21
<b>occurred</b> 25:1	<b>opinion</b> 64:11	<b>parallel</b> 14:6,8	<b>payments</b> 54:25	19:16 53:5
<b>off-street</b> 37:13	64:14	<b>park</b> 21:17	57:24 62:2	<b>pictures</b> 25:5
37:15	<b>opportune</b> 46:3	31:18 34:21	<b>Pennsylvania</b>	<b>piece</b> 5:22 12:19
<b>offer</b> 51:20,21	<b>opportunity</b>	43:15	1:14,18,25	53:11 65:25
52:2,5,16	21:6 60:21	<b>parked</b> 16:8	<b>pension</b> 46:14	<b>pitch</b> 38:21
<b>offered</b> 51:14,15	<b>oppose</b> 39:16	34:16 43:9	68:9,12,13,14	39:12
52:8 64:3	<b>option</b> 3:14	<b>parking</b> 3:11	68:25 69:17,19	<b>pizza</b> 7:2,5,11
<b>offering</b> 52:4	<b>order</b> 3:3 4:2	5:23 6:2,6 7:8	69:24	11:10 21:12,14
63:10	49:19 57:12	7:9 13:11	<b>people</b> 15:15	21:16 22:10
<b>offers</b> 63:18	<b>ordinance</b> 72:21	15:24 16:7	19:8,24 21:16	23:12 26:1,2,9
<b>office</b> 9:9 11:20	72:24,25 73:7	17:2 18:10,12	33:25 34:20	28:6 29:12
11:21,22,23	73:10,17	18:15 19:4	35:9 39:7	33:21 34:5
22:6 23:18	<b>organizations</b>	20:4 21:2,9	41:23 42:24	35:1,8,17
<b>officer</b> 12:24	56:13	24:4 25:24	43:5,6,9 48:8	<b>place</b> 39:8 61:7
<b>officers</b> 69:21	<b>original</b> 10:13	27:21 28:14	62:9 64:18	<b>places</b> 33:20
<b>offices</b> 11:12	<b>originally</b> 37:16	31:2 32:5	71:5 72:4,7	69:12
<b>offline</b> 73:2	<b>outline</b> 53:8	33:17,21 34:8	<b>perceived</b> 37:17	<b>plan</b> 3:4,6,8,10
<b>oh</b> 16:21 24:6	<b>outside</b> 35:25	34:24,25 35:2	<b>percent</b> 45:2	5:21,25 6:12
26:3 31:7,21	<b>ovens</b> 8:7 9:2	35:8,11,14,25	59:8,10,10,12	13:1,6 29:23
38:3 50:6	<b>overall</b> 36:15	36:18,22 37:7	62:16 67:13	32:3,4 57:17
58:13 60:3	40:21	37:9,13,15	<b>permanent</b>	<b>plans</b> 9:14
63:13 65:8	<b>owe</b> 56:13 61:16	39:5,11 42:9	51:14 52:17	<b>pleading</b> 50:2
67:19	68:9,13,15,25	43:5 50:5 53:3	<b>permission</b>	<b>please</b> 4:4 18:3,4
<b>okay</b> 5:10,20	<b>owned</b> 15:14,15	67:12	36:11 66:8	38:21 39:12
7:17,25 9:13	17:14 23:13	<b>parlor's</b> 7:11	<b>permit</b> 71:15	<b>plus</b> 29:25 32:16
11:3 12:3	<b>owner</b> 11:22	<b>part</b> 7:19 9:11	<b>permits</b> 34:3	32:18 34:4
13:22 14:10,25	16:1 17:7	12:21,22 41:24	<b>perpetuity</b> 54:17	35:10 40:8
16:4 19:1,22	21:17 22:5	41:25 64:16	70:19	54:18 68:22
20:10 27:13	23:17	<b>partially</b> 60:17	<b>person</b> 23:10	69:10
28:10 33:7	<b>owners</b> 20:16	<b>particular</b> 19:7	35:21 53:14	<b>point</b> 6:6,13
40:14 53:3	<b>owns</b> 16:12	62:18	<b>personal</b> 33:5	34:23 43:6
56:19 57:15	23:20 53:12,13	<b>particularly</b>	<b>perspective</b>	52:8 55:9,16
61:13 65:5	53:14 65:1	56:15	42:20 54:13	56:6,7 59:14
67:2,3,7 70:3		<b>pass</b> 37:19,24	64:1 65:25	61:20 63:12,21
71:3	<b>P</b>	38:4,4,11,13	<b>Pete</b> 63:6,23	64:11 65:21,22
<b>old</b> 21:21 45:25	<b>p.m</b> 1:15 74:8	38:16 73:16	64:16,25 65:1	65:24 67:10,21
<b>ones</b> 28:16 29:4	<b>package</b> 18:24	<b>path</b> 30:15	<b>Peter</b> 2:4 63:22	69:23 73:5
29:7,10,12	<b>packet</b> 9:15	<b>patrons</b> 33:21	<b>Peter's</b> 65:13	<b>points</b> 46:15
38:12	20:22	<b>pause</b> 39:4	<b>pharmaceutical</b>	<b>police</b> 47:8 68:9
<b>ongoing</b> 44:8	<b>PAGE</b> 3:2	<b>pay</b> 16:3 44:21	23:18	68:12,13,14
45:23,25 46:8	<b>paid</b> 24:6,10,10	44:25 49:3	<b>phone</b> 58:21	69:16
<b>open</b> 39:21	24:16,21 34:19	62:1 70:23,24	63:19	<b>pool</b> 41:2

<b>poor</b> 72:7	60:18	31:12 33:18	26:25 27:5,12	<b>reducing</b> 27:12
<b>poorly</b> 40:11	<b>project</b> 37:17	39:8 47:16,21	28:23 29:5,17	<b>reference</b> 53:2
<b>popular</b> 35:7	<b>projecting</b> 59:23	48:15 50:10	29:22,25 30:11	<b>referendum</b>
<b>portion</b> 3:9	<b>projects</b> 3:14	59:2 61:7	30:14,17,20	45:8
<b>position</b> 48:24	36:23,25 37:19	62:10,13 67:17	32:2,9,25	<b>refigured</b> 26:6
48:24,25 56:15	37:21,22 41:8	67:23	33:13 42:7	<b>reflected</b> 44:12
67:17 71:7	44:8,9 45:18	<b>puts</b> 34:7,9	<b>Randolph</b> 6:8	<b>reflects</b> 40:11
<b>positive</b> 42:4	45:19,21,22	<b>putting</b> 54:2	13:9 34:9	<b>regardless</b> 21:7
<b>possibly</b> 40:14	46:20		<b>rate</b> 54:17 55:16	<b>registration</b>
<b>potential</b> 63:19	<b>proof</b> 24:20	<b>Q</b>	58:19,20 71:2	72:11 73:14
<b>potentially</b>	<b>Prop</b> 15:17	<b>quarter</b> 50:4,12	<b>rates</b> 54:24 55:1	<b>regrade</b> 13:19
33:25 43:8	<b>propane</b> 54:2	55:14,16	59:1,11,11	13:21
60:24,25 69:21	<b>properly</b> 48:21	<b>quarters</b> 50:10	62:8	<b>regulation</b> 71:22
73:15	<b>properties</b> 5:4	<b>question</b> 16:11	<b>RB</b> 36:8	71:24
<b>pots</b> 9:7	15:13,19 18:16	22:7 31:1,22	<b>reach</b> 66:1,3	<b>regulations</b>
<b>power</b> 54:1,3,4	38:10 40:15,24	31:23 37:8	<b>real</b> 33:12 35:24	52:20
<b>prefer</b> 39:18	58:16	49:24 55:19	44:11 59:24	<b>relation</b> 71:15
<b>preferred</b> 21:1	<b>property</b> 3:9 5:7	56:10,20,23	70:5	<b>relationship</b>
<b>present</b> 16:1	14:1,6,16,19	59:21,22 61:2	<b>really</b> 5:22 8:9	39:21
54:15,21	14:24 15:24	62:25 63:1	9:4 21:4 35:7	<b>relative</b> 14:4
<b>presentation</b> 5:4	16:8 17:20	64:5,10 70:4	37:12 39:23	15:1
<b>presented</b> 12:24	18:19 20:16	<b>quick</b> 4:3 30:25	41:18,23 42:3	<b>relatively</b> 17:11
<b>president</b> 2:3	51:8 52:13,22	33:12 44:11	46:15 47:8,16	<b>release</b> 74:6
4:18 48:5,6	52:24 53:1	51:5	48:10,23 49:4	<b>released</b> 25:10
<b>press</b> 74:6	70:4,12,13,14	<b>quickly</b> 35:24	49:7,17,18	<b>reliable</b> 48:18
<b>presumably</b>	70:15	36:20 54:11	54:10 56:19	49:1
13:19 18:13	<b>proponent</b> 57:21	<b>quietly</b> 50:8,9	63:15	<b>rely</b> 49:8
<b>presume</b> 15:17	<b>proposal</b> 6:16		<b>reap</b> 45:1	<b>remain</b> 3:11 7:2
<b>pretty</b> 8:5 10:6	51:2	<b>R</b>	<b>rear</b> 9:11 18:25	7:6 10:12 47:1
44:15 53:20	<b>proposed</b> 19:18	<b>R</b> 75:4	24:8	<b>remains</b> 36:13
54:5 62:19	19:20	<b>racist</b> 72:3	<b>reason</b> 22:20	<b>remarkably</b>
69:14	<b>proposing</b> 38:24	<b>railroad</b> 52:12	39:4 41:5 72:4	54:21
<b>previous</b> 48:4	47:4	53:6	<b>reasons</b> 22:25	<b>remember</b> 12:18
<b>principle</b> 36:16	<b>proposition</b> 64:4	<b>raise</b> 71:7	<b>rebate</b> 70:21	61:20
<b>prints</b> 25:6	<b>provided</b> 24:8	<b>raised</b> 45:10	71:5	<b>removed</b> 14:13
<b>Pro</b> 2:3	44:6 52:1	<b>Ralph</b> 5:11,18	<b>rebates</b> 70:4,5	<b>renew</b> 57:23,23
<b>probably</b> 5:25	<b>public</b> 1:12,17	5:24 6:21 7:13	<b>recall</b> 32:2,4	<b>renewed</b> 46:1
49:7 56:21	3:16 4:25	8:21 9:24 10:4	45:7 46:6	<b>renovations</b> 3:8
<b>problem</b> 72:6	42:10 50:22	10:8,22 11:6	<b>receipt</b> 24:17,18	<b>rent</b> 23:8 64:7
73:6	51:8 52:14,25	11:17 12:2,4	24:18 55:20	70:9
<b>proceedings</b>	53:18 74:5	13:1,4,16,21	<b>receives</b> 51:11	<b>rents</b> 55:4 64:3
75:8	<b>pull</b> 20:21 31:18	13:23 14:5,8	<b>recommended</b>	<b>report</b> 43:24
<b>proceeds</b> 50:14	32:9,10 55:22	14:11,17,21	47:11	<b>Reporter</b> 1:16
<b>process</b> 43:2	<b>purposely</b> 40:5	15:3,9,12,16	<b>record</b> 24:14	17:25
<b>Professional</b>	<b>pursue</b> 60:24	17:19 18:5	25:3,9	<b>REPORTING</b>
1:16	<b>push</b> 55:3	20:1,18 21:15	<b>rectifies</b> 39:10	1:24
<b>professionals</b>	<b>put</b> 6:16 20:2	23:5 25:17,22	<b>recuse</b> 40:1	<b>repository</b> 48:19

<b>represented</b> 26:25	25:11,13 29:23 33:1 34:18	60:6 73:8	<b>seven</b> 59:9,10	<b>Sketch</b> 3:4,5,8 3:10
<b>represents</b> 13:10 14:11	37:14 40:16 42:12,25 43:17	<b>says</b> 13:4 29:23 48:17 55:13 57:3	<b>shape</b> 48:11	<b>sleep</b> 49:18
<b>request</b> 25:10	49:21 51:7,7,8	<b>scary</b> 49:13	<b>shop</b> 7:2,6 11:10 21:24 22:6,22 23:10,11,14 25:21 26:1,2 38:4,5	<b>slide</b> 32:7
<b>required</b> 30:21	52:13 53:1,6,8	<b>schedule</b> 43:18 46:5,7	<b>short</b> 10:14 43:3 58:5	<b>slightly</b> 35:23 61:3 63:17
<b>requires</b> 21:6	53:15,20 54:6	<b>school</b> 53:3 70:15 71:3,15	<b>shorter</b> 67:23	<b>sliver</b> 53:14,17
<b>research</b> 67:20 68:3	55:25 56:9 58:25 59:16,22 60:9,13 61:19	<b>screen</b> 52:25	<b>shortfall</b> 45:13	<b>sloshing</b> 56:22
<b>residences</b> 10:18	62:12 65:2 68:6,24 69:12 69:18,25 71:11	<b>seating</b> 8:17,18 9:1,17,18	<b>show</b> 6:12 13:6,7 13:11,12 21:13	<b>small</b> 46:6,23 47:20 61:21
<b>residential</b> 3:8 12:16,20	<b>Right-To-Know</b> 24:14 25:4,10	<b>seats</b> 21:24,25 22:4	<b>showing</b> 18:14	<b>snuff</b> 72:19
<b>resolve</b> 37:9	<b>risk</b> 58:24	<b>second</b> 7:15,17 7:23 8:1,5 9:22 10:19 11:14	<b>shown</b> 6:10 10:4 30:3,20 51:7	<b>solicitor</b> 73:18
<b>respect</b> 39:22 51:20 69:24	<b>road</b> 63:12 67:16	<b>section</b> 34:10	<b>shows</b> 19:4,14 49:18	<b>solid</b> 61:8
<b>rest</b> 28:21 70:15	<b>roll</b> 4:3	<b>see</b> 6:8,14 13:9 14:2 15:14 29:22 30:21 40:21 41:10 50:25 51:19,19 52:25,25 61:6 63:15	<b>shrinking</b> 69:7	<b>solidify</b> 60:22
<b>restaurant</b> 3:11 9:16,18 12:9 23:8 24:3,3 35:1,8	<b>room</b> 3:6 8:6 9:21 53:22	<b>self-parking</b> 28:9	<b>sid</b> 19:19	<b>somebody</b> 31:19 43:14 63:3,6 63:14,23 64:16 64:21
<b>retire</b> 62:6	<b>rooms</b> 3:9 37:3 38:23 39:2 40:19 42:25 43:2,8	<b>self-sustaining</b> 10:1	<b>side</b> 7:8 14:18 15:13	<b>someone's</b> 33:4
<b>retrospect</b> 67:14	<b>rough</b> 38:24 42:23	<b>sell</b> 70:9	<b>sides</b> 17:14	<b>somewhat</b> 9:2
<b>Rettig</b> 2:3 4:8,9 15:2,5 30:23 58:5,10 62:12	<b>roughly</b> 70:12 70:13,14	<b>send</b> 24:22,24 25:3	<b>sidewalk</b> 6:11 13:7 19:9 20:2 20:12,19,20	<b>somewheres</b> 18:15
<b>revenue</b> 44:14 44:16 51:11	<b>rule</b> 57:9	<b>sense</b> 19:24 26:10 59:11 61:9 71:9	<b>sidewalk's</b> 19:19	<b>soon</b> 57:1
<b>revenues</b> 45:14 46:14	<b>run</b> 13:8 53:6	<b>sent</b> 25:8	<b>sidewalks</b> 57:1,3 70:24	<b>sorry</b> 16:6 25:25 29:13 31:25 38:13 42:16 47:24 53:6 68:10 71:23
<b>review</b> 3:6,8,11 3:15 46:5 69:20	<b>running</b> 59:3	<b>separate</b> 10:9 19:23	<b>sign</b> 73:1,2,21	<b>sort</b> 24:9 36:15 48:18 54:19 59:21
<b>reviewed</b> 46:1 69:19	<b>runs</b> 52:13	<b>sequester</b> 56:24	<b>similar</b> 54:22	<b>SOUTH</b> 1:24
<b>reviewing</b> 45:24 46:13,16,17,18 47:14,17 69:19	<hr/> <b>S</b> <hr/>	<b>sequestering</b> 61:8	<b>simultaneous</b> 17:23	<b>southern</b> 15:18
<b>Reviews</b> 3:4	<b>sale</b> 52:21	<b>services</b> 1:24 45:9	<b>sit</b> 55:15	<b>space</b> 6:10 7:9 9:17 10:13 18:23 21:16 23:8 24:2 25:23 27:1,2 28:6,14 30:1 32:5,6 34:12 35:22 36:18
<b>revote</b> 72:21	<b>Sally</b> 37:25 38:25 39:25	<b>set</b> 1:15	<b>site</b> 5:25 13:1,6 14:22 51:7	<b>spaces</b> 3:12 16:7 16:15 17:21 18:6,8 20:3,3 21:2,7,14 24:4 25:19 28:6,20 28:21,21 32:14
<b>rework</b> 27:17	<b>Saturday</b> 35:6 35:15,18		<b>sitting</b> 11:21 36:4 59:6 61:17 67:14 73:4	
<b>rhetorical</b> 17:17	<b>save</b> 39:21		<b>situation</b> 56:18	
<b>right</b> 4:1 6:18,20 7:7,18 10:7 11:3,16 12:1 12:15,16 14:21 17:11 18:12 21:19 23:16	<b>saves</b> 39:20		<b>six</b> 32:14,15 33:23 49:7 54:14 55:14 56:5 59:10,12 66:13,16	

35:16 37:16 <b>speak</b> 39:24 65:12 73:18 <b>speakers</b> 17:24 <b>speaking</b> 55:2 73:24 <b>specializes</b> 51:24 <b>speculation</b> 59:24 <b>spends</b> 43:15 <b>split</b> 13:5 <b>spot</b> 28:11 29:18 31:3 56:20 <b>spots</b> 17:2 27:22 32:11,17 33:6 33:24 34:5,14 35:10 37:7 <b>spread</b> 7:19 <b>spreading</b> 41:6 <b>Spring</b> 51:5 <b>square</b> 7:4,21,22 14:3 22:21 24:2,3 26:13 26:20 27:16 53:3,5,11 67:12 <b>stacked</b> 10:11 <b>staff</b> 21:5 47:12 <b>stair</b> 10:12 <b>staircase</b> 9:20,23 9:24 <b>standard</b> 28:14 <b>standing</b> 47:19 60:23 <b>start</b> 5:6,8 20:16 32:23 69:22 <b>started</b> 50:10 <b>starting</b> 47:5 55:24 <b>state</b> 71:17 <b>statute</b> 68:19 <b>statutory</b> 68:17 <b>stay</b> 41:25 43:18 <b>Steve</b> 16:2 17:6 41:5 66:22 <b>Steve's</b> 67:9,21 <b>STEVEN</b> 66:23	68:8,12,24 69:3 70:3,7 <b>stop</b> 40:2,16 61:12 <b>story</b> 36:17 <b>straight</b> 39:19 <b>straighten</b> 48:16 <b>strategy</b> 49:6 <b>stream</b> 54:16 <b>street</b> 1:13,24 3:5,7 6:8 13:8 19:11,11,12 34:9 37:2,3 38:2,7,10 40:7 40:8,9,18,20 41:7 44:20 48:20 <b>stride</b> 49:4 <b>structural</b> 56:23 72:5 <b>stucco</b> 6:14,24 7:1 10:9,10 <b>study</b> 65:23 <b>stuff</b> 8:24 9:3 12:23 14:15,20 19:4 49:6 55:2 60:1 <b>stupid</b> 67:15,19 <b>subject</b> 6:7 19:23 <b>suff</b> 49:25 <b>suit</b> 72:7 <b>SUITE</b> 1:24 <b>summary</b> 44:7 44:12 45:21 <b>Sunday</b> 54:14 62:21 <b>super</b> 59:18 <b>supplies</b> 54:1 <b>support</b> 25:21 56:4 <b>suppose</b> 70:11 <b>sure</b> 4:5 21:22 33:9,16 46:1 46:11,19,24 47:18 48:7 51:3 61:3	69:15,16 70:1 74:4 <b>swing</b> 32:6 <b>systems</b> 33:22 <b>Szabo</b> 2:6 4:24 44:1 61:20,23 62:4 <hr/> <b>T</b> <b>T</b> 75:4,4 <b>table</b> 66:19 <b>tag</b> 56:25 <b>take</b> 13:16,18 25:4 36:22 56:9,11,11,24 57:5 58:24 60:4,5 64:20 72:23 73:10,13 <b>taken</b> 44:21 75:10 <b>talk</b> 25:18 40:7 57:8 71:3 <b>talked</b> 41:5 63:2 <b>talking</b> 12:6 16:10 28:13 31:17 36:2 40:3 58:19 60:15 63:14 67:5 <b>talks</b> 64:17 <b>tanks</b> 54:2 <b>Tara</b> 1:16 75:17 <b>tax</b> 70:4,5 71:2 <b>taxes</b> 70:13 71:7 <b>tearing</b> 13:14 <b>technology</b> 58:1 63:3,5 64:19 65:2 66:25 <b>technology's</b> 58:6 <b>telecommunic...</b> 51:25 <b>tell</b> 5:11 39:15 <b>Tem</b> 2:3 <b>tennis</b> 53:4 <b>tenths</b> 56:5 <b>term</b> 30:10 58:5	58:15 67:24 <b>terms</b> 36:15 65:14 <b>terrible</b> 53:4 <b>thank</b> 5:1 15:5 27:14,19 41:11 41:12 42:6,7 43:13,17,21,22 47:23 49:20 50:18,18 67:7 <b>thanks</b> 48:3 <b>they'd</b> 18:11 28:20 <b>thing</b> 6:13 10:16 12:10 22:19 26:19 34:13 35:17 41:1 53:21 54:4 59:15,17 62:24 72:3,19 <b>things</b> 6:7 22:3 37:10 39:14 41:18 46:12 47:6 50:15 51:16 53:2 54:5 55:24 61:12,14 64:7 68:8 69:18,20 <b>thingy</b> 71:21 <b>think</b> 5:21 7:19 8:3,12 9:5 10:16 11:11,18 17:9,12 18:17 18:18 19:16 22:6,20 23:2 25:20 26:12,23 27:6,24 31:8 31:20 32:14,14 33:17 34:10 35:20 36:7 38:19,24 39:9 41:9,13,18 42:2,3 43:4,11 49:10 57:4,21 59:15,25 60:20 60:21 61:11 62:2 64:2,20	65:20,20,22 66:20,23 67:9 67:16 69:12 71:4 72:8 <b>third</b> 6:16,25 11:15,17 62:7 <b>thirty-eight</b> 32:16,18 <b>thought</b> 26:19 26:21 27:7 40:4 48:8 50:13 67:11 <b>thousand</b> 7:4 54:16 <b>three</b> 4:23,24 5:4 7:7 10:10 10:18 11:5,6 20:3 36:2,23 36:25 48:13 66:19 68:21 <b>three-car</b> 13:15 <b>three-year</b> 45:17 <b>throw</b> 35:24 <b>thrown</b> 62:1 <b>tight</b> 48:11 <b>till</b> 39:10 <b>time</b> 17:25 18:1 18:3,4,11 20:17 23:4 25:16,21 39:22 43:18 45:11 46:3 48:13 52:4 64:18,23 71:6 <b>timely</b> 46:2 <b>times</b> 5:23 26:12 35:4 51:17 <b>Tina</b> 2:3 50:23 <b>tiny</b> 53:11 <b>today</b> 16:9 54:17 57:6 59:8,11 <b>told</b> 17:6 <b>Tom</b> 53:23 <b>top</b> 6:25 10:11 48:24 68:20 69:10 <b>tossed</b> 61:15
--	--	--	--	--

<b>total</b> 37:13	20:2 21:7,8	<b>utilizing</b> 9:5	<b>walkways</b> 13:10	69:13,22 71:1
<b>tower</b> 3:14 50:20	26:12 28:6	69:22	<b>wall</b> 10:4,8	72:9
51:6,7,9,10	31:12,14,14,15		<b>walls</b> 13:17,17	<b>we've</b> 4:23 33:8
52:8,15 53:7	33:19,22 36:4	<b>V</b>	13:18,18	36:3 46:6,8,22
53:24 55:9	37:19,21 38:10	<b>valet</b> 3:11 25:18	<b>want</b> 5:7,13 6:6	47:2 62:20,22
60:4,5,12,14	41:8 43:15	25:24 28:13,16	6:13 10:15	62:23 63:17
63:4,20	44:19 46:11,15	28:20,25 29:3	15:23 16:3	68:21,22
<b>tower's</b> 53:20	48:12,12 67:6	31:10 33:22	20:24 25:18	<b>website</b> 73:5
67:1,3	68:8,20	34:3,14,24,25	33:12,12,15	<b>week</b> 44:6
<b>towers</b> 51:24	<b>two-story</b> 6:14	35:8,12 36:19	41:24 44:1	<b>weekend</b> 42:24
<b>town</b> 35:5 41:4	6:17,23 27:2	39:8	51:1 54:10	<b>went</b> 23:7 51:25
42:4 43:5,10	<b>two-thirds</b> 12:19	<b>valets</b> 29:4 31:4	55:17 56:9,23	52:9
<b>track</b> 5:2	<b>type</b> 9:2 60:1	34:5	56:24 57:5,6	<b>weren't</b> 48:21
<b>tracks</b> 53:6	<b>types</b> 35:4	<b>value</b> 54:15,21	57:25 58:3,15	<b>West</b> 34:9
<b>tract</b> 53:8	<b>Typically</b> 43:14	<b>valued</b> 63:20	58:16,18 60:24	<b>what-ifs</b> 35:21
<b>transcript</b> 75:12		<b>Vanna</b> 54:7	65:12 67:17	<b>whatev</b> 48:13
<b>transfer</b> 7:22	<b>U</b>	<b>vantage</b> 63:24	74:2,4	<b>whichever</b> 5:6
45:14	<b>Um-hmm</b> 36:12	65:1	<b>wanted</b> 12:5	<b>White</b> 54:7
<b>transferred</b>	<b>uncomfortable</b>	<b>variety</b> 61:3	20:11 38:17	<b>wide</b> 29:19
44:20 45:6,15	41:23	<b>various</b> 50:15	41:1 46:24	30:13 31:13,14
47:1,4	<b>understand</b> 32:1	51:4	50:16	<b>willing</b> 51:21
<b>transfers</b> 44:18	33:24 35:2,13	<b>venues</b> 42:22	<b>wants</b> 18:7 56:1	<b>Wilson</b> 1:16
46:23,25	39:6 46:9 56:2	<b>Verizon</b> 14:22	<b>war</b> 32:24	75:17
<b>treasurer</b> 2:6	<b>understanding</b>	15:3,11 29:20	<b>waste</b> 25:15	<b>wish</b> 74:2
4:24	34:23 46:25	30:9 31:19	<b>way</b> 12:19 20:6	<b>wonderfully</b>
<b>tremendous</b>	<b>undoing</b> 71:22	32:13,17,19	27:7 40:24	35:7
48:15 56:14	<b>unfunded</b> 69:5	34:2,19	41:16 42:9	<b>work</b> 12:25
<b>trip</b> 50:22	69:11	<b>version</b> 13:5	60:4 62:21	23:19 47:17
<b>true</b> 75:12	<b>uninterruptible</b>	34:1	63:18 66:25	48:15 70:17
<b>truly</b> 48:6	54:1	<b>vetted</b> 61:16	<b>ways</b> 54:14	73:19
<b>try</b> 20:12 66:9	<b>Union</b> 53:2,5	<b>Vice-President</b>	<b>we'll</b> 5:7 24:19	<b>worked</b> 26:14
<b>trying</b> 28:16	67:12	2:2 4:5	26:7,7 32:23	49:17
34:2,6 35:9	<b>updates</b> 3:13,14	<b>view</b> 6:22 55:9	41:7 42:4 52:5	<b>working</b> 44:9
40:6 41:15,17	46:2,6	<b>vis-à-vis</b> 49:25	68:3 74:5	<b>works</b> 50:22
70:17	<b>upgrades</b> 45:2	50:14	<b>we're</b> 6:5,25	51:8 52:14
<b>turn</b> 52:3	<b>upside</b> 14:25	<b>vision</b> 40:21,22	11:17 12:25	53:1,18
<b>twenty</b> 29:8,14	15:2,4	40:23	15:4 20:5,21	<b>Workshop</b> 1:6
29:15,16	<b>upstairs</b> 8:17,18	<b>voted</b> 45:8	20:23 21:1	<b>world</b> 63:8
<b>Twenty-nine</b>	9:19,22 22:25		22:25 33:9,17	64:18
28:4,12	23:8,18	<b>W</b>	36:2 38:9	<b>worldwide</b> 65:7
<b>twenty-three</b>	<b>usage</b> 35:4	<b>W</b> 3:5,7	41:17 43:20	<b>worry</b> 33:19,20
28:1	<b>usages</b> 34:12	<b>wait</b> 44:3	47:3 49:3,4	34:7,8
<b>two</b> 4:23 7:3,12	<b>use</b> 11:24 22:12	<b>walk</b> 26:22 27:2	50:17 55:3	<b>worth</b> 37:20
11:6,7 12:14	54:17,24	43:16	56:14,17,19,19	59:19,20 63:14
13:17,17,18,18	<b>uses</b> 11:22 34:16	<b>walking</b> 43:10	60:3,4,23	64:13 65:9
15:12,14,16,18	<b>utilize</b> 5:5	<b>walkway</b> 13:7	61:17,18,24	67:2,3
16:15 18:16	<b>utilized</b> 69:16	13:13	62:14 67:14	<b>would've</b> 19:9



<p><b>wouldn't</b> 33:3 59:13 68:2 70:23 71:5,8,8 <b>wow</b> 67:15</p> <hr/> <p style="text-align: center;"><b>X</b></p> <hr/> <p><b>X</b> 27:1 58:21</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>yeah</b> 5:18 7:13 7:14 8:10,13 8:19,21,23 9:4 9:9,15 11:1 12:7 13:18,21 15:4,5 16:5,17 17:13 19:1,9 19:13,21 20:11 20:13 22:7,14 22:16 23:11,24 24:7,13 27:5 27:11 28:18 29:2,6 32:19 33:16 38:3 44:3 50:7 53:22 58:5 65:13 <b>year</b> 17:12 46:9 49:3 51:12,16 52:18,21,23 56:4,17 57:7 57:22 60:10 62:1 67:13,13 68:18 <b>years</b> 25:2 44:22 45:8 46:21 47:10 48:6,12 53:17 55:6 57:8,24 58:7 58:22 59:8 60:16 63:12 66:19,24 67:4 67:4,11,18,18 68:2,21 69:8 70:8,20 <b>Yep</b> 30:11 <b>yesterday</b> 50:1</p>	<hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>zones</b> 36:6,7 <b>zoning</b> 12:2,17 12:18,22,24 21:13,19 22:10 36:5</p> <hr/> <p style="text-align: center;"><b>0</b></p> <hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>1</b> 3:3 6:18,21 <b>1.6</b> 59:8 62:4,5 <b>10</b> 21:24 26:22 28:14 29:13 58:7 67:18 <b>10,000</b> 45:4 <b>100</b> 24:2 <b>104</b> 37:14 <b>107</b> 39:2 <b>119,345</b> 44:19 <b>12</b> 21:24 35:15 50:12 <b>125</b> 1:13 <b>12G</b> 59:18 <b>13</b> 3:9 24:4 31:3 31:19 40:21 42:21 71:4,4 <b>13,000</b> 24:6,11 24:16 26:4 <b>1300</b> 42:25 43:7 <b>14</b> 3:6,11 25:18 25:23 31:6,7 31:18 34:14 35:16 36:20 37:15 40:14 <b>15</b> 21:24 53:19 67:18 <b>18</b> 29:24 30:3,13 <b>180</b> 71:5 <b>180,000</b> 56:17 <b>185,000</b> 62:1 <b>18901</b> 1:25 <b>18938</b> 1:14</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>2</b> 1:9 3:4 61:20 <b>2.5</b> 61:23</p>	<p><b>2.7</b> 62:16 <b>2.9</b> 61:22 <b>20</b> 27:10 28:15 30:16 44:8 50:11 51:22 57:7 68:1 <b>20-ish</b> 54:16 <b>2006</b> 71:21 72:2 <b>2018</b> 51:6 <b>2019</b> 44:7,12,13 45:22 46:22 47:7 51:22 <b>2020</b> 1:9 44:10 45:23 46:8,17 46:22 47:5 <b>2021</b> 47:5 <b>203</b> 1:24 <b>21</b> 3:5 <b>22</b> 24:4 <b>2200</b> 24:3 26:13 27:4 <b>23,000</b> 67:13 <b>24</b> 29:25 30:3,19 30:20 <b>24/7</b> 45:9 <b>25</b> 30:2,16,17,19 33:9 56:3,7 59:19 67:4 <b>25,000</b> 57:7,24 59:16 70:18,19 70:21 <b>29</b> 27:24 28:5,7 28:11</p> <hr/> <p style="text-align: center;"><b>3</b></p> <hr/> <p><b>3</b> 3:7,11,13 38:6 <b>3,993,411</b> 44:18 <b>3.5</b> 61:23 <b>30</b> 5:3,5 27:23 28:11 45:2 50:11 67:4 <b>30,060</b> 45:6 <b>350</b> 1:24 59:13 <b>38</b> 32:13</p> <hr/> <p style="text-align: center;"><b>4</b></p> <hr/> <p><b>4</b> 3:3,16 56:6,17</p>	<p><b>4,184,730</b> 44:16 <b>4:00</b> 1:14 <b>40</b> 21:25 51:16 53:17 <b>400</b> 43:1 <b>41</b> 3:10 5:9 37:7 <b>43-50</b> 3:14 <b>450</b> 43:1</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>5</b> 3:7,17 38:6 64:3 <b>5-43</b> 3:12 <b>5:10</b> 74:8 <b>50</b> 21:25 22:4 53:17 <b>50-68</b> 3:15 <b>50,000</b> 59:20 <b>537</b> 55:14 <b>544,000</b> 45:15 <b>550</b> 52:3 56:21 59:7,13 64:8 69:4 70:18 <b>550,000</b> 51:14 52:16,24 54:22 55:13,18 56:21 61:6,6 62:10 68:1 <b>575</b> 52:9</p> <hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p><b>60</b> 51:9 <b>618</b> 64:9 <b>65</b> 51:9 <b>65-60</b> 52:24 <b>650</b> 52:9 70:14 <b>68-74</b> 3:16</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>7</b> 3:7 38:6 <b>74</b> 3:17</p> <hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>80</b> 69:13 <b>800</b> 43:2</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>99</b> 52:17,21,23</p>	<p>55:6 66:24 67:5 70:20</p>
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