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NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
LOCAL FINANCE BOARD
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June 14, 2023
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Oral sworn testimony in the
above-captioned matter taken via remote
videoconference before LISA F. PENROD, Certified
Court Reporter (XI01753) and Registered Professional
Reporter, on the above date, commencing at 11:05
a.m., there being present:

1 A P P E A R A N C E S:

2 Jacquel yn Suarez, Chai rwoman

 Al an Avery

3 Adri an Mapp

 Domi ni ck Di Rocco

4 Wi l l i a m Cl ose

 I di da Rodri guez

5 Ni chol as Bennett

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APPLI CATIONS

PAGE

Sussex Borough	4
East Brunswick Township Fire District #2	11
Orange City Township	18
Manasquan Borough Board of Education	25
Camden County Improvement Authority	30
Hudson County Improvement Authority	46
Morristown Parking Authority	54
Atlantic County Improvement Authority	62
Rockaway Township	68

1 MS. SUAREZ: Good morning, everyone.

2 We're just going to reorder the agenda slightly.

3 We're going to handle the applications before the
4 ethics portion of the agenda.

5 Just always as a friendly reminder, as
6 we kind of move through the applications, for the
7 board members, the applicants and members of the
8 public, if you could just please remain muted so
9 that way we can eliminate any unnecessary background
10 noise.

11 If you are using joining by phone, you
12 can use option star 6 both to mute and unmute
13 yourself.

14 As each applicant appears to testify,
15 we just remind you to please make sure that your
16 cameras are turned on, and if you could just speak
17 up so that way when the application is called, your
18 image will actually appear on the screen and that
19 will permit us to get you sworn in properly before
20 testifying.

21 Since we don't have Mr. Avery yet, I'm
22 going to just move on to the first item on the
23 agenda which is a consent item.

24 That's for Sussex Borough. It's for
25 \$960,000 in USDA loans for various improvements to

1 the sanitary sewer force mains.

2 The sewer wastewater is collected by
3 the borough and then conveyed to the county MUA for
4 treatment.

5 The total project cost is \$1,959,000.
6 The borough is making a contribution of \$200,000
7 towards the improvements.

8 The balance of the project is going to
9 be funded by two USDA grants and loans. The grants
10 total 779,000. The loans will equal 960,000, and
11 therefore, the total USDA assistance is 1,759,000.

12 The project's going to be funded by
13 the self-liquidating utility. Rates have already
14 been increased to prepare for the additional debt
15 service.

16 Board approval is needed because the
17 schedule mandated by the USDA requires the
18 semi-annual principle payments. So the bond law
19 requires entities to apply to the board for approval
20 of any schedule with more than one principle payment
21 per year. But for this, the borough would not have
22 needed to come before the board, so appearance has
23 been waived and the matter's going to be heard on
24 consent.

25 So I will ask if we have a motion to

1 approve the application on the consent agenda for
2 today.

3 MR. MAPP: So moved.

4 MS. RODRIGUEZ: Second.

5 MR. BENNETT: Ms. Suarez.

6 MS. SUAREZ: Yes.

7 MR. BENNETT: Mr. Mapp.

8 MR. MAPP: Yes.

9 MR. BENNETT: Mr. Di Rocco is absent.

10 Mr. Close.

11 MR. CLOSE: Yes.

12 MR. BENNETT: Mr. Avery.

13 MR. AVERY: Yes.

14 MR. BENNETT: And Ms. Rodriguez.

15 MS. RODRIGUEZ: Yes.

16 MR. BENNETT: Motion approved.

17 MR. BEINFELD: We thank you,

18 Director.

19 MS. SUAREZ: You're welcome.

20 Sorry, I just saw you; otherwise, I
21 would have let you do the presentation.

22 MR. BEINFELD: You nailed the
23 presentation. Thanks very much.

24 MS. SUAREZ: You're very welcome.

25 Best of luck to the borough.

1 MR. BEINFELD: Thank you.

2 MS. SUAREZ: So we do have Mr. Avery,
3 correct?

4 MR. AVERY: Correct. Sorry about
5 that, I just couldn't get in.

6 MS. SUAREZ: That's okay.

7 So before I jump to the first
8 applicant actually appear before the board today, I
9 just wanted to take a moment to identify one of our
10 long-time members who is going to be retiring, which
11 is Mr. Adrian Mapp.

12 I'm going to mute somebody quickly.

13 Okay. And so we prepared a resolution
14 for Mr. Mapp and recognizing his long-standing
15 service, not just to the board but to public service
16 in general. So if you could bear with me for a
17 moment, I'm just going to read that into the record.

18 Whereas Adrian Mapp has served as a
19 membership of the Local Finance Board in the
20 Division of Local Government Services in the New
21 Jersey Department of Community Affairs since 2018;
22 and whereas Adrian Mapp has exhibited concern for
23 efficient and sound local government practices, and
24 as such has provided expertise and guidance for
25 numerous local government entities, including 564

1 municipalities, 21 counties and over 500
2 authorities, fire districts, joint insurance funds
3 and boards of education; and whereas during his
4 tenure on the Local Finance Board, Adrian Mapp has
5 been a steadfast defender of sound operational
6 practices by requiring applicants to have their
7 fiscal houses in order, to maintain the solvency and
8 liability of local government units in the State of
9 New Jersey; and whereas Adrian Mapp has applied
10 clear, consistent and uniform standards in ethical
11 conduct in determinations concerning possible
12 conflicts of interest brought before the Local
13 Finance Board under the local government ethics law;
14 and whereas known for his sense of humor, good
15 nature and attention to detail, Adrian Mapp can be
16 always be relied on to contribute a perfectly
17 concise comment or insightful remark thereby
18 bringing good humor and clarity to the proceedings,
19 such that future Local Finance Board meetings will
20 undoubtedly suffer from his absence; and whereas the
21 many contributions made by Adrian Mapp include
22 serving as mayor of the City of Plainfield and as
23 the Director of Finance in the City of Orange
24 Township among other public service and the Local
25 Finance Board has greatly benefited from his

1 expertise in local government operations and policy.

2 Now, therefore, be it resolved that
3 the Local Finance Board wishes to formally recognize
4 and honor Adrian Mapp for his many years of
5 outstanding service to the State of New Jersey, the
6 Local Finance Board and residents of every
7 governmental unit that has had an ethics complaint
8 or financial application pending before the Local
9 Finance Board during his tenure; and be it further
10 resolved that his colleagues on the Local Finance
11 Board, as well as the staff, extend both our
12 sincerest thanks for his long service and our best
13 wishes to Adrian Mapp for continued success and
14 happiness in his personal and professional
15 endeavors.

16 MR. MAPP: Well, thank you, Director.
17 I appreciate that.

18 MS. SUAREZ: You are very welcome.
19 I'll be honest, I wish I didn't have to make it.
20 I'd love nothing more than to keep you on the board.

21 MR. MAPP: I'll continue to make
22 myself available when the opportunity arises.

23 MS. SUAREZ: Thank you very much.

24 MR. MAPP: You're welcome.

25 MS. SUAREZ: Do we have a motion to

1 approve the resolution.

2 MR. CLOSE: So moved.

3 MR. AVERY: Second.

4 MR. BENNETT: Ms. Suarez.

5 MS. SUAREZ: Yes.

6 MR. BENNETT: Mr. Mapp, I'm going to
7 assume you're recusing on this one.

8 MR. MAPP: Yes, I am recusing.

9 MR. BENNETT: Mr. Close.

10 MR. CLOSE: Yes, and congratulations,
11 Adrian, and you've done a tremendous job and wish
12 you nothing but much successes as you move on to the
13 next chapter.

14 MR. MAPP: Thank you.

15 MR. BENNETT: Mr. Avery.

16 MR. AVERY: Yes.

17 MR. BENNETT: And Ms. Rodriguez.

18 MS. RODRIGUEZ: Yes.

19 MR. BENNETT: Motion approved.

20 MR. MAPP: Thank you, Director, and I
21 thank all of my colleagues on the board.

22 MS. SUAREZ: So Mr. Mapp, if I may, I
23 hope that this is merely just a so long. I
24 certainly do not see this as a goodbye, and I have
25 not only really cherished your time on the board

1 since I've been the director, but truly appreciate
2 how much you have thrown yourself into public
3 service making sure that you have always been
4 prepared for our meetings and that you've always
5 brought good insight.

6 So I think that resolution perfectly
7 captured the value that you brought to the board, so
8 thank you.

9 MR. MAPP: You're welcome.

10 MS. SUAREZ: Without further ado, we
11 will jump into the applications that we have before
12 us today.

13 The first applicant appearing before
14 the board is the East Brunswick Township Fire
15 District Number 2. I see Mr. Jessup.

16 MR. JESSUP: Yes, Director. It was
17 hard enough to maybe go after Bob Beinfeld, but now
18 following the presentation of Mr. Mapp, Mayor Mapp,
19 this is a stuff spot to be in.

20 Congratulations, Mayor, on behalf of
21 the entire McManimon team. Well earned.

22 MR. MAPP: Thank you.

23 MR. JESSUP: Director, we have
24 Commissioner Dennis Degraw and Commissioner Michael
25 Rosa with us, and we have, of course, Rich Braslow,

1 who is general counsel to the fire district.

2 The two commissioners will need to be
3 sworn in.

4 MR. DEGRAW: Good morning, Director.

5 MS. SUAREZ: Good morning.

6 MR. ROSA: Good morning, Director.

7 MS. SUAREZ: Good morning.

8 DENNIS DEGRAW

9 MICHAEL ROSA

10 is duly sworn by a Notary Public of the State of New
11 Jersey and testifies under oath as follows:

12 MS. SUAREZ: All right, Mr. Jessup.

13 The floor is yours.

14 MR. JESSUP: Thank you. So this is an
15 application by the Township of East Brunswick, Fire
16 District Number 2, pursuant to N.J.S.A. 40A:5A-6 in
17 connection with the bond and note financing and
18 acquisition of a mid-mount aerial platform truck.

19 The cost of the truck is 1.799 million
20 and change, and it's being procured through HGAC.

21 The fire district will finance the
22 acquisition through a mix of bonds and notes for a
23 total term of ten years. The plan is to finance the
24 project through the Township of East Brunswick as
25 purchaser.

1 The current projected interest rate in
2 talking to the township is 2 and-a-half percent, but
3 for purposes of both the debt service analysis
4 provided in the LFB application and the one we're
5 about to talk about, we've assumed 3 and-a-half
6 percent to be conservative.

7 Both of those rates, of course, are
8 significantly lower than the lease term rates that
9 fire districts have seen this year and that this
10 board has seen fire districts come to the board for
11 on lease purchase financings.

12 The plan of finance calls for the fire
13 district to make principle payments ranging from
14 \$160,000 to \$210,000 over that ten-year period,
15 which will make debt service level over that
16 ten-year period at approximately \$212,000 per year.

17 The fire district does expect a tax
18 increase of approximately \$21 to the average
19 assessed value home within East Brunswick to provide
20 for the debt service.

21 The purchase of the truck and the
22 lease purchase financing were approved by the voters
23 at referendum held on February 19, 2022. The vote
24 was 386 in favor, 197 against, for a total 583
25 votes.

1 There are approximately 18,061
2 registered voters within the fire district service
3 area, and as Mayor Mapp often asks, the total votes
4 cast is about point 03 percent relative to the total
5 voting base.

6 The fire pumper is replacing a 1995
7 truck that can no longer be kept in service and get
8 replacement parts. In addition, the township
9 generally has been seeing a lot of multi-story
10 residential development projects and the existing
11 truck really doesn't provide the coverage that's
12 necessary.

13 So for a variety of reasons, it's time
14 to move on from this truck, which has approximately
15 26,646 miles on it.

16 It is about 20 months to get a new
17 truck at this point. The fire district does plan to
18 sell the old truck once the new truck is delivered.
19 Given its age, etc., we're not anticipating a
20 material amount of proceeds.

21 And with that, we're happy to answer
22 any questions you may have.

23 MS. SUAREZ: Okay. A couple quick
24 points.

25 I know you talked a little bit about

1 this, but if you could just walk us through, I guess
2 the difference here in how it's being financed for
3 municipality in a little more detail.

4 This is a little, I guess rare as to
5 how this usually works, and I believe it was stood
6 up by the CFO a while back and has worked pretty
7 well, but if we could just flush that out a little
8 more, I think that would be beneficial for the
9 public session.

10 MR. JESSUP: Sure, glad to.

11 So in this case what we're proposing,
12 as we did actually with one of the other East
13 Brunswick fire districts, I believe mid to late last
14 year, the fire district is going to issue a series
15 of notes and bonds, like it would ordinarily, right,
16 but instead of issuing those notes out
17 competitively, for example, into the note market or
18 into the bond market, we're proposing to place at
19 least the notes with the Township of East Brunswick
20 Township as purchaser.

21 So from the fire district perspective,
22 it's a standard bond and note financing. The
23 purchaser is proposed to be East Brunswick in lieu
24 of being a bidder out in the market, and so the
25 reason for that is East Brunswick has cash that

1 they're willing to basically invest as an investment
2 in one of their local units, and they generally
3 provide a rate equal to the rate that they're
4 earning on their money as opposed to what may be
5 that market rate that could be 100, or in this case
6 150 basis points or higher.

7 So the benefit to really all of the
8 taxpayers, right, including the ones within the fire
9 district service area, is the benefit of a lower
10 interest rate, not at the expense of the township
11 because the township is going to charge the same
12 rate it would have charged if the money was sitting
13 in the bank.

14 MS. SUAREZ: Thank you for that. I
15 appreciate the flushed out explanation.

16 I do not have any other questions. I
17 will open it up to see if the board or members of
18 the public have any other ones.

19 Okay. Hearing no additional
20 questions, do we have a motion to issue positive
21 findings in an amount not to exceed 1.8 million.

22 MS. RODRIGUEZ: I make a motion.

23 MR. CLOSE: Second.

24 MR. BENNETT: Ms. Rodriguez, and
25 Mr. Close second.

1 Ms. Suarez.

2 MS. SUAREZ: Yes.

3 MR. BENNETT: Mr. Mapp.

4 I see you're on mute, Mr. Mapp. We
5 can circle back to Mayor Mapp.

6 Mr. Close.

7 MR. CLOSE: Yes.

8 MR. BENNETT: Mr. Avery.

9 MR. AVERY: Yes.

10 MR. BENNETT: And Ms. Rodriguez.

11 MS. RODRIGUEZ: Yes.

12 MR. BENNETT: Mayor, were you able to
13 get off mute?

14 With four votes, the motion is
15 adopted.

16 MS. SUAREZ: Out of sheer curiosity,
17 Nick, if we have an issue with somebody coming off
18 of mute, could they type in the chat box their vote?

19 MR. BENNETT: I haven't had this
20 question.

21 MR. MAPP: I'm back. I'm back. I was
22 having some technical difficulties.

23 My vote is in the affirmative.

24 MS. SUAREZ: Thank you very much.

25 MR. BENNETT: We can address that

1 question on another day, Director.

2 MS. SUAREZ: Yes, yes, okay. I'll
3 give Craig a little opportunity to think that one
4 through.

5 MR. JESSUP: Thank you very much. We
6 appreciate it.

7 MS. SUAREZ: You're welcome. Best of
8 luck.

9 MR. DEGRAW: Thank you, everyone. We
10 appreciate your help.

11 MR. ROSA: Thank you very much.

12 MS. SUAREZ: You're welcome.

13 So then the next application we have
14 appearing before the board is Orange City Township.

15 MR. MAPP: And for this one, I will
16 recuse.

17 MS. SUAREZ: Yes.

18 MR. LERCH: Yes, good morning,
19 Director. Dieter Lerch, the budget consultant.

20 I believe I have with us today, Chris
21 Hartwick is the business administrator and Nile
22 Clements is the chief financial officer.

23 MR. HARTWICK: Good morning, Director.

24 MS. SUAREZ: Good morning.

25 All right, let's get those gentlemen

1 sworn in.

2 CHRIS HARTWICK

3 NILE CLEMENTS

4 is duly sworn by a Notary Public of the State of New
5 Jersey and testifies under oath as follows:

6 MR. LERCH: Thank you. I just want to
7 say a quick note to Mayor Mapp as well. I've had
8 the pleasure of working alongside of Mayor Mapp,
9 working for Mayor Mapp, working with Mr. Mapp as a
10 CFO and as a Director of Finance for over 25 years.
11 And certainly been a pleasure and he's a man of the
12 highest integrity and he's going to be sorely
13 missed.

14 So just my gratitude to Mr. Mapp for
15 all the years of service he's given to the
16 government world.

17 Before us, before you have a request
18 for a cap waiver, budget cap waiver by the City of
19 Orange in the amount of \$2.5 million.

20 The budget cap is going to be -- is
21 being requested in two areas. The first is in the
22 police department. We're requesting a waiver of
23 \$1.7 million for police salary and wages.

24 The reason for the request in the
25 police salary and wages is the city has an

1 additional 15 employees in the police department,
2 six of which are uniform policemen and nine which
3 are special police slash telecommuters. That will
4 bring the total complement of the department up to
5 166 personnel.

6 The city also, a reason for the
7 additional six additional officers is the city was
8 the recipient of a cops hiring grant of \$1,875,000,
9 and under the grant requirements, the city may not
10 sup plan the personnel TO, so what they did is hire
11 six additional uniform police officers.

12 The next area for the request is in
13 the fire department, and we're requesting a cap
14 waiver of \$800,000 in the fire department. Here,
15 too, due to retirees, the city is projecting to hire
16 16 additional fire fighters commencing September of
17 2023, and what that will do is, right now the
18 complement in the fire department right now, they
19 have 78 fire officers. With the additional 16 new
20 fire officers and minus the retirees, they're
21 expecting seven retirees, the force will be up to a
22 complement of 87 fire fighters, and I believe that,
23 what do you call it, they're probably still slightly
24 below the requirements of the National American Fire
25 Trade Association.

1 The city has been before you in the
2 prior two years. The '22 budget, the board did
3 grant the city a cap waiver in the amount of two
4 million, so we are slightly higher than last year's
5 request, but on the bright side, the year before
6 that, 2021, this board granted the city a cap waiver
7 of 3.7 million.

8 So we are substantially below that,
9 and I think if you -- you know, certainly when I
10 take a look at it as the budget consultant, the
11 city's making great strides that hopefully in a
12 couple years we won't be before you for this
13 request.

14 At this point, I'd like to just turn
15 it over to Chris Hartwick if I may for a few words.
16 I think Chris always shares a great amount of wisdom
17 with the board and I think they appreciate that. So
18 if I may, Director.

19 Chris.

20 MR. HARTWICK: The only other comment
21 I would add is that this year, in addition to the
22 hires, is the first year of a multi-year settlement
23 of their contract that's actually hitting the
24 budget, both in police and fire.

25 MR. LERCH: That concludes our

1 presentation.

2 MS. SUAREZ: Thank you.

3 Mr. Lerch, I think you were alluding
4 to or kind of answering one of the questions that I
5 did have, but I would appreciate a little more of a
6 finer point because we have seen a decrease, right,
7 in the cap waiver requests, as you said, over the
8 last couple of years. This one seems to be more
9 than the previous years.

10 So just, and maybe this is really a
11 question for Mr. Hartwick, but what are kind of the
12 budget indicators predicting for next year? Like,
13 what are we anticipating, I guess?

14 MR. HARTWICK: Well, if the thrust of
15 the question is will I be back for another waiver,
16 the answer is yes. We keep chipping away at the
17 waiver.

18 We have, the increases in police and
19 fire have been curbed to a certain extent. We will
20 significantly reduce overtime, which should help.
21 We've budgeted less for overtime in our current
22 budget. The hires will help. We've also taken some
23 other steps to curb that overtime.

24 Revenue continues to increase through
25 the addition of pilots. So we're headed in the

1 right direction.

2 As you know, it's -- we have a
3 situation where because the city did not take
4 advantage of the cap waiver for all of the years
5 that they could have until Mr. Lerch and I came on
6 board, had we done that, we wouldn't be needing a
7 cap waiver at all. So we're making up lost ground.

8 MS. SUAREZ: I appreciate the candor.

9 So it sounds to me as if the
10 indicators are pointing to likely back next year,
11 but hopefully for a lesser amount?

12 MR. HARTWICK: Correct.

13 MS. SUAREZ: Back to the trend we were
14 seeing. Okay.

15 MR. HARTWICK: That's the goal.

16 MS. SUAREZ: Thank you.

17 I do not have any other questions, but
18 I would open it up for the board members or if
19 there's anyone from the public who have additional
20 questions that they'd like to raise.

21 I'm not seeing anything, but I will
22 say it one last time, if you do have any comments or
23 questions, you can pipe up or use the raise hands
24 feature so that we can see if you'd like to be
25 heard.

1 Okay. All right. Well, I do not see
2 any additional questions so I will ask if we have a
3 motion to approve the appropriation cap waiver for
4 the use of surplus.

5 MR. AVERY: So moved.

6 MS. RODRIGUEZ: Second.

7 MR. BENNETT: I have Mr. Avery and Ms.
8 Rodriguez.

9 Ms. Suarez.

10 MS. SUAREZ: Yes.

11 MR. BENNETT: Mr. Mapp is recused.
12 Mr. Di Rocco is absent.

13 Mr. Close.

14 Appears as though you're on mute, Mr.
15 Close.

16 MR. CLOSE: Yes.

17 MR. BENNETT: Mr. Avery.

18 MR. AVERY: Yes.

19 MR. BENNETT: And Ms. Rodriguez.

20 MS. RODRIGUEZ: Yes.

21 MR. BENNETT: Motion approved with
22 four votes.

23 MR. LERCH: Thank you very much.

24 MR. HARTWICK: Thank you, Director.

25 MS. SUAREZ: You're welcome. The best

1 of luck.

2 The next applicant appearing before
3 the today is the Manasquan Borough Board of
4 Education.

5 MS. KAHN: Good morning. I am Andrea
6 Kahn for McManimon, Scotland and Baumann. We're
7 bond counsel for the Board of Education.

8 Also with us is Dr. Peter Crawley, the
9 business administrator board secretary, Sherry
10 Tracey, the municipal advisor with Phoenix Advisors,
11 and I believe we have Wayne Leahy of Honeywell
12 International who is the ESCO for the project.

13 I believe they're ready to be sworn
14 in.

15 DR. PETER CRAWLEY

16 SHERRY TRACEY

17 WAYNE LEAHY

18 is duly sworn by a Notary Public of the State of New
19 Jersey and testifies under oath as follows:

20 MS. KAHN: Thank you.

21 In this application the Board of
22 Education is seeking approval of a school energy
23 savings obligation refunding bond ordinance to fund
24 their energy conservation improvements related to
25 their energy savings plan pursuant to New Jersey

1 Statutes Annotated 18A:18A-4.61(c)3 and 18A:24-61.1
2 et seq.

3 Under the energy savings improvement
4 program, they could go through either a lease or a
5 refunding bond ordinance and authorize the issuance
6 of refunding bonds.

7 The recommendation from the municipal
8 advisor is that in this case, under the current
9 market conditions, the most cost effective way of
10 going forward would be through the issuance of
11 energy savings obligations refunding bonds.

12 The plan was approved by the Board of
13 Education. It was approved by the Board of Public
14 Utilities. They went through the local government
15 energy audit, and the energy savings has been
16 verified as required by the statute by a third
17 party, in this case Whitman Engineering.

18 The types of improvements that are
19 being funded will include lighting, boiler
20 replacements, uni-ventilators, rooftop units, and a
21 solar power purchase agreement is also involved,
22 although, of course, that will not be funded through
23 the plan, but it's part of the energy savings
24 program.

25 In each year, there is coverage. The

1 cost of the project will be covered by the energy
2 savings.

3 The energy savings over the 15 years
4 is estimated to be in excess of \$4.3 million, and
5 we're talking about a 15-year program. We plan to
6 finance the improvements over 15 years.

7 I think at this point, perhaps we
8 could just open to questions.

9 MS. SUAREZ: Thank you, Ms. Kahn.

10 I have a couple, one being, which
11 facilities are actually being impacted by this?

12 MS. KAHN: Perhaps Dr. Crawley can
13 answer, but I believe all the facilities within the
14 district are being impacted.

15 Either Wayne or Dr. Crawley, can you
16 address that?

17 DR. CRAWLEY: Yup. We're a two-school
18 district and both buildings and some outbuildings
19 are going to be affected.

20 MS. SUAREZ: Total of six?

21 DR. CRAWLEY: The admin building, the
22 two schools, the field house. Five, and the IA
23 building.

24 MS. SUAREZ: I think, Ms. Kahn, you
25 did mention it in your presentation, but what are

1 the annual savings that they'll be realizing?

2 MS. KAHN: There is coverage. The
3 average, I believe, is over \$12,000 a year. That's
4 the average over the life of the issue.

5 And of course, once the --

6 MS. TRACEY: Yes, the excess coverage,
7 exactly, beyond what we're anticipating for the
8 repayment of the bonds.

9 MS. KAHN: So in addition to the
10 savings, of course they're getting needed capital
11 improvements, and once the project is paid off, it's
12 just savings.

13 MS. SUAREZ: What year are we
14 anticipating that? Going through the life, though,
15 correct, Ms. Kahn?

16 MS. KAHN: What year will we be paid
17 off?

18 MS. TRACEY: Yes. The bonds are being
19 structured to match with the energy savings which
20 end up being about, they're anticipated I'll say
21 roughly 150, 160,000 in total per year, and then
22 when we net out the debt service, that would be
23 roughly 12,000 or so additional savings that the
24 district should see each year, but in total, yes,
25 but for every year, by the time the bonds are then

1 paid off, then the district will still continue to
2 see some savings for these improvements beyond that,
3 but we just track the savings through the 15-year
4 repayment.

5 MS. SUAREZ: Right, right.

6 And I believe in the application, in
7 year two the rebate schedule is actually, I guess,
8 nonuniform because there will be like a surge in
9 savings, correct?

10 MS. TRACEY: Exactly. There's a large
11 rebate anticipated, \$1.8 million that's expected to
12 come after, in year two, and so the bonds are being
13 structured to match with that payment, with that
14 rebate.

15 MS. SUAREZ: Okay. I don't have any
16 additional questions.

17 So I will just open it up to see if
18 the board members or anyone from the public has any
19 comments or questions.

20 Okay. Then hearing none, do we have a
21 motion to approve the issuance of the school
22 refunding bonds and the proposed energy savings
23 improvement program.

24 MR. AVERY: So moved.

25 MR. CLOSE: Second.

1 MR. MAPP: I'll second.

2 MR. BENNETT: I had Mr. Avery and

3 Mr. Close.

4 Ms. Suarez.

5 MS. SUAREZ: Yes.

6 MR. BENNETT: Mr. Mapp.

7 MR. MAPP: Yes.

8 MR. BENNETT: Mr. Di Rocco is absent.

9 Mr. Close.

10 MR. CLOSE: Yes.

11 MR. BENNETT: Mr. Avery.

12 MR. AVERY: Yes.

13 MR. BENNETT: And Ms. Rodriguez.

14 MS. RODRIGUEZ: Yes.

15 MR. BENNETT: Motion approved.

16 MS. KAHN: Thank you.

17 DR. CRAWLEY: Thank you very much.

18 MS. SUAREZ: You're welcome. Best of

19 luck with the project.

20 The next applicant appearing before

21 the board today is the Camden County Improvement

22 Authority.

23 MR. WINITSKY: Good morning, Director.

24 Jeff Winitzky from Parker, McCay. We're bond

25 counsel to the Camden County Improvement Authority.

1 With us is Jim Lex, who's the
2 executive director of the Authority, Josh Nyikita,
3 who's the financial advisor to the Authority from
4 Acacia Financial. We've got Sheffin Joseph who's a
5 representative of the developer of the project that
6 we'll discuss in a minute, and I believe we've got a
7 representative from our underwriter, Alex, I think
8 you're on but please speak up.

9 MR. STEKLER: I am here. Thank you,
10 Jeff.

11 MR. WINITSKY: There you go. Great.
12 Thank you.

13 And everyone can get sworn in.

14 JIM LEX

15 JOSH NYIKITA

16 SHEFFIN JOSEPH

17 ALEXANDER STEKLER

18 is duly sworn by a Notary Public of the State of New
19 Jersey and testifies under oath as follows:

20 MS. SUAREZ: All right, Mr. Winitsky.
21 The floor is yours.

22 MR. WINITSKY: So we are here today on
23 behalf of the Camden County Improvement Authority
24 seeking positive findings pursuant to N.J.S.A.
25 40A:5A-6 in connection with the issuance by the

1 Authority of its multi-family housing revenue bonds
2 in an aggregate principle amount of not to exceed
3 \$65 million.

4 The proceeds of these bonds are being
5 utilized to provide a loan to an entity called
6 Northgate Preservation Urban Renewal, LLC, who is an
7 affiliated entity of Hudson Valley Property Group
8 who is a well-established affordable housing,
9 workforce housing developer based out of New York
10 who has quite a few projects and properties in the
11 State of New Jersey.

12 Specifically, purchase of the bonds
13 are being utilized together with a whole bunch of
14 other sources that I'll get into in a minute to
15 finance the cost of the acquisition, substantial
16 rehabilitation and renovation of a large apartment,
17 affordable housing apartment complex called North
18 Gate One Apartments, which is located in the City of
19 Camden.

20 Other use of the proceeds will be for
21 related acquisition, rehabilitation, construction,
22 renovation costs, and certain costs in connection
23 with the issuance of the bonds themselves.

24 Before I get into the project and sort
25 of the security structure for the bonds, just a

1 little bit about the developer just for the benefit
2 of the group and of the board.

3 Hudson Valley Property Group, as I
4 mentioned, is based out of New York City. They
5 develop affordable and workforce housing, with their
6 core purposes of preserving and elevating supply of
7 affordable housing all over the country.

8 They do this principally through a
9 large preservation fund that they have to deploy
10 capital to acquire, preserve, reinvest, etc., for
11 affordable housing.

12 To date, Hudson Valley and Sheff will
13 correct me if I've got the numbers wrong through its
14 various development entities has preserved over
15 8,300 units of affordable housing, nearly 3,400 of
16 which are in New Jersey, and in fact, they recently
17 closed and are in the process and may, in fact, be
18 completed of improving, acquiring rehabilitation and
19 renovation of a project in Camden called Crestbury
20 Apartments. So they're familiar with the city and
21 they're looking to do more.

22 Let me give you a little bit of
23 background about the project itself. When I say the
24 project, I mean North Gate One Apartments.

25 This is a 21-story, 321-unit

1 affordable housing community located in the City of
2 Camden, right off of the base of the Ben Franklin
3 Bridge which leads to and from the City of
4 Philadelphia.

5 It is a HUD controlled affordable
6 housing apartment, and it's got eight years left on
7 an existing Section 8 HAP contract with HUD. The
8 apartments consist of one-bedroom and two-bedroom
9 and studio units. I think I've got that right.

10 This particular facility has, for
11 many, many years, desperately needed capital
12 improvements, upgrades and enhancement, and all of
13 those have frankly been disregarded, delayed or
14 ignored by its current owners, so much so that the
15 City of Camden, the County of Camden and others have
16 interceded in an attempt to get those improvements
17 done. There have been many fine, penalties, etc.,
18 levied, and the city and the county are very excited
19 to get a new owner/operator in to take control to
20 substantially renovate and to put this very
21 important piece of affordable housing back into the
22 mix for the residents of the city.

23 In that regard, the rehabilitation and
24 renovation plan includes quite a bit. We included a
25 whole bunch of renderings in our Local Finance Board

1 application. I'm hopeful that the members of the
2 board could see those because it really helps to get
3 a sense of what it looks like now and what it will
4 be upon completion, but I'll just run through those
5 quickly.

6 So the key capital needs, there are
7 many, but the key capital needs to be addressed
8 include in-unit rehabilitation, renovation of
9 kitchens, bathrooms, HVAC systems, entry doors,
10 lighting, flooring, security improvements, security
11 monitoring cameras, a new security office, whole
12 bunch of common area maintenance, exterior
13 maintenance, in-unit water savings, new landscaping,
14 furniture, etc.

15 So you see it's the laundry list,
16 right, so this is not only an acquisition, but a
17 substantial rehabilitation.

18 In connection with the completion of
19 the project and to ensure continuation of affordable
20 housing, a new 30-year affordability restriction
21 will be placed on the property, which is great.
22 Ultimately, that's what the city wants to see, and
23 that affordability restriction is being included
24 because there's the use of low income housing tax
25 credits as well as a HUD 221(d) loan, which I'll get

1 into in a minute.

2 So as I mentioned at the outset,
3 there's a large capital stack for this particular
4 project. It's representative of about \$125 million
5 investment into this property, a portion of which is
6 being funded with the proceeds of the bonds.

7 So I'll sort of explain what the
8 capital stack looks like and where the bonds fit in
9 to that larger capital stack, and then I'll explain
10 sort of the structure of how this is going to work
11 from a security repayment perspective.

12 But before I do that, I just want to,
13 for the benefit of the board, you may be wondering
14 why the Camden County Improvement Authority is
15 appearing before you for a multi-family housing
16 project in lieu of this being done through New
17 Jersey Housing and Mortgage Finance Agency, where
18 you would typically see this kind of project being
19 done.

20 This is being done through the Camden
21 County Improvement Authority because New Jersey
22 housing, while very supportive of the project, does
23 not do short-term lending. Sort of their portfolio,
24 their model does not anticipate short-term loans,
25 and I'll get into what ours looks like specifically.

1 This bond would only be three-year
2 maturity, an expected three-year maturity, so New
3 Jersey Housing said, While we like this, that's not
4 something that we do as part of our business model,
5 so if you can get it done locally, please do so.

6 Hudson Valley approached the
7 improvement authority. We knew about the project,
8 knew about its importance and coordinated with the
9 county and the city to take on this role for such
10 purpose, because these are private activity bonds.
11 We went to the state and asked for volume cap. The
12 state did grant us \$65 million of volume cap, which
13 is not an easy thing to do. Usually most of it is
14 apportioned to New Jersey Housing and others, but
15 that is indicative of all levels of support to get
16 this project done. They were willing to give that
17 volume cap over to the Authority so we could issue
18 the bonds.

19 So with that, let me get a little bit
20 into sort of the capital structure of how this works
21 and where the bonds fit in.

22 As I mentioned at the outset, the
23 Authority's looking to issue \$65 million of its
24 multi-family housing revenue bonds. Those bonds
25 will be, on the day of closing, fully cash

1 collateralized. That is being done in two ways.

2 There is a Section 221(d) loan which
3 is being provided by a private lender known as PGIM.
4 That is through a HUD program. That loan, together
5 with a bridge loan that is being provided for the
6 anticipated receipt of low income housing tax
7 credits, those two sources will be deposited
8 immediately at closing in a separate account.

9 What happens is the developer will
10 then draw down bond proceeds, and when those
11 proceeds are released from the trust indenture, they
12 will be replaced by either the 221(d) loan proceeds
13 or the low income housing tax credit bridge loan.

14 So there's a one-to-one swap. So as
15 you use dollars that were generated from bond
16 proceeds, you replace it in a collateral account
17 with proceeds from the 221(d) loan and the low
18 income housing tax credit bridge loan.

19 The idea is at the end of the
20 construction of the project when it is placed in
21 service, the monies that are -- that were replaced
22 and put in that collateral account will be used to
23 redeem and repay in full the bonds.

24 So when the bonds are issued, because
25 they're fully cash collateralized, there is no risk

1 of repayment unless for some reason the project was
2 not completed.

3 So the term of the bonds we expect to
4 be -- well, we're going to set at somewhere between
5 28 and 36 months, and what will happen is during
6 that period and when the project is, in fact, placed
7 in service, there's a notice and then you use the
8 collateral proceeds to redeem the bonds.

9 If for some reason during that initial
10 period construction isn't completed or there are
11 delays, etc., the underwriter will actually remarket
12 the bonds so they will be tendered and remarketed
13 with sort of new terms, but the idea is eventually
14 the same processes will occur such that there will
15 be full cash collateralization and redemption of the
16 bonds, but there is a tender provision in the bond
17 structure such that if we go beyond the 36 months,
18 they're still there, right?

19 So because the bonds are cash
20 collateralized, at closing the bonds will actually
21 receive or expected to receive a triple A rating.
22 So they're fully secured investors, like this a lot
23 because they understand that the 221(d) loan and the
24 low income tax credit loan are there to repay,
25 right, at the end of the day.

1 So as I mention, the project is
2 representative of about \$125 million so the bond
3 portion of this is only a part of it.

4 We've also got, as I mentioned, that
5 low income housing tax credit bridge loan. There's
6 a low income housing tax credit equity investment
7 that is being made. There is, in addition to sort
8 of our program, aspire credits that were awarded by
9 the New Jersey Economic Development Authority, which
10 are not easy to get, but in fact, this project was
11 approved. So there's a bridge loan for those aspire
12 credits.

13 There's a seller note that is being
14 delivered, a deferred developer fee, and we expect
15 certain earnings on bond proceeds, investment
16 earnings on bond proceeds during the construction
17 period.

18 So there's a very large capital stack
19 associated with this, but for purposes of the
20 board's understanding and sort of where we're here
21 and how our bonds operate, it is all sort of in
22 connection with the 221(d) loan and the low income
23 housing tax credit loan which cash collateralized
24 the entirety of our bond issuance.

25 So we had had some initial

1 conversations with the director and others in
2 advance of the meeting today, understanding that
3 this is not a typical bond structure that the board
4 is used to seeing. They had a lot of questions. We
5 answered them.

6 So if there are more by the members of
7 the board, we're happy to answer them. If you have
8 questions about the project, the developer or any
9 other portion of this, we've got the full team on to
10 answer those questions.

11 MS. SUAREZ: Thank you, Mr. Wini tsky.
12 I think the presentation was really helpful. I also
13 found the pre-meeting elucidating because it always
14 kind of helps us understand at a greater level than
15 just reading through the application.

16 The capital stack here, I think, is
17 just particularly complex, right, with the financing
18 layering, creative, but just complex in a way that
19 we don't see typically on other applications.

20 One of the items that I know we honed
21 in on during the pre-meeting that I'd like to just
22 flush out or put a finer point on again is the
23 36-month acquisition period. And that the Camden
24 County itself is actually going to shed its risk
25 after 2027, that the project will actually be off

1 its books at that point and completely shift
2 directly to the developer.

3 So I just wanted to confirm that
4 understanding for the record and for the public
5 session as well.

6 MR. WINITSKY: Yes, you are absolutely
7 correct.

8 The idea here is that, even at the
9 outset, while it's technically an obligation of the
10 Authority by way of its bonds, it's fully cash
11 collateralized on the day of closing and the full
12 expectation of the group is, while it's a
13 three-year, or roughly a three-year term for
14 construction and placed in service, we're hopeful
15 that we can do it more quickly than that. We sort
16 of give ourselves a little bit of a buffer to do so,
17 and when the project is, in fact, placed in service
18 the obligation goes away in its entirety for the
19 Authority.

20 MS. SUAREZ: And I believe you
21 mentioned previously that the buffer period was
22 partially because of the economy and trying to
23 figure out rates and where things are going to kind
24 of land during that period. So to provide a little
25 additional room to hopefully obtain a better rate if

1 possible during that time period.

2 So I appreciate always a conserved --
3 being conservative on the timeframes instead of
4 always cutting it close, especially in the world of
5 construction.

6 And lastly, I think what might just be
7 helpful for some of the board members and the public
8 would also be to hear a little bit from the
9 developer just on some of the projects that they
10 have handled, that they are quite up to the task of
11 something of this large of a scale that's going to
12 be really transformative, and I know we throw that
13 word around a lot during these kinds of meetings,
14 but you know, we're talking about quite a lot of
15 residents in City of Camden and how this is actually
16 going to improve their day in and day out lives.

17 So I want to also make sure that, not
18 that I think they wouldn't have been, but the
19 developer, eyes wide open and has handled things on
20 this scale previously.

21 MR. JOSEPH: Thank you, Director
22 Suarez. Yes, hi, I'm Sheffin Joseph representing
23 Hudson Valley Property Group.

24 So as Jeff mentioned up front, we are
25 an affordable housing owner and developer. All we

1 do is affordable housing.

2 Most of our portfolio of 8,500 units
3 is in New Jersey, and our focus is really
4 acquisition rehab, so exactly our bread and butter.

5 We just completed, about six months
6 ago, a little bit more than that, another very
7 similar project in Camden as well, even larger,
8 actually, 391 units, family property, called
9 Crestbury Apartments. That was very similar where
10 it required a very large rehab plan, temporary
11 relocation tenants, no displacement, using low
12 income housing tax credits and also long-term bonds.

13 So that's a very similar project to
14 this one, and we've done probably several dozen
15 deals now at this point which are similar pattern
16 where we've been working very closely with both the
17 City of Camden, the Camden Police Department, and
18 the security is certainly a concern at this
19 property.

20 We're applying to change management so
21 it's not just a \$36 million rehab. It's also
22 changing management and operations on a day-to-day
23 basis to really turn around the project.

24 So yes, we're very ready and very
25 familiar with this. We're very much looking forward

1 to it.

2 MS. SUAREZ: Thank you for that.

3 Any other questions or comments for
4 the board or members of the public.

5 Okay. Hearing none, do we have a
6 motion to issue positive findings on the project
7 financing.

8 MR. MAPP: Yes, move.

9 MS. RODRIGUEZ: Second.

10 MR. BENNETT: Mr. Mapp and Ms.
11 Rodriguez.

12 Ms. Suarez.

13 MS. SUAREZ: Yes.

14 MR. BENNETT: Mr. Mapp.

15 MR. MAPP: Yes.

16 MR. BENNETT: Mr. Di Rocco is absent.

17 Mr. Close.

18 MR. CLOSE: Yes.

19 MR. BENNETT: Mr. Avery.

20 Mr. Avery, it appears as though you're
21 on mute.

22 Jump ahead to Ms. Rodriguez.

23 MS. RODRIGUEZ: Yes.

24 MR. BENNETT: And Mr. Avery again.

25 With four in favor, the motion passes.

1 MR. WINITSKY: Thank you very much.

2 We appreciate it.

3 MR. JOSEPH: Thank you, everybody.

4 MS. SUAREZ: You're welcome. Best of
5 luck with the project.

6 The next applicant appearing before us
7 today is the Hudson County Improvement Authority.

8 MR. LEE: Hi. This is Bakari Lee of
9 McManimon, Scotland and Baumann with the Hudson
10 County Improvement Authority in connection with the
11 issuance of \$103,121,000 of county secured Series
12 2023 B notes.

13 We have with us here Kurt Cherry, CFO
14 of the improvement authority.

15 And from the borrowers, from Weehawken
16 Lisa Toscano, CFO; Jason CapiZZi, bond counsel.

17 From Union City, Tammy Zuka, who's the
18 CFO, and Jeff Winitsky, who you just heard from as
19 bond counsel. On behalf of Bayonne, Donna Mauer,
20 CFO; John Cantalupo, bond counsel.

21 From the Town of West New York, I
22 believe we have John DeJoseph, who's the CFO, and
23 Bill Mayer, bond counsel.

24 And then on behalf of the Weehawken
25 Parking Authority we have Carmela Silvestri Ehret,

1 who is the executive director, and Matt Jessup who
2 is bond counsel.

3 And then also we have Nick
4 Wilichinsky, who is with NW, the municipal advisor
5 to the Authority.

6 So I think we should begin by swearing
7 in our representatives other than the attorneys.

8 KURT CHERRY

9 LISA TOSCANO

10 TAMMY ZUKA

11 DONNA MAUER

12 JOHN DeJOSEPH

13 CARMELA SILVESTRI EHRET

14 NICK WILICHINSKY

15 is duly sworn by a Notary Public of the State of New
16 Jersey and testifies under oath as follows:

17 MS. SUAREZ: Mr. Lee, the floor is
18 yours.

19 MR. LEE: My name is Bakari Lee, bond
20 counsel to the Hudson County Improvement Authority
21 in connection with its issuance of \$103,121,000 of
22 county guaranteed Series 2023 B notes.

23 Those notes are comprised of
24 \$75,751,000 of tax exempt county guaranteed Series
25 2023 B-1 notes, and \$27,370,000 taxable county

1 guarantee 2023 B-2 notes, along with the issuance by
2 the parking authority of \$11,660,000 of taxable
3 parking project notes, Series 2023.

4 This application is before you in
5 connection with N. J. S. A. 40A:5A-6 and N. J. S. A.
6 40:37A-80.

7 As you know this program, the note
8 program through the Hudson County Improvement
9 Authority has been in existence for some time, since
10 2009.

11 To date, we have issued \$2.7 billion
12 of notes and had saved the participating local units
13 in excess of \$35.5 million.

14 The program enables the local units
15 within Hudson County to access the short-term debt
16 market at lower rates as a result of the county's
17 strong short-term credit rating.

18 The question has been asked in the
19 past, and I'll just speak to it really quickly, that
20 this is not necessary for bonds in that the local
21 units have available to them the municipal Qualified
22 Bond Act, and typically, otherwise, we'd go through
23 the state for that purpose for bonds, but that act
24 is not available as it pertains to the short-term
25 market so the county program is used for that

1 purpose.

2 And I think it's also always important
3 to note that in the event of a default by a
4 particular local unit, the county guarantee is
5 triggered only for that purpose, that portion of the
6 issuance, and not the entire issuance or other
7 outstanding notes under the program.

8 So with that, I'll transition into an
9 overview regarding the variety of borrowers, and
10 then if we have any questions, we can kind of sort
11 through that on a borrower-by-borrower basis.

12 So first up is Weehawken. Weehawken
13 is issuing \$15,142,000 of tax exempt bond
14 anticipation notes to currently refund its maturing
15 \$15,852,000 of tax exempt bond anticipation notes,
16 along with a \$710,000 statutorily required paydown
17 in accordance with the Local Bond Law, and that is
18 to -- that initial issuance was to finance various
19 capital improvements such as cars, equipment,
20 recreational improvements, etc.

21 Weehawken is also issuing a \$304,000
22 tax appeal refunding note which is tax exempt to
23 currently refund its maturing \$616,000 tax appeal
24 refunding note, tax exempt with a \$312,000
25 statutorily required paydown.

1 Moving along to Union City, it will be
2 issuing a \$7,038,000 tax exempt bond anticipation
3 note to currently refund its maturing \$7,329,000 tax
4 exempt bond anticipation note, along with a \$291,000
5 statutorily required paydown.

6 On the taxable side, Union City will
7 be issuing a \$1,210,000 bond anticipation note to
8 currently refund its \$2,420,000 emergency note, along
9 with a \$1,210,000 paydown.

10 Moving along to Bayonne, the City of
11 Bayonne will be issuing a \$6,060,000 tax exempt bond
12 anticipation note to currently refund its maturing
13 \$6,230,000 tax exempt bond anticipation note with a
14 \$170,000 paydown.

15 Bayonne also will be issuing a
16 \$148,000 special emergency note, tax exempt to
17 currently refund its two million -- excuse me,
18 298,000 special emergency note with a \$150,000
19 paydown.

20 And then lastly, as it pertains to
21 Bayonne, they have a new money component in the
22 amount of \$10,389,000. That's a bond anticipation
23 note on a tax exempt basis to finance the
24 acquisition of vehicles and equipment for the DPW,
25 fire department and police department, various park

1 and recreational improvements, road improvements,
2 capital improvements to municipal buildings and
3 pedestrian safety improvements.

4 And now moving along to the Town of
5 West New York, West New York will be issuing
6 \$22,686,000 general capital bond anticipation notes
7 comprised of \$17,861,000 tax exempt notes and
8 \$4,825,000 in taxable notes.

9 West New York will also be issuing
10 \$12,340,000 parking utility tax exempt bond
11 anticipation notes to currently refund --
12 collectively all together to currently refund
13 \$35,026,000 tax exempt bond anticipation notes
14 issued for a variety of reasons, repairs to DPW
15 building, various park capital and parking
16 improvements, a refunding ordinance for health
17 insurance benefits and construction of a parking
18 deck.

19 West New York will also be issuing a
20 \$9,675,000 parking utility bond anticipation note on
21 a taxable basis to currently refund its \$9,800,000
22 parking utility bond anticipation note with a
23 \$125,000 paydown.

24 And lastly, West New York has a new
25 money component in the amount of \$6,469,000 of

1 general capital tax exempt bond anticipation notes
2 to finance the acquisition of property.

3 And then lastly, in terms of
4 borrowers, we have the Weehawken Parking Authority,
5 which as I mentioned earlier will be issuing
6 \$11,660,000 of parking project notes on a taxable
7 basis to currently refund its \$12,055,000 parking
8 project note along with a \$395,000 paydown
9 originally approved in 2009 by this board.

10 So Director, you have all of the
11 borrowers in the background for this proposed
12 issuance. We are available to answer any questions
13 you may have or that the members may have.

14 MS. SUAREZ: Thank you very much,
15 Mr. Lee.

16 In your presentation, I think I
17 understood correctly, but I just want to confirm, so
18 it sounds like Bayonne and West New York are the
19 only two issuing any new debt; is that correct?

20 MR. LEE: Yes. Bayonne, correct, that
21 is correct.

22 MS. SUAREZ: Okay. I appreciate the
23 thorough presentation. I do not have any additional
24 questions.

25 I will open it up to see if there are

1 any comments or questions from the board or the
2 public.

3 Okay. Hearing none, do we have a
4 motion to issue positive findings for both the
5 county guaranteed pulled notes and the Weehawken
6 Parking Authority notes.

7 MR. MAPP: I move.

8 MR. CLOSE: Second.

9 MR. BENNETT: Mr. Mapp and Mr. Close.
10 Mr. Suarez.

11 MS. SUAREZ: Yes.

12 MR. BENNETT: Mr. Mapp.

13 MR. MAPP: Yes.

14 MR. BENNETT: Mr. Di Rocco is absent.
15 Mr. Close.

16 MR. CLOSE: Yes. That's some
17 presentation.

18 MR. LEE: Thank you.

19 MR. BENNETT: Mr. Avery.

20 Mr. Avery, it appears you're still on
21 mute.

22 Ms. Rodriguez.

23 MS. RODRIGUEZ: Yes.

24 MR. BENNETT: We can move ahead with
25 the four votes.

1 MR. LEE: Thank you, Director, and
2 thank you, members. We appreciate it.

3 MS. SUAREZ: You're very welcome.
4 Best with luck with all the projects.

5 MR. MAYER: Thank you.

6 MS. SUAREZ: The next applicant
7 appearing before the board today is the Morris Towns
8 Parking Authority. I see Mr. Draikiwicz.

9 MR. DRAIKIWICZ: Yes, John Draikiwicz,
10 bond counsel to the Morristown Parking Authority in
11 connection with the transaction, and we have two
12 others joining us today. Ryan Hottenstein, who's
13 the finance advisor to the Authority, from SSL
14 Public Finance, LLC. We also have Jason Sierra,
15 who's the director of financial operations from the
16 Morristown Parking Authority.

17 MS. SUAREZ: Let's get both of those
18 gentlemen sworn in and then we can proceed.

19 RYAN HOTTENSTEIN

20 JASON SIERRA

21 is duly sworn by a Notary Public of the State of New
22 Jersey and testifies under oath as follows:

23 MS. SUAREZ: Okay, Mr. Draikiwicz, the
24 floor is yours.

25 MR. DRAIKIWICZ: Thank you very much.

1 The Morristown Parking Authority
2 proposed to issue its federally taxable refunding
3 bonds in an aggregate principle amount not to exceed
4 \$4.2 million, the proceeds of which will be utilized
5 to advance refund a portion of the Authority's
6 outstanding guaranteed parking revenue bonds, Series
7 217 B, as well as to pay certain cost of issuance in
8 connection with the auxiliary of the refunding
9 bonds.

10 The refunding bonds will be secured by
11 revenues of the parking authority, and in addition
12 will be secured by the guarantee by the Town of
13 Morristown which was previously adopted by the town
14 on April 11, 2017, and received positive findings
15 from the Local Finance Board at a September 14,
16 2016, meeting.

17 The 2017 bonds, which are the bonds
18 that were refunded, were issued as tax exempt bonds
19 and were used to refinance the Authority's then
20 outstanding 2007 B parking revenue bonds, the
21 proceeds of which were utilized to construct a
22 four-story building located in the Town of
23 Morristown.

24 It should be noted that the 2017 bonds
25 were tax exempt bonds and it was based on the fact

1 that each of the entities that were renting the
2 facility were not-for-profit entities, as well as
3 being utilized by the parking authority itself.

4 One of the tenants which occupy the
5 third and fourth floors has sent a nonrenewal notice
6 in to the Authority in December of last year stating
7 that it would not be utilizing the space going
8 forward, and since that particular space was
9 utilized by a not-for-profit, the Authority, without
10 doing its transaction, would be required to relet
11 the space to another not-for-profit entity.

12 However, as Jason will describe, there
13 is a desire by the parking authority to open up the
14 transaction to for-profit entities in order for
15 there not to be a potential loss of revenues which
16 will be significant, and therefore, this taxable
17 refunding transaction needs to be undertaken under
18 the federal tax law in order for the Authority to
19 permit the space on the third and fourth floors to
20 potentially be used by a for-profit tenant.

21 At this time, I'd like to turn it over
22 to Jason just for him to describe the status of the
23 rental ability to try to rent the space to
24 not-for-profit entities and what the tenant decided
25 not to renew and what his thoughts are and

1 conversations are to potentially renewing with that
2 entity.

3 So Jason, if you can describe the
4 rental situation on that third and fourth floors,
5 that will be helpful to describe to the Authority.

6 MR. SIERRA: Sure. Good afternoon,
7 everybody.

8 Currently we have a tenant there who
9 has been there for since the beginning the building
10 was opened up. They are moving their operations
11 from Morristown to the City of Newark and they
12 notified us last year.

13 We have reached out to a number of
14 not-profit entities in town about possibly moving to
15 the space. We have not had much interest in terms
16 of nonprofit given the size of the space, and we are
17 now reaching out to for-profit entities through a
18 broker to possibly fill that space, which is two
19 floors, just under half of our available office
20 space in our building.

21 MR. DRAKIWICZ: And if I may then
22 turn it over to Ryan to describe the financial
23 impact of not having the tenant there at all and the
24 financial impact of the refunding, that would be
25 appreciated at this time, Ryan.

1 MR. HOTTENSTEIN: Absolutely. Good
2 morning, everyone. Pleasure to be with you this
3 morning.

4 As mentioned earlier, my name is Ryan
5 Hottenstein with SSL Public Finance, financial
6 advisory firm to the Morristown Parking Authority.

7 This transaction is being proposed and
8 undertaken strictly due to use issues in the federal
9 tax law.

10 The current rent generated by the
11 third and fourth floor from the foundation that is
12 leaving brings in about \$494,000. So with that
13 tenant leaving, that is the potential for lost
14 revenue if the Authority cannot fill that space.

15 Based on the current estimates, we are
16 anticipating that the increase in debt service to
17 the Authority on this refinancing will increase debt
18 service approximately 50 to \$60,000, depending on
19 rates at the time of issuance to the positive. In
20 fact, it will have to increase that debt service.

21 However, it would be more than offset
22 by that lost revenue if we are not able to fill that
23 space. So the objective here really is to switch
24 that into a taxable form to open up the marketing to
25 many more tenants so that we don't have to, or the

1 ability to not have that space be vacant.

2 MR. DRAIKIWICZ: And if I also may
3 add, we have informed the Town of Morristown of what
4 our actions would be, and so they're also on board
5 in terms of knowing what we're trying to accomplish
6 with that space.

7 With that, I'd like to turn it back to
8 the board and the director to ask any questions that
9 they may have at this time.

10 MS. SUAREZ: Thank you very much. I
11 appreciate both the pre-meeting as well as the
12 presentation here for the public session.

13 One question that I do have is, and I
14 completely understand exactly where we're coming
15 from, right? It's either are we going to absorb a
16 \$500,000 plus loss because we have lost a tenant
17 completely who is a nonprofit, or should we absorb
18 more like a 50 to \$60,000 loss based on refunding
19 and allowing these to be taxable.

20 Are you anticipating or planning to
21 exhaust nonprofit tenant opportunities before
22 switching to for-profit tenant options, or are you
23 just going to go out and see whatever strikes first?

24 MR. DRAIKIWICZ: You know, we've had
25 some discussions with the Authority, and Jason could

1 add that as well, which will be presenting to the
2 board at their meeting coming up in next week to
3 actually ask that question, Director, is that the
4 space ends and terminates at the end of December of
5 this year.

6 The Authority is looking into trying
7 to find the right tenant currently. So the timing
8 as to when we flip to taxable versus not taxable is
9 going to be a discussion point because we also don't
10 want to be subject to too much market risk at the
11 same time.

12 So the balancing act is between
13 locking in a rate while we have it versus perhaps
14 waiting a little bit longer to wait to see whether
15 that space could be utilized by a not-for-profit.

16 But again, I think the Authority, as
17 Jason described, has been trying to do so for the
18 last five months or so and has been unsuccessful.

19 So that will be part of the discussion
20 with the Authority as to what the timing is to
21 strike that conversion.

22 That's a good question. It's a
23 subjective one that will be part of the Authority's
24 decision-making.

25 MS. SUAREZ: Absolutely, especially

1 because timing is everything, right, so locking in
2 somebody sooner rather than later is always ideal.
3 So understand the deliberations that will take place
4 on that.

5 That's the only question that I have.
6 I will open it up to see if any of the board members
7 or the public have questions.

8 Okay. Hearing no additional
9 questions, do we have a motion to issue positive
10 findings.

11 MR. MAPP: Motion.

12 MS. RODRIGUEZ: Second.

13 MR. BENNETT: I have Mr. Mapp and Ms.
14 Rodriguez.

15 Mr. Suarez.

16 MS. SUAREZ: Yes.

17 MR. BENNETT: Mr. Mapp.

18 MR. MAPP: Yes.

19 MR. BENNETT: Mr. Di Rocco is absent.

20 Mr. Close.

21 MR. CLOSE: Yes.

22 MR. BENNETT: Mr. Avery.

23 Still muted.

24 MR. AVERY: Yes.

25 MR. BENNETT: Yes for Mr. Avery.

1 MR. AVERY: Thank you.

2 MR. BENNETT: Thank you.

3 And Ms. Rodriguez.

4 MS. RODRIGUEZ: Yes.

5 MR. BENNETT: Motion approved.

6 MR. DRAIKIWICZ: Thank you very

7 much --

8 MR. HOLLENSTEIN: Thank you very much.

9 MR. DRAIKIWICZ: -- members of the
10 board. Appreciate it. Thank you.

11 MS. SUAREZ: You're welcome. Happy
12 tenant hunting.

13 MR. HOLLENSTEIN: Thank you.

14 MS. SUAREZ: Okay. The next applicant
15 appearing before the board today is the Atlantic
16 County Improvement Authority.

17 MR. EDMUNDS: Good afternoon, all. My
18 name is Tim Edmunds. I am the new director for the
19 Atlantic County Improvement Authority, having
20 started in January 1 of this year.

21 Also with me is Ellen Hiltner, and
22 Helen is our program manager for the AC Housing
23 Rehab Program.

24 We are here before the board to
25 request utilization of \$1 million of luxury tax fund

1 money to continue to administer our Atlantic City
2 Housing --

3 MS. SUAREZ: I'm sorry to interrupt
4 you.

5 Mr. Edmunds, I'm just going to have to
6 get you and Ellen sworn in before we can proceed
7 with the application.

8 MR. EDMUNDS: Oh, I'm sorry.

9 MS. SUAREZ: That's okay.

10 TIM EDMUNDS

11 ELLEN HILTNER

12 is duly sworn by a Notary Public of the State of New
13 Jersey and testifies under oath as follows:

14 MS. SUAREZ: Thank you, Mr. Edmunds.
15 The floor is yours.

16 MR. EDMUNDS: Okay. So as I said,
17 we're requesting a million dollars in luxury tax
18 funds to continue to administer our Atlantic City
19 Housing Rehabilitation Program.

20 This will be our third request since
21 our initial application in 2012.

22 Since then, we've rehabilitated a
23 little over 100 homes.

24 Atlantic City housing stock is, about
25 35 percent of it is -- has been built prior to 1949.

1 Substandard conditions exist in many of these homes
2 and they are in need of some form of rehab.

3 You are probably all aware Atlantic
4 City continues to suffer since 2008 and especially
5 after COVID.

6 Atlantic City's unemployment is merely
7 2 percent higher than the national average.
8 Substantial number of residents in the City of
9 underemployed, not working the number of hours that
10 they used to and not making the wages at the same
11 level they did before the downturn.

12 The reality is that many of these
13 homeowners just don't have the financial resources
14 available to make improvements.

15 So the way the program works is we
16 offer a 100 percent interest-free deferred loan
17 which is secured by a mortgage to be paid to the
18 program in full at the time of a resale or transfer
19 of the title.

20 The program can provide up to 250 --
21 I'm sorry -- \$25,000 per household, and the items
22 available for rehabilitation include major systems
23 such as plumbing, heating, electric, roof, plus
24 winterization, which would include windows, doors,
25 insulation and exterior repair work focused on

1 code-related deficiencies.

2 We are not in the business of
3 providing luxury items like landscaping, appliances
4 or air conditioning, in fact.

5 First of all, these homes must be
6 owner occupied. The total household income cannot
7 exceed \$100,000. Each home must be properly insured
8 and municipal taxes must be paid up to date.

9 What will happen is if a homeowner is
10 interested in the program, they will fill out an
11 application. If we feel they are qualified, we will
12 send out one of our home inspectors who will analyze
13 the code-related items that need to be fixed.

14 He will write up a scope of work. We
15 will then solicit quotes from a pool of
16 approximately 10 contractors that we have working
17 for us. We'll put together a cost proposal.

18 The homeowner has to sign before they
19 do the work. They sign after the work. And at that
20 time the lien is put on the mortgage.

21 Any questions?

22 MS. SUAREZ: Thank you, Mr. Edmunds.
23 I appreciate the presentation. I also very much
24 appreciated the meeting where you explained the
25 process to me in greater detail, since this is my

1 first foray into this as the director and chair of
2 the Local Finance Board.

3 I just wanted to hone in on a couple
4 of items. One, the max award amount is \$25,000 per
5 household, correct?

6 MR. EDMUNDS: Correct.

7 MS. SUAREZ: And as far as the
8 eligibility requirements go, I know you touched upon
9 a little bit of that, but essentially it's owner
10 occupied homes?

11 MR. EDMUNDS: Yes.

12 MS. SUAREZ: Low income eligibility
13 requirements need to be met?

14 MR. EDMUNDS: Well, just that the
15 income cannot exceed over \$100,000.

16 MS. SUAREZ: Correct, okay.

17 And as far as the improvements being
18 repaid, it's my understanding that it's essentially
19 considered like a loan and there's like a lien
20 placed on the property, that once it's sold or the
21 deed is conveyed to another party, then the \$25,000
22 would be recouped from the property.

23 MR. EDMUNDS: That's correct, and it's
24 interest free.

25 MS. SUAREZ: Yes.

1 And then last item is just the actual
2 application period itself. It seems like it's a
3 rolling basis, look like a first come, first serve,
4 and that there's never not a need for this type of
5 programming.

6 MR. EDMUNDS: That's correct, it is
7 first come, first serve.

8 MS. SUAREZ: Okay. So I do not have
9 any additional questions.

10 I will open it up for board members
11 and the public to see if there are any questions or
12 comments.

13 MR. AVERY: Director, could I just
14 ask, is there a backlog of applicants, a waiting
15 list, so to speak?

16 MR. EDMUNDS: Ellen, could you ask
17 that question?

18 Ellen, you're muted.

19 MS. HILTNER: I'm sorry.

20 Yeah, not at this moment there's not a
21 wait list.

22 MR. AVERY: Thank you.

23 MS. SUAREZ: Okay. Any other
24 questions or comments?

25 Hearing none, do we have a motion to

1 i s s u e p o s i t i v e f i n d i n g s f o r t h e p r o j e c t f i n a n c i n g .

2 MR. AVERY: So moved.

3 MR. MAPP: Second.

4 MR. BENNETT: I have Mr. Avery. I had
5 Mr. Mapp.

6 Ms. Suarez.

7 MS. SUAREZ: Yes.

8 MR. BENNETT: Mr. Mapp.

9 MR. MAPP: Yes.

10 MR. BENNETT: Mr. Di Rocco is absent.
11 Mr. Close.

12 MR. CLOSE: Yes.

13 MR. BENNETT: Mr. Avery.

14 MR. AVERY: Yes.

15 MR. BENNETT: And Ms. Rodriguez.

16 MS. RODRIGUEZ: Yes.

17 MR. BENNETT: Motion is approved.

18 MS. SUAREZ: Okay. I wish you luck.

19 MR. EDMUNDS: Thank you very much.

20 MS. SUAREZ: You're welcome. Good
21 luck with the next round.

22 MS. HILTNER: Thank you.

23 MS. SUAREZ: Okay. And then the final
24 application appearing before the board today is
25 Rockaway Township.

1 MR. COWARD: Good morning, Director.

2 I'm Bryan Coward. I'm the purchasing agent for
3 Rockaway Township.

4 I believe with me I have Lisa
5 Palmieri, the township CFO, Al Knoth, the director
6 of public works, Brian Furrey, the director of the
7 township water utility, Dennis Crothers, the
8 director of the sewer utility, and Robert Beinfield,
9 the township bond counsel is also on, I see, but do
10 you want to conduct the swearing in?

11 MS. SUAREZ: Yes, please.

12 BRIAN COWARD

13 LISA PALMIERI

14 AL KNOTH

15 BRIAN FURREY

16 DENNIS CROTHERS

17 is duly sworn by a Notary Public of the State of New
18 Jersey and testifies under oath as follows:

19 MS. SUAREZ: Okay. Mr. Coward, the
20 floor is yours.

21 MR. COWARD: Thank you.

22 We are all collectively here based on
23 an application the township has made to the Local
24 Finance Board for a public-private partnership with
25 Utility Services Incorporated for a water tank

1 maintenance program that covers the seven water
2 tanks in the Rockaway Township water utility. That
3 is all of the tanks in the township water utility.

4 The program is inclusive of tank
5 maintenance monitoring, regular inspections,
6 periodic maintenance, including tank coatings, both
7 internal and external, as needed, and two
8 improvements. I think it's installation of mixers,
9 water tank mixers.

10 This was procured using the
11 public-private partnership method, and I think
12 that's the extent of, that's why we're here, and I
13 guess I would open it up to questions. I'm not sure
14 that I can offer too much further.

15 MS. SUAREZ: Sure, absolutely. I'm
16 going to open it up to the board members. I know
17 that there were some questions that were raised. So
18 I'm going to open it up to them and I have a few
19 myself as well.

20 MR. CLOSE: Sure, Director, I'll jump
21 in, if that's okay.

22 Mr. Coward, I'm just curious, given
23 the contract, you're looking at a 20-year contract,
24 correct?

25 MR. COWARD: I think the master

1 service agreement, yeah, is a 20-year agreement.

2 MR. CLOSE: 20 years.

3 So why are you going out so long on it
4 given the comptrollers recent report and some of the
5 finance issues?

6 It would seem to be that there would
7 be maybe a prudent course of action to have a
8 shorter term duration for that with subsequent
9 renewals to make sure the financial house was in
10 order at a certain point in time to give you time to
11 adapt on the fly to that before going out for such
12 an extended period.

13 Just be curious of your comments on
14 that.

15 MR. COWARD: I think the duration of
16 the agreement is to reflect the length of time that
17 the coatings on the tanks are expected to last. So
18 10-year or 20-year coating periods, and so to spread
19 the cost of the coatings over 20 years, the
20 agreement needed to be 20 years.

21 MR. CLOSE: Sure. So it doesn't allow
22 for, the work in question doesn't allow for a
23 staggering of that contract with a 10-year contract?

24 If it's a 10-year coating, as you
25 described, then I would assume you could consider a

1 10-year contract with the renewal for another 10
2 years.

3 MR. COWARD: Yeah, I think, I think
4 five of the seven tanks have 10 years, and the
5 submitted scopes of work reflect that after 10 years
6 we will be considering whether or not they need to
7 be included in the master service agreement moving
8 forward. But two of the tanks specifically were
9 20-year scopes of work.

10 MR. CLOSE: Okay. Right now,
11 Director, I'll defer to the other members for right
12 now.

13 MS. SUAREZ: Thank you, Mr. Close.

14 MR. MAPP: Yes. Who provided this
15 service in the past?

16 MR. COWARD: I don't know the
17 contractors offhand.

18 The township has handled tank
19 maintenance through bidding in the past, but has not
20 done so since 2009, 2012 and 2014, the last three.

21 MR. MAPP: If you haven't done it
22 since that time, how was it being handled? By whom?

23 MR. COWARD: Yes, there has not been
24 work done since the water utility handles it as they
25 need to.

1 MR. MAPP: Is it done, up to this
2 point it's being done in-house?

3 MR. COWARD: Yeah, in-house.

4 MR. MAPP: And are you saying that
5 there's something that requires you to go out 20
6 years? Is something in the RFP? Why 20 years? I
7 still don't get that.

8 MR. COWARD: I think it was due to the
9 duration of the capital improvement expected life.
10 That was the --

11 MR. MAPP: But that's not how you
12 base, or that's not how you should base a contract
13 with a third party. Because the life of a building
14 is 40 years, you don't do a 40-year contract with
15 someone who's awarded a cleaning service. I'm just
16 using that as an example. One should have nothing
17 to do with the other.

18 MR. COWARD: Yeah. For two of the
19 scopes of work, there are capital improvements that
20 are paid for up front essentially or over the first
21 couple of years and then conducted, the work is
22 done.

23 For the remainder of them, the cost of
24 the work is just spread out over the life of the
25 expected work to be done.

1 So the coating is expected to last 20
2 years. The proposal was to fund it over 20 years.
3 That's --

4 MR. MAPP: Okay.

5 MS. PALMIERI: May I jump in?

6 MR. MAPP: Yes.

7 MS. PALMIERI: We currently have just
8 over \$818,000 funded through existing ordinances,
9 and we have a six-year capital plan that's
10 requesting 1.9 million through the next six years,
11 and then the remainder of the project would be
12 approximately 150,000 for the maintenance of the
13 tanks for the remainder, which would be funded
14 through the water operating budget.

15 MR. MAPP: Okay. I understand that.

16 I still don't understand why a 20-year
17 contract.

18 But I will also ask you, in terms of
19 the work that would be done from time to time, is
20 there an up-charge for the cost? In addition to
21 whatever the contractual amount is, let's say
22 150,000 a month, if there's maintenance work done
23 that requires to bring in a third party to do some
24 of the work, is that at cost or does it get, let's
25 say, a 10 or 15 percent on top of that?

1 MR. COWARD: No. Yeah, I believe that
2 the agreement, the part of the appeal of this
3 agreement is that the risk of sudden need to do work
4 for emergent issues with the tank coatings or with
5 the tanks themselves would be transferred
6 essentially to Utility Services, Inc., along the
7 contract that I'm -- as noted in the scopes of work.

8 So everything associated with the tank
9 is going to be their responsibility to maintain, to
10 inspect, to plan to recoat as needed in order to
11 meet the township's obligations under the Department
12 of Environmental Protection's water quality
13 standards.

14 There are some things that are carved
15 out in the contract that are not going to be
16 maintained by Utility Services, Incorporated. Those
17 are primarily things that are outside of the tank.

18 So once we hit a valve outside of the
19 tank, it becomes the responsibility of the township
20 water utility. The subsurface that is supporting
21 the tank is not their responsibility, I think, and
22 without reviewing the contract and going through the
23 specific language, but the appeal here is that with
24 prior procurements, we've had extensive change order
25 issues when going through the tank maintenance, the

1 coating, and we've very much struggled to match the
2 project to a specification in past bids. When the
3 company actually gets inside the tank, starts taking
4 coatings off, the projects have ballooned and we
5 expect with the Utility Services, Incorporated, that
6 will not be the case. They are going to be
7 responsible for the coating through, regardless of
8 what they find.

9 MR. MAPP: I see.

10 MR. FURREY: Can I jump in, too? I'm
11 sorry. I didn't mean to interrupt.

12 A lot of the upfront costs, too, are
13 going to be due to the fact that two of the tanks
14 need major rehabilitations done to them. This being
15 mostly because a lot of the work that -- a lot of
16 this work is specialized work. And currently, with
17 the staff that we have -- well, that Rockaway
18 Township staff, water department has, they would not
19 be able to do that kind of specialized work,
20 especially with the rehabilitation part of it.

21 So the reason as to why it was very, I
22 guess, beneficial, I guess, for the township is to
23 be able to get those two tanks, and they're critical
24 tanks for the overall operation of the township to
25 ensure that water quality is above -- is in

1 compliance with New Jersey Department of
2 Environmental Protection standards.

3 So that was a very critical piece as
4 to why we wanted to go forward with this plan moving
5 forward.

6 And what Bryan was saying, too, like,
7 the idea of this whole proposal is Rockaway Township
8 still maintains ownership of all the storage tanks,
9 but however, liability will not be transferred over
10 to Utility Services. Whenever something goes wrong
11 with the storage tank, we have the ability to call
12 them whenever, whenever necessary to help fix and/or
13 maintain currently what we have.

14 So it was more so also an insurance
15 policy as well because currently we do not have the
16 ability to do any kind of rehabilitation work or
17 even have the equipment to do it. So that was
18 another key component of it.

19 Just to give more insight. Hopefully
20 that is helpful.

21 MR. MAPP: What is the monthly amount
22 that this contract will require you to pay to the
23 vendor?

24 MR. FURREY: I'm not sure if we had it
25 broken down monthly.

1 Do we have that, Bryan or Lisa?

2 MR. COWARD: It's going to change over
3 the agreement. The first two years include capital
4 work which will result in the monthly cost being
5 higher than it will be in year three and then year
6 four, ultimately, when it's going to become an
7 operational expense.

8 I don't know offhand. I could put an
9 Excel sheet together and tell you the monthly cost,
10 but I don't know offhand.

11 MR. MAPP: Do you have the ability to
12 budget for what it will cost you on a monthly annual
13 basis if this contract is approved? What is the
14 cost that is going to be charged?

15 MR. COWARD: Yeah, the township does
16 have the ability to fund this out of its operating
17 budget.

18 The township intends to use capital
19 funds which were set aside for tank maintenance
20 improvements for this program, too, but ultimately
21 will become an operating expense, and I don't --
22 Ryan can speak to this, but I've been assured that
23 it will not become an issue and the budget can
24 absorb it.

25 MR. FURREY: Yeah. Currently, with

1 the money that we have allocated with our capital
2 accounts, we could fund this for the first, I
3 believe three or four years, but then after that --

4 MS. PALMIERI: Five years.

5 MR. FURREY: I'm sorry.

6 MS. PALMIERI: I believe it's five
7 years.

8 MR. FURREY: Five years. Sorry.

9 So we can get us through the first
10 five years, so the idea is we pivot and eventually
11 put it into the operating budget and then that is --
12 that will be encumbered then.

13 Obviously, during the five years, too,
14 we can put in money for the capital side of it as
15 well, but the idea is the first five years will be
16 covered and then from that point moving forward we
17 should be able to encumber it into the normal
18 operating budget.

19 MR. MAPP: Are you saying that the
20 first five years will be covered from capital?

21 MS. PALMIERI: I'll jump in, if I can.

22 The first -- like I said earlier, we
23 have just over 818,000 already in capital ordinances
24 for this project.

25 So we would be -- in our capital plan,

1 we have an additional 1.9 million that we would
2 include in our capital plan moving forward so we
3 would not have that extra 150,000 in maintenance
4 annually added to our operating budget until year
5 six.

6 MR. MAPP: All right. So so that I am
7 clear, for the first five years, you are using what
8 source of funds to pay this vendor?

9 MS. PALMIERI: The first source would
10 be what's already existing in our capital ordinance
11 that's have already been appropriated, 819,000, and
12 then we would be looking to include just under two
13 million, 1.9, over the next four years in our plan,
14 and then beginning in year six we would be only
15 appropriating 150,000 a year through our water
16 utility operating budget for the maintenance.

17 MR. MAPP: So is it safe to assume
18 that the monthly cost -- I know you said in year
19 six, 150,000 per month, right?

20 MS. PALMIERI: A year.

21 MR. MAPP: A year.

22 Is it safe -- in years one through
23 five, if you divide the monthly amount that you're
24 going to be paying this vendor, what is it and is it
25 all coming from capital or some coming from the

1 operating budget?

2 MS. PALMIERI: The first five years is
3 all capital.

4 MR. FURREY: And I'm sorry, just to
5 jump in.

6 The reason being mostly capital
7 because the rehabilitation aspect of it, because the
8 two storage tanks that are in, I guess not critical
9 condition, but are in the worse condition, need to
10 be rehabilitated sooner rather than later before
11 more problems incur.

12 MR. MAPP: Is there any reason why you
13 can't enter into five-year contract?

14 MR. FURREY: Well, for the
15 rehabilitation aspect?

16 I'm trying to get on the same train of
17 thought. I'm sorry.

18 MR. MAPP: We're being asked to
19 approve a contract for 20 years.

20 MR. FURREY: Correct --

21 MR. MAPP: Is that correct?

22 MR. FURREY: That's correct.

23 MR. MAPP: So I'm asking, why can't it
24 be five?

25 MR. FURREY: Because the idea is it's

1 going to be a maintenance cycle from that point on,
2 because over time the integrity will degrade, and
3 basically what we're going to be doing is just
4 reapplying paint in order to make sure that it stays
5 in a structurally sound and efficient way for
6 operations.

7 MR. MAPP: I think my colleagues might
8 have questions so I'm going to stop here.

9 MR. CLOSE: Yeah. I'm also going to
10 go back to one of the question, Mr. Coward, maybe
11 Mr. Furrey you could address.

12 This was approved, a public hearing
13 was back in December of '22?

14 MR. COWARD: Yes.

15 MR. CLOSE: Why wait till now to come
16 forward to the board?

17 MR. COWARD: The negotiations between
18 the township and Utility Services took an
19 extraordinarily long time.

20 Utility Services became very sensitive
21 to inflation adjustment, and working through a
22 contract that was amenable to both sides took
23 several months.

24 MR. CLOSE: What I read in the notes
25 that we were given was the public hearing was on the

1 contract.

2 Are you telling me that the terms of
3 the contract negotiations changed from the time of
4 the public hearing?

5 MR. COWARD: Yeah, yes. Yeah.

6 I believe that the public hearing was
7 for the award based on the selection of the vendor,
8 and then we were negotiating the contract after
9 that.

10 MR. CLOSE: Okay. So the public
11 hearing was simply on the selection of a vendor, not
12 based on any type of price considerations or funding
13 considerations?

14 MR. COWARD: They had given a pricing.
15 Yeah, they had provided pricing along with their
16 proposal which was used in the selection of the
17 vendor, yeah.

18 MR. CLOSE: Has that changed?

19 MR. COWARD: No.

20 MR. CLOSE: Then what was the
21 extraordinarily long period of time for the
22 negotiations?

23 MR. COWARD: The pricing is based on a
24 year one, and then it was, excess inflation was the
25 concerni ng.

1 So because in 2021 and 2022 inflation
2 was running at 8 percent, Utility Services company
3 wanted a contractual mechanism to adjust the pricing
4 should inflation reach that sort of point again, or
5 if the inflation were to remain high, like, if that
6 were to continue.

7 They wanted a mechanism to come back
8 to the table and adjust based on excess inflation,
9 which we were not -- it was not included in their
10 original proposal and it took an extended period of
11 time to reach an agreement on.

12 MR. CLOSE: Just the language relative
13 to the inflationary aspect?

14 MR. COWARD: Yeah. That was the main
15 issue, yeah.

16 MR. CLOSE: Okay. Again, relative to
17 the five years that Mr. Furrey talked about with
18 Mr. Mapp, while I understand the maintenance
19 component that you talk about in year six through
20 20, again, I guess, given your funding consideration
21 of the 819 in capital, then you'll do the additional
22 1.9 after that in future.

23 I'm still, I guess -- I would agree
24 with him that it appears that a shorter term
25 duration could be done for the five years with

1 renewable options after that. I still believe that
2 is a viable option. That's my thoughts.

3 MR. COWARD: Yeah. I think just the
4 guidance that -- I think that the pricing would be
5 less predictable in the agreement.

6 The two tanks that we have that are
7 going to receive, that are, you know, as Ryan
8 alluded, are going to be receiving work early on in
9 this contract are driving the monthly cost and
10 annual cost for the agreement in year one, two,
11 three, four and five, and we're trying to get away
12 from having this as a non-budgeted capital
13 expenditure that then gets delayed in order to make
14 sure that the tanks are being maintained as they
15 need to be maintained, such as their critical
16 infrastructure. We're seeking to put this into the
17 operating budget. It's something that will be
18 funded annually, and then Veolia will be handling
19 the work at the appropriate intervals, those 10-,
20 15-year cycles.

21 MR. CLOSE: Sure.

22 And I just want to circle back to
23 something you discussed with Mr. Mapp.

24 The maintenance on it previous to this
25 contract was done in-house and hasn't been done

1 since 2009 and '14; is that correct?

2 MR. COWARD: Yeah. In-house in that
3 the contractor was bidded through the -- the
4 township selected a vendor and awarded via bid.

5 MR. CLOSE: So a vendor provided the
6 maintenance that the new contract provides for in '9
7 and '14?

8 MR. COWARD: Just the tank coating.
9 No maintenance, no monitoring, no testing, no
10 inspections. Just specifically painted the inside
11 and outside of the tanks.

12 MR. CLOSE: So that portion that they
13 did not do was done in-house?

14 MR. COWARD: Yeah, the monitoring,
15 yes, I think.

16 MR. CLOSE: That was all done
17 in-house?

18 MR. COWARD: Yeah.

19 MR. CLOSE: And they will be doing
20 that -- the new contract provides for that to be
21 outsourced?

22 MR. COWARD: Yes.

23 Ryan may want to jump in.

24 MR. FURREY: Yeah. Like I said, the
25 water department does not have the capabilities to

1 do any kind of maintenance and/or rehabilitation to
2 the storage tanks.

3 We can monitor it and make sure that
4 everything is in working condition. However, we
5 need outside, this outside vendor to, or an outside
6 vendor to do any kind of, any kind of maintenance
7 work on our storage tanks.

8 We do not have the capabilities. We
9 do not have the safety protection. We do not have
10 any kind of equipment that where we are able to do
11 any kind of work on our storage tanks.

12 The storage tanks are the most
13 critical portion of the water system. The water
14 system is -- like, it dependant upon the storage
15 tanks because it maintains pressure, and it is
16 basically our only distribution point for all of our
17 customers.

18 If we lose storage tanks in Rockaway
19 Township, basically we would have to go onto a
20 boiled water notice and our water quality would be
21 in jeopardy.

22 So the reason as to why this is such
23 an advantageous agreement for us is because it
24 maintains -- it keeps all of our storage tanks in
25 working condition and ensures that all water quality

1 will be in compliance with NJDEP rules and
2 regulations. So this is the most --

3 MR. CLOSE: I got that from your prior
4 answer.

5 Again, I'm back to, my question,
6 though, was, who did the maintenance prior to this
7 contract that calls for it?

8 I thought I understood from Mr. Coward
9 that the maintenance once done in '9 and '14 through
10 a contract. You're saying it wasn't. It was done
11 in-house.

12 MR. FURREY: Yeah. They did painting.
13 So what they did is they just basically did, like,
14 lead painting, I believe it was or something.

15 Is that right, Bryan? I wasn't a part
16 of the 2009 group, but I think that's what they were
17 doing back then.

18 And it was for a storage tank that was
19 not the -- that was not one of the two ones that are
20 in need of rehabilitation as of right now.

21 MR. COWARD: Yeah. In both of those
22 prior projects that were brought up, each one was a
23 coating project for a single tank.

24 There are seven tanks. So they are
25 all -- yeah. The two -- the two that are critical

1 have not been touched in I'm not sure how long, and
2 I don't know that I could determine that.

3 MR. CLOSE: All right. Thank you.

4 MS. RODRIGUEZ: I'd like to jump in
5 and try to put this in some kind of perspective that
6 we all understand.

7 So currently, the township, or
8 previously the township basically just provided
9 basic maintenance to the tanks; is that correct?

10 And when you needed any kind of
11 repair, whether it be coating on the paint or
12 something to that effect, you would outsource, you
13 would go out to bid and a company would come in and
14 do that, correct?

15 MR. COWARD: Yes.

16 MR. FURREY: That's correct.

17 MR. COWARD: Anything beyond graffiti
18 would be something that was handled by a contractor.

19 MS. RODRIGUEZ: Okay. So now, what is
20 being proposed and we're being asked to vote on, or
21 to -- is that the company Veolia, Veolia, will come
22 in and they would provide the maintenance on the
23 storage tanks; they will upgrade what you have right
24 now, and they will keep records, because you
25 mentioned something which is the Department of

1 Environmental Protection, DEP, and they have very,
2 very strict rules when it comes to the quality of
3 water --

4 MR. COWARD: Right.

5 MS. RODRIGUEZ: -- in every single
6 city, town, municipality, borough.

7 So your outside contractor would
8 oversee and be responsible for all of this? Is that
9 what I'm hearing?

10 MR. COWARD: Yes.

11 MR. FURREY: That's correct.

12 MR. COWARD: Yeah.

13 And then the thing that I'll just
14 mention there, and this does lead back to the
15 duration of the agreement, through the bidding
16 process, one of the projects, we struggled very much
17 with the coating failing prematurely, but due to the
18 New Jersey public contract law we had a two-year
19 bond on the labor and materials, and the material
20 failed, I think after three or four years, and so we
21 could not pursue recourse with the contractor who
22 performed the work. We were forced to pursue the
23 warranty with the manufacturer of the coating.

24 That was very difficult and slow, and
25 the full service nature of this agreement, they will

1 be responsible for the agreement -- for the coatings
2 on the tanks through the duration of the agreement.

3 If they fail prematurely, if they are
4 leaching chemicals into the water, anything that
5 goes wrong with these, with the work on these tanks
6 will be their responsibility to correct throughout
7 the duration of the agreement, and due to the
8 critical nature of the water tanks, we feel that
9 that is advantageous.

10 MS. RODRIGUEZ: Yeah, yeah. These are
11 federal regulations that came down many years ago in
12 terms of water quality.

13 So I heard that it's in the budget,
14 you have certain, a certain amount of dollars in the
15 budget.

16 Now, how does this -- do your
17 residents have -- I mean, they pay for water and
18 does this come from the rate payers? And if so, is
19 there going to be an increase now that you're going
20 to outsource this?

21 MR. COWARD: There's not a rate
22 increase contemplated with this project.

23 The monthly cost in year six is about
24 \$10,000, and Ryan can perhaps speak to the plan for
25 absorbing that cost or what impact in terms of a

1 percentage of the utility budget that will be.

2 MR. FURREY: Yeah. There is no plan
3 as of right now to increase rates. I mean, we
4 should be able to keep what we're at as of right
5 now.

6 The only time that -- I'm sorry?

7 MS. RODRIGUEZ: No, no. I'm listening
8 to you.

9 MR. FURREY: Oh, I'm sorry.

10 Yeah, there is no -- like, as of right
11 now, we are in a good position where we can continue
12 moving forward with what we have currently.

13 You know, I mean, so from my
14 notwithstanding with talking with our CFO, like, we
15 have a healthy budget, and our money coming in, from
16 the water utility at least, is very good.

17 So as of right now, we can take that
18 into consideration with the capital budget, taking
19 it over for the first five years, and then after
20 that we're just rolling into the operating budget
21 that from now on the additional \$150,000 will be
22 part of a maintenance cycle in order to get the
23 storage tanks continued to move forward and in a
24 positive direction and that doesn't jeopardize any
25 kind of water quality and/or compliance issues with

1 the DEP.

2 MS. RODRIGUEZ: Right.

3 Thank you. That was the word I was
4 looking for, compliance.

5 MR. FURREY: Yeah.

6 MS. RODRIGUEZ: Your water quality has
7 to be at a certain level because you have to be in
8 compliance, because if you don't, then you get
9 fined.

10 MR. FURREY: Right. Exactly. Thank
11 you. Yeah.

12 MS. RODRIGUEZ: Okay.

13 MS. SUAREZ: If can I piggyback off of
14 Ms. Rodriguez's point.

15 The utility, right, with its staffing,
16 Ms. Palmieri, is everything that is handled
17 financially for the utility done through your
18 office?

19 MS. PALMIERI: Ask that question
20 again.

21 MS. SUAREZ: So, like, the utility
22 itself, do they do any of their own collection? Are
23 they managing any of their other finances or is that
24 handled directly through Rockaway Township's finance
25 office?

1 MS. PALMIERI: We do all the billing.
2 We bill once a month through different, let's call
3 it zones in town. But yes, the finance office does
4 all the utility billing.

5 MS. SUAREZ: Okay. So all finances
6 for the utility are actually handled through your
7 office through the township itself.

8 MS. PALMIERI: Yes.

9 MS. SUAREZ: So one of the questions
10 that's come up from the board is, who is actually
11 going to be, I guess, overseeing the actual work and
12 ensuring that the work is completed by Veolia as
13 well as the contractual provisions?

14 So Mr. Furrey, is that going to be
15 your office who's actually overseeing the work as
16 it's completed?

17 MR. FURREY: Yes. So I'm the licensed
18 operator of record so I would be the one that would
19 basically, like, check off and make sure that
20 they're doing everything that they're supposed to be
21 doing.

22 MS. SUAREZ: Okay.

23 And then what mechanism's put in place
24 for your office, then, I guess to relay that over to
25 Ms. Palmieri's office to ensure that payment is not

1 remitted for any work that is either subpar or not
2 completed?

3 MR. FURREY: Oh, okay, yeah. So the
4 plan moving forward is, like, that we can give them
5 monthly operating reports.

6 So I would be in constant
7 communication with them telling them yes or no,
8 they're not finished or they are finished with part
9 one of this job, and then we kind of move forward as
10 things progress.

11 So like I said, I will be the one
12 overseeing the overall maintenance and
13 rehabilitation aspect of it, but you know, funds
14 will not be released unless everything is done to
15 fruition, you know, so I will be in contact with
16 Lisa, and you know, kind of letting -- giving her
17 the okay as to, you know, they're good to go or
18 they're not good to go, if that makes sense. Sorry.

19 MS. SUAREZ: It does. It does.

20 Because one of the things that I think
21 is slightly of concern, which is also why I asked
22 Ms. Palmieri to be here present for this
23 conversation is, there were some findings that
24 recently came out with Rockaway Township overall on
25 just some of, I guess, expenditures, payouts, things

1 of that nature, and historically this board has
2 always put some sort of conditions on any of these
3 types of applications, right, so this would not be
4 unique to Rockaway Township. Any kind of
5 public-private partnership there's always been some
6 sort of condition assuring that there is one
7 particular employee who is charged with ensuring
8 that the work is completed. So Mr. Furrey, it
9 sounds like that would actually be you as the
10 licensed operator, and the same report that you
11 would be sending over to Ms. Palmieri's office to
12 ensure payments are made is also sent to the board
13 so that we can actually see that there is the
14 oversight component, and that is historically what
15 the board has always imposed on any of these types
16 of applications previously, right, as a condition of
17 approval, just to ensure, especially when we're
18 dealing with a private-public partnership, that the
19 funds that are typically coming from either a tax
20 payer or rate payer, public funds, right, are not
21 going out without these protocols in place.

22 So it sounds to me as if the rationale
23 for doing, and apologies for berating that point,
24 but this is extraordinarily important for us to get
25 to, that the length of time for this contract is in

1 part to ensure that there can be legal compliance in
2 the sense that if anything is done incorrectly,
3 thanks to the length of the contract being 20 years,
4 it would toll essentially any statute of limitations
5 for which for you to bring a claim against Veolia
6 for subpar work.

7 MR. FURREY: That's correct, yeah.

8 MR. COWARD: Yup.

9 MS. SUAREZ: Okay. It sounds like
10 that's one component, right?

11 MR. COWARD: Some of the coatings, for
12 instance, are covering lead coatings. They will be
13 remediating lead-based coatings in the tanks, and if
14 they were to fail in five years, the township would
15 be in a very hard place.

16 So yeah, the duration of the agreement
17 is in part to ensure compliance throughout the
18 agreement, yeah.

19 MS. SUAREZ: Okay. And then the other
20 component of that was, since you've got two tanks
21 that need a greater level of maintenance at this
22 juncture, right, repair, maintenance, etc., there
23 are some others that will just need long-term
24 maintenance, it kind of balances out the length of
25 the contract as far as financial terms go.

1 MR. COWARD: Yeah. The annual cost of
2 \$150,000 is paid over 10 years, and in that 10-year
3 period all seven of the tanks get coated, and Veolia
4 has proposed that that fee over the length of the
5 time that the coatings last will cover their cost to
6 keep the tanks properly coated, yeah.

7 MS. SUAREZ: Okay. What I'd like to
8 do is, before the board moves to vote on this
9 application, I would just like to jump into closed
10 session very briefly.

11 Before we do that, I'm just very
12 concerned with time and also our quorum. So if
13 Rockaway Township wouldn't mind just bearing with us
14 for a few minutes longer, I just need to handle
15 about five minutes worth of ethics matters before I
16 potentially lose a board member, then jump into
17 closed session quickly, take a vote on that and then
18 come back.

19 So just bear with us. This is not
20 typical of the board, but in trying to balance out
21 our membership, I'm trying to ensure that we can get
22 the work of the board done in a timely fashion.

23 So Ms. Jones, would you mind jumping
24 quickly to the ethics items that need to be voted on
25 quickly.

1 MS. JONES: Yes, yes, Director. Thank
2 you.

3 All right. First up is going to be
4 18-017, and it's one notice of determination where
5 the board is dismissing the matter for lack of
6 jurisdiction.

7 It is also a notice of violation for a
8 violation of subsection (d) providing for a fine of
9 \$100, but the fine will be waived.

10 The notice of violation is also
11 dismissing allegations concerning other potential
12 violations of subsections (d) and (c).

13 MS. SUAREZ: Any questions on that
14 one?

15 Hearing none, do we have a motion.

16 MR. MAPP: Motion.

17 MR. AVERY: Second.

18 MR. BENNETT: Ms. Suarez.

19 MS. SUAREZ: Yes.

20 MR. BENNETT: Mr. Mapp.

21 MR. MAPP: Yes.

22 MR. BENNETT: Mr. Di Rocco.

23 MR. Di ROCCO: Yes.

24 MR. BENNETT: Mr. Close.

25 MR. CLOSE: Yes.

1 MR. BENNETT: Mr. Avery.

2 MR. AVERY: Yes.

3 MR. BENNETT: And Ms. Rodriguez.

4 MS. RODRIGUEZ: Yes.

5 MS. JONES: Next is 18- 28. This is
6 two notices of determination where the matter is
7 being dismissed for no reasonable factual basis,
8 another notice of determination for no reasonable
9 factual basis, and in part for lack of jurisdiction,
10 then finally a notice of violation for violations of
11 subsection (d), for a total fine of \$1,500.

12 In this notice of violation, the board
13 is also dismissing other allegations concerning
14 potential violations of subsection (c) and (d).

15 MS. SUAREZ: Any questions on that
16 one?

17 Hearing none, do we have a motion.

18 MR. AVERY: So moved.

19 MS. RODRIGUEZ: I make a motion.

20 MR. AVERY: Second.

21 MR. BENNETT: Ms. Rodriguez and

22 Mr. Avery.

23 Mr. Suarez.

24 MS. SUAREZ: Yes.

25 MR. BENNETT: Mr. Mapp.

1 MR. MAPP: Yes.

2 MR. BENNETT: Mr. Di Rocco.

3 MR. Di ROCCO: Yes.

4 MR. BENNETT: Mr. Close.

5 MR. CLOSE: Yes.

6 MR. BENNETT: Mr. Avery.

7 MR. AVERY: Yes.

8 MR. BENNETT: Ms. Rodriguez.

9 MS. RODRIGUEZ: Yes.

10 MR. BENNETT: Motion approved.

11 MS. JONES: Next for the board is

12 19-35. This is a notice of violation for violations
13 of subsections (d), (e) and (g), for a total fine of
14 \$2,000.

15 As part of this notice of violation,
16 the board is also dismissing other allegations
17 concerning potential violations of subsections (a),
18 (c), (d) and (h).

19 MS. SUAREZ: Any questions on this
20 one?

21 Hearing none, do we have a motion.

22 MR. MAPP: Motion to approve.

23 MR. Di ROCCO: Second.

24 MR. BENNETT: I have Mr. Mapp and

25 Mr. Di Rocco.

1 Ms. Suarez.

2 MS. SUAREZ: Yes.

3 MR. BENNETT: Mr. Mapp.

4 MR. MAPP: Yes.

5 MR. BENNETT: Mr. Di Rocco.

6 MR. Di ROCCO: Yes.

7 MR. BENNETT: Mr. Close.

8 MR. CLOSE: Yes.

9 MR. BENNETT: Mr. Avery.

10 MR. AVERY: Yes.

11 MR. BENNETT: And Ms. Rodriguez.

12 MS. RODRIGUEZ: Yes.

13 MS. JONES: Next up is 21-005. This
14 is two notices of determination for no reasonable
15 factual basis.

16 It is also two notices of violation
17 for violation of 9-22.6(a)(4) for a fine of \$100.

18 As part of the notice of violation,
19 the board is also dismissing allegations concerning
20 potential violations of subsections (d). So that's
21 two notices of determinations and two notice of
22 violations.

23 MS. SUAREZ: Any questions on this
24 one?

25 Hearing none, do we have a motion.

1 MR. MAPP: Move.

2 MR. AVERY: Second.

3 MR. BENNETT: I have Mr. Mapp and

4 Mr. Avery.

5 Mr. Suarez.

6 MS. SUAREZ: Yes.

7 MR. BENNETT: Mr. Mapp.

8 MR. MAPP: Yes.

9 MR. BENNETT: Mr. Di Rocco.

10 MR. Di ROCCO: Yes.

11 MR. BENNETT: Mr. Close.

12 MR. CLOSE: Yes.

13 MR. BENNETT: Mr. Avery.

14 MR. AVERY: Yes.

15 MR. BENNETT: Ms. Rodriguez.

16 MS. RODRIGUEZ: Yes.

17 MS. JONES: Next up, the board is

18 being asked to enforce the 2023 FDS filing

19 requirement and issue notices of violations carrying

20 \$100 fine to individuals listed as active on a local

21 government entity roster who are not under the

22 jurisdiction of a local ethics board who failed to

23 file as of 10 a.m. Monday, June 12, as required by

24 9-22.6.

25 MS. SUAREZ: Any questions on that?

1 MR. BENNETT: Just the full number of
2 those who meet the category.

3 MS. JONES: The full number was 1,582
4 non-filers.

5 MR. AVERY: And the fine is set by
6 statute, correct?

7 MR. BENNETT: \$100.

8 MS. SUAREZ: Hearing no other
9 questions, do we have a motion?

10 MR. AVERY: So moved.

11 MR. MAPP: I'll second that.

12 MR. BENNETT: I have Mr. Avery and
13 Mr. Mapp.

14 Ms. Suarez.

15 MS. SUAREZ: Yes.

16 MR. BENNETT: Mr. Mapp.

17 MR. MAPP: Yes.

18 MR. BENNETT: Mr. Di Rocco.

19 MR. Di ROCCO: Yes.

20 MR. BENNETT: Mr. Close.

21 MR. CLOSE: Yes.

22 MR. BENNETT: Mr. Avery.

23 MR. AVERY: Yes.

24 MR. BENNETT: And Ms. Rodriguez.

25 MS. RODRIGUEZ: Yes.

1 MR. BENNETT: That motion is approved.

2 The minutes and the notice of

3 investigation?

4 MS. JONES: Sure.

5 Next up would be the May 10, 2023,

6 ethics meeting minutes with the notation that the

7 one item B.3, I believe it is, is being changed to

8 13 notices of investigation, instead of 14.

9 MS. SUAREZ: Any questions on the
10 minutes?

11 MR. AVERY: I'll move the correction.

12 MR. Di ROCCO: Second.

13 MR. BENNETT: I have Mr. Avery and
14 Mr. Di Rocco.

15 Ms. Suarez.

16 MS. SUAREZ: Yes.

17 MR. BENNETT: Mr. Mapp.

18 MR. MAPP: Yes.

19 MR. BENNETT: Mr. Di Rocco.

20 MR. Di ROCCO: Yes.

21 MR. BENNETT: Mr. Close.

22 Mr. Close, you're on mute.

23 MR. CLOSE: Yes.

24 MR. BENNETT: Mr. Avery.

25 MR. AVERY: Yes.

1 MR. BENNETT: And Ms. Rodriguez.

2 MS. RODRIGUEZ: Yes.

3 MS. JONES: Next up is 20-023.

4 Mr. Di Rocco is recusing on this
5 matter.

6 MR. Di ROCCO: Thank you.

7 MS. JONES: This is one notice of
8 investigation for potential violation of subsection
9 (c) and one notice of investigation for potential
10 violation of subsection (c) and (f).

11 MS. SUAREZ: Any questions on this
12 one?

13 Hearing none, do we have a motion.

14 MR. MAPP: A motion to approve.

15 MR. AVERY: Second.

16 MS. RODRIGUEZ: Second.

17 MR. BENNETT: I have Mr. Mapp and
18 Mr. Avery.

19 Ms. Suarez.

20 MS. SUAREZ: Yes.

21 MR. BENNETT: Mr. Mapp.

22 MR. MAPP: Yes.

23 MR. BENNETT: Mr. Di Rocco is recused.

24 Mr. Close.

25 MR. CLOSE: Yes.

1 MR. BENNETT: Mr. Avery.

2 MR. AVERY: Yes.

3 MR. BENNETT: And Ms. Rodriguez.

4 MS. RODRIGUEZ: Yes.

5 MR. BENNETT: Motion approved.

6 MS. JONES: Director, that concludes
7 the ethics portion for the meeting.

8 MS. SUAREZ: Thank you very much.

9 Okay, so can I have a motion to go
10 into closed session.

11 MS. RODRIGUEZ: So moved.

12 MR. BENNETT: Just a moment, Director.
13 I need new vote sheets.

14 MS. SUAREZ: Oh, sure.

15 MR. BENNETT: I believe I heard Ms.
16 Rodriguez.

17 MS. RODRIGUEZ: Yes.

18 MR. BENNETT: And do I have a second?

19 MR. CLOSE: Second.

20 MR. BENNETT: Ms. Suarez.

21 MS. SUAREZ: Yes.

22 MR. BENNETT: Mr. Mapp.

23 MR. MAPP: Yes.

24 MR. BENNETT: Mr. Di Rocco.

25 MR. Di ROCCO: Yes.

1 MR. BENNETT: Mr. Close.

2 MR. CLOSE: Mr. Close.

3 Mr. Close, you may still be on mute.

4 Mr. Avery.

5 MR. AVERY: Yes.

6 MR. BENNETT: And Ms. Rodriguez.

7 MS. RODRIGUEZ: Yes.

8 MR. BENNETT: The closed session link
9 would be the same one from this morning.

10 MR. AVERY: Stay close to your phone,
11 Nick.

12 MR. BENNETT: Will do.

13 MS. SUAREZ: All right. Thank you,
14 Rockaway Township, very much. We'll be back
15 shortly.

16 (Brief recess for closed session.)

17 MS. SUAREZ: I appreciate everybody's
18 patience.

19 All right. Appreciate all the answers
20 to the questions.

21 The board, I think, would be
22 comfortable moving forward with the application with
23 a few conditions, some of the ones we've already
24 talked about.

25 The other conditions, I think are

1 pretty straightforward, but they would be three in
2 nature.

3 The first would be, like we talked
4 about, one employee assigned and responsible for
5 monitoring the work of the contractor to ensure
6 compliance with the contract prior to any remittance
7 of payments, and then provide quarterly reports to
8 that effect to the board.

9 The second condition is that the
10 township's QPA certify to the board that the correct
11 awarded complied with the state statutes and
12 regulations concerning procurement.

13 And the third condition is that the
14 township will provide the board with an opinion from
15 its attorney stating that the matter discussed in
16 resolution adopted in December is consistent with
17 the contract executed with Veolia.

18 And with those conditions in place
19 that we can move forward.

20 So any questions or concerns on behalf
21 of the township before we move to a vote?

22 Okay. See general shakings of heads
23 no, but I just want to confirm that. Okay.

24 All right. Then without belaboring
25 this any further, do I have a motion with those

1 three conditions.

2 MS. RODRIGUEZ: I make a motion.

3 MR. MAPP: I'll second that.

4 MR. BENNETT: I have Mr. Rodriguez and
5 Mr. Mapp.

6 Mr. Suarez.

7 MS. SUAREZ: Yes.

8 MR. BENNETT: Mr. Mapp.

9 MR. MAPP: Yes.

10 MR. BENNETT: Mr. Di Rocco is absent.

11 Mr. Close.

12 MR. CLOSE: Yes.

13 MR. BENNETT: Mr. Avery.

14 MR. AVERY: Yes.

15 MR. BENNETT: And Ms. Rodriguez.

16 MS. RODRIGUEZ: Yes.

17 MR. BENNETT: The motion is approved
18 with conditions.

19 MS. SUAREZ: All right. I wish you
20 luck on this endeavor.

21 Ms. Palmieri, I will probably reach
22 out to you, along with Tina, just to discuss kind of
23 like the reports, how everything's going to be set
24 up, who it will be set up through and just put a
25 finer point on some of the issues.

1 MS. PALMIERI: Outline those three
2 cri ter i a.

3 MS. SUAREZ: Yes, yes, and then that
4 will be in the resolution from the board as well.

5 MS. PALMIERI: Excellent. Thank you.

6 MS. SUAREZ: Of course.

7 MR. COWARD: Thanks very much.

8 MS. SUAREZ: You are wel come.

9 Sorry, this was your first one, you
10 right into the fire -- out of the fire into the
11 frying pan. So thanks all very much.

12 MS. RODRIGUEZ: Best of luck.

13 MR. FURREY: Thank you.

14 MS. PALMIERI: Thank you.

15 MS. SUAREZ: Okay. So I think that
16 concludes our agenda.

17 Do we have a motion to adjourn.

18 MR. MAPP: So moved.

19 MS. RODRIGUEZ: So moved.

20 MR. BENNETT: I had Mr. Mapp first.

21 Ms. Rodriguez, would you like to
22 second?

23 MS. RODRIGUEZ: Yes.

24 MR. BENNETT: All those in favor.

25 BOARD: Aye.

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MR. BENNETT: Any opposed?

Motion approved.

C E R T I F I C A T E

I, LISA PENROD, a Certified Court
Reporter (XI01753), Registered Professional Reporter
and Notary Public of the State of New Jersey, do
hereby certify the foregoing to be a true and
accurate transcript of my original stenographic
notes taken at the time and place hereinbefore set
forth.



LISA PENROD, CCR#XI01753
REGISTERED PROFESSIONAL REPORTER

Dated: June 27, 2023

A			
a (337)		able (7)	12: 18, 22 32: 15
2: 1, 1, 1 4: 5, 23	55: 5, 15, 21	17: 12 58: 22	32: 21 35: 16
5: 6, 25 7: 9, 13	56: 5, 9, 13, 15	76: 19, 23 79: 17	41: 23 44: 4
7: 16, 18 8: 5, 16	56: 20 57: 8, 13	87: 10 92: 4	50: 24 52: 2
9: 25 10: 11, 23	57: 17 58: 24	about (26)	act (3)
10: 24 11: 19	59: 15, 16, 17, 18	7: 4 13: 5, 5 14: 4	48: 22, 23 60: 12
12: 10, 18, 22, 22	60: 9, 13, 14, 15	14: 16, 25 27: 5	action (1)
13: 17, 24 14: 6	60: 22, 22 61: 9	28: 20 33: 1, 23	71: 7
14: 9, 13, 16, 19	63: 12, 17, 22	36: 4 37: 7, 8	actions (1)
14: 23, 25 15: 3	64: 16, 17, 18	40: 2 41: 8	59: 4
15: 4, 6, 7, 14, 22	65: 9, 14, 15, 17	43: 14 44: 5	active (1)
15: 24 16: 3, 9	66: 3, 9, 19, 19	57: 14 58: 12	103: 20
16: 20, 22 18: 3	67: 2, 3, 4, 14, 14	63: 24 84: 17, 19	activity (1)
19: 4, 7, 9, 10, 11	67: 20, 25 69: 17	91: 23 98: 15	37: 10
19: 11, 17, 18, 22	69: 24, 25 70: 18	108: 24 109: 4	actual (2)
20: 6, 8, 13, 21	70: 23 71: 1, 7, 7	above (2)	67: 1 94: 11
21: 3, 6, 10, 11	71: 10, 22, 23, 24	1: 8 76: 25	actually (19)
21: 15, 16, 22	71: 25 73: 12, 13	above-capti o...	4: 18 7: 8 15: 12
22: 5, 5, 6, 10, 19	73: 13, 14, 15	1: 7	21: 23 27: 11
23: 2, 6, 11 24: 2	74: 9, 16, 22, 23	absence (1)	29: 7 39: 11, 20
25: 18, 22 26: 4	74: 25 75: 18	8: 20	41: 24, 25 43: 15
26: 4, 16, 20	76: 2, 12, 15, 15	absent (8)	44: 8 60: 3 76: 3
27: 5, 10, 17	77: 3 78: 12	6: 9 24: 12 30: 8	94: 6, 10, 15
28: 3 29: 8, 10	80: 15, 20, 21	45: 16 53: 14	96: 9, 13
29: 20 31: 4, 6, 6	81: 19 82: 1, 5	61: 19 68: 10	adapt (1)
31: 18 32: 5, 8	82: 12, 21 83: 11	110: 10	71: 11
32: 10, 13, 14, 16	83: 14, 23 84: 3	absolutely (4)	add (3)
32: 25 33: 8, 19	84: 7, 24 85: 2	42: 6 58: 1 60: 25	21: 21 59: 3 60: 1
33: 22, 25 34: 5	85: 12 86: 4, 5	70: 15	added (1)
34: 19, 24, 24	87: 19 88: 10, 15	absorb (3)	80: 4
35: 3, 11, 16, 20	88: 18, 22, 23	59: 15, 17 78: 24	addition (7)
35: 25 36: 1, 3, 5	89: 13, 18 90: 18	absorbing (1)	14: 8 21: 21
36: 11, 15 37: 19	91: 14, 21, 25	91: 25	22: 25 28: 9
38: 2, 3, 4, 5, 8	92: 11, 15, 22, 23	AC (1)	40: 7 55: 11
38: 14, 16 39: 7	93: 7 94: 2	62: 22	74: 20
39: 16, 21, 21, 22	96: 16, 18, 19	Acacia (1)	additional (19)
40: 3, 6, 11, 13	97: 5, 15, 21	31: 4	5: 14 16: 19 20: 1
40: 14, 18 41: 3	98: 14, 16, 17, 22	access (1)	20: 7, 7, 11, 16
41: 4, 14, 18, 22	99: 7, 7, 8, 15	48: 15	20: 19 23: 19
42: 12, 13, 16, 16	100: 10, 11, 17	accomplish (1)	24: 2 28: 23
42: 24, 25 43: 2	100: 19 101: 12	59: 5	29: 16 42: 25
43: 8, 11, 13, 14	101: 13, 17, 21	accordance (1)	52: 23 61: 8
44: 6, 10, 13, 18	102: 17, 25	49: 17	67: 9 80: 1
44: 21, 22 45: 5	103: 20, 22	account (3)	84: 21 92: 21
47: 15 48: 16	104: 9 106: 13	38: 8, 16, 22	address (3)
49: 3, 3, 11, 16	106: 14 107: 9	accounts (1)	17: 25 27: 16
49: 21, 24 50: 2	107: 12, 18	79: 2	82: 11
50: 4, 7, 9, 11, 13	108: 23 109: 21	accurate (1)	addressed (1)
50: 15, 18, 21, 22	109: 25 110: 2	113: 8	35: 7
50: 23 51: 14, 16	110: 24 111: 17	acquire (1)	adeu (1)
51: 17, 19, 21, 22	113: 1, 4, 7	33: 10	11: 10
51: 24 52: 6, 8	ability (6)	acquiring (1)	adjourn (1)
53: 3 54: 21	56: 23 59: 1	33: 18	111: 17
	77: 11, 16 78: 11	acquisition (9)	adjust (2)
	78: 16		

84: 3, 8	57: 6 62: 17	65: 5 69: 22	21: 16 41: 13
adjustment (1)	again (8)	70: 3 77: 8 80: 6	43: 2, 4 49: 2
82: 21	41: 22 45: 24	80: 25 81: 3	61: 2 96: 2, 5, 15
admin (1)	60: 16 84: 4, 16	86: 16 87: 16, 24	am (5)
27: 21	84: 20 88: 5	87: 25 88: 25	10: 8 25: 5 31: 9
administer (2)	93: 20	89: 3, 6 90: 8	62: 18 80: 6
63: 1, 18	against (2)	94: 1, 4, 5 98: 3	amenable (1)
administrato...	13: 24 97: 5	99: 3 108: 13, 19	82: 22
18: 21 25: 9	age (1)	108: 19 109: 24	American (1)
adopted (3)	14: 19	110: 19 111: 11	20: 24
17: 15 55: 13	Agency (1)	111: 24	among (1)
109: 16	36: 17	allegations (4)	8: 24
Adrian (11)	agenda (5)	99: 11 100: 13	amount (15)
2: 3 7: 11, 18, 22	4: 2, 4, 23 6: 1	101: 16 102: 19	14: 20 16: 21
8: 4, 9, 15, 21	111: 16	allocated (1)	19: 19 21: 3, 16
9: 4, 13 10: 11	agent (1)	79: 1	23: 11 32: 2
advance (2)	69: 2	allow (2)	50: 22 51: 25
41: 2 55: 5	aggregate (2)	71: 21, 22	55: 3 66: 4
advantage (1)	32: 2 55: 3	allowing (1)	74: 21 77: 21
23: 4	ago (2)	59: 19	80: 23 91: 14
advantageous...	44: 6 91: 11	alluded (1)	an (36)
87: 23 91: 9	agree (1)	85: 8	9: 7 12: 14 16: 1
advisor (5)	84: 23	alluding (1)	16: 21 17: 17
25: 10 26: 8 31: 3	agreement (20)	22: 3	19: 25 32: 2, 5, 6
47: 4 54: 13	26: 21 71: 1, 1, 16	along (11)	34: 7, 16 35: 16
Advisors (1)	71: 20 72: 7	48: 1 49: 16 50: 1	37: 2, 13 42: 9
25: 10	75: 2, 3 78: 3	50: 4, 8, 10 51: 4	43: 25 49: 8
advisory (1)	84: 11 85: 5, 10	52: 8 75: 6	55: 3 65: 10
58: 6	87: 23 90: 15, 25	83: 15 110: 22	69: 23 71: 12
aerial (1)	91: 1, 2, 7 97: 16	alongside (1)	73: 16 74: 20
12: 18	97: 18	19: 8	77: 14 78: 6, 8
Affairs (2)	ahead (2)	already (5)	78: 21, 23 80: 1
1: 1 7: 21	45: 22 53: 24	5: 13 79: 23	82: 18 84: 10, 11
affected (1)	air (1)	80: 10, 11	87: 5, 23 91: 19
27: 19	65: 4	108: 23	109: 14
affiliated (1)	Al (2)	also (35)	analysis (1)
32: 7	69: 5, 14	20: 6 22: 22 25: 8	13: 3
affirmative (1)	Alan (1)	26: 21 40: 4	analyze (1)
17: 23	2: 2	41: 12 43: 8, 17	65: 12
affordabilit...	Alex (1)	44: 12, 21 47: 3	and (409)
35: 20, 23	31: 7	49: 2, 21 50: 15	1: 8 4: 7, 12, 16
affordable (12)	ALEXANDER (1)	51: 9, 19 54: 14	4: 18 5: 3, 9, 10
32: 8, 17 33: 5, 7	31: 17	59: 2, 4 60: 9	5: 23 6: 14 7: 13
33: 11, 15 34: 1	all (48)	62: 21 65: 23	7: 14, 22, 23, 23
34: 5, 21 35: 19	10: 21 12: 12	69: 9 74: 18	7: 24 8: 1, 3, 3, 7
43: 25 44: 1	16: 7 18: 25	77: 14 82: 9	8: 9, 10, 14, 15
after (12)	19: 15 23: 4, 7	95: 21 96: 12	8: 18, 20, 22, 24
11: 17 29: 12	24: 1 27: 13	98: 12 99: 7, 10	9: 1, 4, 6, 9, 12
41: 25 64: 5	31: 20 33: 7	100: 13 101: 16	9: 13, 14 10: 10
65: 19 72: 5	34: 12 37: 15	102: 16, 19	10: 11, 11, 17, 20
79: 3 83: 8	40: 21 43: 25	although (1)	10: 24 11: 4, 24
84: 22 85: 1	51: 12 52: 10	26: 22	11: 25 12: 11, 17
90: 20 92: 19	54: 4 57: 23	always (13)	12: 17, 20, 20, 22
afternoon (2)	62: 17 64: 3	4: 5 8: 16 11: 3, 4	13: 4, 9, 21 14: 3

14: 7, 10, 21	59: 2, 4, 8, 13, 19	Andrea (1)	87: 1, 6, 6, 10, 11
15: 5, 6, 15, 22	59: 23, 25 60: 4	25: 5	89: 10 92: 24
15: 24 16: 2, 24	60: 18 61: 13	and-a-half (2)	93: 22, 23 95: 1
17: 10 18: 15, 21	62: 3, 21 63: 6	13: 2, 5	96: 2, 4, 15 97: 4
19: 5, 10, 11, 11	63: 13 64: 2, 4	and/or (3)	99: 13 100: 15
19: 12, 23, 25	64: 10, 21, 25	77: 12 87: 1	101: 19 102: 23
20: 2, 9, 13, 17	65: 8, 19 66: 1, 7	92: 25	103: 25 105: 9
20: 20, 22 21: 9	66: 17, 19, 23	Annotated (1)	106: 11 109: 6
21: 17, 24 22: 10	67: 1, 4, 11	26: 1	109: 20, 25
22: 18 23: 5	68: 15, 23 69: 8	annual (4)	112: 1
24: 7, 19 25: 6	69: 18 70: 7, 7	28: 1 78: 12	anyone (2)
25: 11, 19 26: 1	70: 11, 12, 18	85: 10 98: 1	23: 19 29: 18
26: 5, 15, 20	71: 4, 18 72: 4	annually (2)	anything (4)
27: 4, 18, 18, 22	72: 20 73: 4, 21	80: 4 85: 18	23: 21 89: 17
28: 5, 11, 21	74: 9, 11 75: 21	another (8)	91: 4 97: 2
29: 6, 12, 22	75: 22 76: 1, 4	18: 1 22: 15 44: 6	apartment (3)
30: 2, 13 31: 6	76: 16, 23 77: 6	56: 11 66: 21	32: 16, 17 34: 6
31: 13, 19 32: 10	78: 5, 9, 21, 23	72: 1 77: 18	apartments (5)
32: 16, 22, 24	79: 10, 11, 16	100: 8	32: 18 33: 20, 24
33: 2, 5, 6, 12, 16	80: 11, 14, 24	answer (7)	34: 8 44: 9
33: 17, 17, 18, 20	81: 4 82: 2, 5, 18	14: 21 22: 16	apologies (1)
34: 3, 6, 8, 9, 12	82: 21 83: 8, 24	27: 13 41: 7, 10	96: 23
34: 12, 15, 18, 18	84: 1, 8, 10 85: 9	52: 12 88: 4	appeal (4)
34: 20, 23 35: 3	85: 11, 11, 18, 22	answered (1)	49: 22, 23 75: 2
35: 19, 22 36: 8	85: 25 86: 1, 4, 7	41: 5	75: 23
36: 9, 17, 25	86: 11, 19 87: 3	answering (1)	appear (2)
37: 8, 9, 11, 14	87: 15, 20, 25	22: 4	4: 18 7: 8
37: 21 38: 10, 17	88: 1, 9, 18 89: 1	answers (1)	appearance (1)
38: 22, 23 39: 5	89: 5, 10, 13, 13	108: 19	5: 22
39: 5, 6, 7, 12, 15	89: 20, 22, 24	anticipate (1)	appearing (9)
39: 23 40: 14, 20	90: 1, 8, 13, 14	36: 24	11: 13 18: 14
40: 21, 22 41: 1	90: 19, 19, 20, 24	anticipated (3)	25: 2 30: 20
41: 23 42: 1, 4	90: 24 91: 7, 17	28: 20 29: 11	36: 15 46: 6
42: 11, 14, 17, 20	91: 18, 24 92: 15	38: 6	54: 7 62: 15
42: 22, 23 43: 6	92: 19, 23, 24	anticipating...	68: 24
43: 7, 12, 15, 16	94: 11, 19, 23	14: 19 22: 13	appears (5)
43: 19, 25 44: 3	95: 9, 12, 16	28: 7, 14 58: 16	4: 14 24: 14
44: 4, 12, 14, 17	96: 1, 10, 14, 23	59: 20	45: 20 53: 20
44: 22, 24 45: 10	97: 13, 19 98: 2	anticipation...	84: 24
45: 24 46: 9, 15	98: 3, 12, 17	49: 14, 15 50: 2, 4	appliances (1)
46: 18, 22, 24	99: 4, 12 100: 3	50: 7, 12, 13, 22	65: 3
47: 1, 3, 16, 25	100: 9, 14, 21	51: 6, 11, 13, 20	applicant (8)
48: 5, 12, 19, 22	101: 13, 18, 24	51: 22 52: 1	4: 14 7: 8 11: 13
49: 2, 6, 9, 17	102: 11, 21	any (51)	25: 2 30: 20
50: 20, 24, 25	103: 3, 19 104: 5	4: 9 5: 20 14: 22	46: 6 54: 6
51: 1, 2, 4, 7, 15	104: 12, 24	16: 16, 18 23: 17	62: 14
51: 17, 24 52: 3	105: 2, 13 106: 1	23: 22 24: 2	applicants (3)
52: 18 53: 5, 9	106: 9, 10, 17	29: 15, 18 41: 8	4: 7 8: 6 67: 14
54: 1, 11, 18, 22	107: 3, 18 108: 6	45: 3 49: 10	application...
55: 11, 14, 19, 25	109: 4, 7, 11, 13	52: 12, 19, 23	4: 17 6: 1 9: 8
56: 5, 8, 16, 19	109: 18 110: 4	53: 1 59: 8 61: 6	12: 15 13: 4
56: 24, 25, 25	110: 15, 24	65: 21 67: 9, 11	18: 13 25: 21
57: 4, 11, 16, 21	111: 3 113: 6, 7	67: 23 77: 16	29: 6 35: 1
57: 23 58: 7, 11	113: 9	81: 12 83: 12	41: 15 48: 4

63: 7, 21 65: 11 67: 2 68: 24 69: 23 98: 9 108: 22 applications... 3: 1 4: 3, 6 11: 11 41: 19 96: 3, 16 applied (1) 8: 9 apply (1) 5: 19 applying (1) 44: 20 apportioned (1) 37: 14 appreciate (17) 9: 17 11: 1 16: 15 18: 6, 10 21: 17 22: 5 23: 8 43: 2 46: 2 52: 22 54: 2 59: 11 62: 10 65: 23 108: 17, 19 appreciated (2) 57: 25 65: 24 approached (1) 37: 6 appropriate (1) 85: 19 appropriated... 80: 11 appropriati n... 80: 15 appropriati o... 24: 3 approval (4) 5: 16, 19 25: 22 96: 17 approve (7) 6: 1 10: 1 24: 3 29: 21 81: 19 101: 22 106: 14 approved (18) 6: 16 10: 19 13: 22 24: 21 26: 12, 13 30: 15 40: 11 52: 9 62: 5 68: 17 78: 13 82: 12 101: 10 105: 1 107: 5 110: 17 112: 2 approximatel ... 13: 16, 18 14: 1	14: 14 58: 18 65: 16 74: 12 April (1) 55: 14 are (105) 4: 11, 16 9: 18 13: 7 14: 1 20: 2 20: 3 21: 4, 8 22: 11, 13 23: 10 26: 18 27: 11, 14 27: 19, 25 28: 13 28: 18, 25 29: 12 31: 22 32: 4, 13 33: 16, 17 34: 18 35: 6 37: 10 38: 11, 21, 24 39: 10, 19, 24 40: 10 41: 6 42: 6, 23 43: 10 43: 24 44: 15 47: 23 52: 12, 18 52: 25 55: 17 56: 25 57: 1, 10 57: 16 58: 15, 22 59: 15, 20, 22 62: 24 64: 2, 3 65: 2, 11 67: 11 69: 22 71: 3, 17 73: 4, 19, 20 75: 14, 14, 15, 17 75: 17 76: 6, 12 79: 19 80: 7 81: 8, 9 83: 2 85: 6, 7, 8, 9, 14 87: 10, 12 88: 19 88: 24, 24, 25 91: 3, 10 92: 11 93: 22 94: 6 95: 8 96: 12, 19 96: 20 97: 12, 23 103: 21 108: 25 111: 8 area (4) 14: 3 16: 9 20: 12 35: 12 areas (1) 19: 21 arises (1) 9: 22 around (2) 43: 13 44: 23 as (113) 4: 5, 5, 14 7: 18 7: 24 8: 22, 22	9: 11, 11 10: 12 10: 24 12: 11, 24 14: 3 15: 4, 12 15: 20 16: 1, 4 19: 5, 7, 9, 10 21: 10 22: 7 23: 2, 9 24: 14 25: 19 26: 16 31: 19 33: 3 35: 25, 25 36: 2 37: 4, 22 38: 3 38: 14 40: 1, 4 42: 5 43: 24 44: 7 45: 20 46: 18 47: 16 48: 7, 16, 24 49: 19 50: 20 52: 5 54: 22 55: 7, 7, 18 56: 2 56: 2, 12 58: 4 59: 11, 11 60: 1 60: 8, 16, 20 63: 13, 16 64: 23 66: 1, 7, 7, 17, 17 69: 18 70: 7, 19 71: 24 72: 24 73: 16 75: 7, 10 76: 21 77: 3, 15 79: 14 85: 7, 12 85: 14, 15 87: 22 88: 20 92: 3, 4 92: 10, 17 94: 12 94: 13, 15 95: 9 95: 17 96: 9, 16 96: 22 97: 25, 25 101: 15 102: 18 103: 20, 23, 23 111: 4 aside (1) 78: 19 ask (8) 5: 25 24: 2 59: 8 60: 3 67: 14, 16 74: 18 93: 19 asked (6) 37: 11 48: 18 81: 18 89: 20 95: 21 103: 18 asking (1) 81: 23 asks (1) 14: 3 aspect (4) 81: 7, 15 84: 13	95: 13 aspire (2) 40: 8, 11 assessed (1) 13: 19 assigned (1) 109: 4 assistance (1) 5: 11 associated (2) 40: 19 75: 8 Associati on (1) 20: 25 assume (3) 10: 7 71: 25 80: 17 assumed (1) 13: 5 assured (1) 78: 22 assuring (1) 96: 6 at (47) 1: 8 13: 16, 23 14: 17 15: 18 16: 10 21: 10, 14 22: 16 23: 7 27: 7 36: 2 37: 22 38: 8, 19 39: 4, 20, 25 41: 14 42: 1, 8 44: 15, 18 48: 16 55: 15 56: 21 57: 23, 25 58: 19 59: 9 60: 2, 4, 10 64: 10, 18 65: 19 67: 20 70: 23 71: 10 74: 24 84: 2 85: 19 92: 4, 16 93: 7 97: 21 113: 9 Atlantic (8) 3: 10 62: 15, 19 63: 1, 18, 24 64: 3, 6 attempt (1) 34: 16 attention (1) 8: 15 attorney (1) 109: 15 attorneys (1) 47: 7 audit (1)
--	--	--	--

26: 15	106: 15, 18	83: 23 84: 8	75: 5, 9, 15 76: 6
authorities (1)	107: 1, 2 108: 4	basic (1)	76: 6, 13, 19, 23
8: 2	108: 5, 10	89: 9	77: 9 78: 5, 14
authority (48)	110: 13, 14	basically (7)	79: 12, 15, 17, 20
3: 7, 8, 9, 10	award (2)	16: 1 82: 3 87: 16	79: 25 80: 10, 12
30: 22, 25 31: 2	66: 4 83: 7	87: 19 88: 13	80: 14, 24 81: 10
31: 3, 23 32: 1	awarded (4)	89: 8 94: 19	81: 24 82: 1, 3
36: 14, 21 37: 7	40: 8 73: 15 86: 4	basis (11)	84: 25 85: 4, 8
37: 17 40: 9	109: 11	16: 6 44: 23	85: 15, 17, 18
42: 10, 19 46: 7	aware (1)	49: 11 50: 23	86: 19, 20 87: 20
46: 10, 14, 25	64: 3	51: 21 52: 7	88: 1 89: 11, 18
47: 5, 20 48: 2, 9	away (3)	67: 3 78: 13	90: 8 91: 1, 6, 19
52: 4 53: 6 54: 8	22: 16 42: 18	100: 7, 9 102: 15	92: 1, 4, 21 93: 7
54: 10, 13, 16	85: 11	bathrooms (1)	93: 7 94: 11, 14
55: 1, 11 56: 3, 6	Aye (1)	35: 9	94: 18, 20 95: 6
56: 9, 13, 18	111: 25	Baumann (2)	95: 11, 14, 15, 22
57: 5 58: 6, 14	a.m (2)	25: 6 46: 9	96: 3, 9, 11 97: 1
58: 17 59: 25	1: 9 103: 23	Bayonne (7)	97: 12, 15 98: 24
60: 6, 16, 20		46: 19 50: 10, 11	99: 3, 9 105: 5
62: 16, 19	B	50: 15, 21 52: 18	108: 3, 9, 14, 21
Authority's (4)	B (4)	52: 20	109: 1, 3 110: 23
37: 23 55: 5, 19	46: 12 47: 22	be (176)	110: 24 111: 4
60: 23	55: 7, 20	5: 9, 12, 23 7: 10	113: 7
authorize (1)	back (18)	8: 15, 16 9: 2, 9	bear (2)
26: 5	15: 6 17: 5, 21, 21	9: 19 11: 19	7: 16 98: 19
auxiliary (1)	22: 15 23: 10, 13	12: 2 13: 6 14: 7	bearing (1)
55: 8	34: 21 59: 7	15: 8, 23 16: 4, 5	98: 13
available (7)	82: 10, 13 84: 7	19: 12, 20 20: 21	became (1)
9: 22 48: 21, 24	85: 22 88: 5, 17	21: 12 22: 8, 15	82: 20
52: 12 57: 19	90: 14 98: 18	23: 6, 24 25: 13	because (31)
64: 14, 22	108: 14	26: 10, 22 27: 1	5: 16 16: 11 22: 6
average (4)	background (3)	27: 4, 19 28: 1	23: 3 29: 8 35: 2
13: 18 28: 3, 4	4: 9 33: 23 52: 11	28: 16, 22 29: 8	35: 24 36: 21
64: 7	backlog (1)	32: 20 33: 17	37: 10 38: 24
Avery (66)	67: 14	35: 4, 7, 21	39: 19, 23 41: 13
2: 2 4: 21 6: 12	Bakari (2)	36: 13 37: 1, 25	42: 22 59: 16
6: 13 7: 2, 4	46: 8 47: 19	38: 7, 12, 22	60: 9 61: 1
10: 3, 15, 16	balance (2)	39: 4, 12, 15	73: 13 76: 15
17: 8, 9 24: 5, 7	5: 8 98: 20	41: 25 43: 6, 8	77: 15 81: 7, 7
24: 17, 18 29: 24	balances (1)	43: 12 50: 1, 7	81: 25 82: 2
30: 2, 11, 12	97: 24	50: 11, 15 51: 5	84: 1 87: 15, 23
45: 19, 20, 24	balancing (1)	51: 9, 19 52: 5	89: 24 93: 7, 8
53: 19, 20 61: 22	60: 12	55: 4, 10, 12, 24	95: 20
61: 24, 25 62: 1	ballooned (1)	56: 7, 10, 15, 16	become (3)
67: 13, 22 68: 2	76: 4	56: 17, 20 57: 5	78: 6, 21, 23
68: 4, 13, 14	bank (1)	57: 24 58: 2, 21	becomes (1)
99: 17 100: 1, 2	16: 13	59: 1, 4, 19 60: 1	75: 19
100: 18, 20, 22	base (4)	60: 9, 10, 15, 19	been (26)
101: 6, 7 102: 9	14: 5 34: 2 73: 12	60: 23 63: 20	5: 14, 23 8: 5
102: 10 103: 2, 4	73: 12	64: 17 65: 5, 7, 8	11: 1, 3 14: 9
103: 13, 14	based (10)	65: 13 66: 13, 22	19: 11 21: 1
104: 5, 10, 12, 22	32: 9 33: 4 55: 25	71: 6, 7, 13, 20	22: 19 26: 15
104: 23 105: 11	58: 15 59: 18	72: 6, 7 73: 25	34: 13, 17 43: 18
105: 13, 24, 25	69: 22 83: 7, 12	74: 11, 13, 19	44: 16 48: 9, 18

57: 9 60: 17, 18 63: 25 72: 23 78: 22 80: 11 85: 25 89: 1 96: 5 before (37) 1: 7 4: 3, 19 5: 22 7: 7, 8 8: 12 9: 8 11: 11, 13 18: 14 19: 17, 17 21: 1 21: 5, 12 25: 2 30: 20 32: 24 36: 12, 15 46: 6 48: 4 54: 7 59: 21 62: 15, 24 63: 6 64: 11 65: 18 68: 24 71: 11 81: 10 98: 8, 11, 15 109: 21 begin (1) 47: 6 beginning (2) 57: 9 80: 14 behalf (5) 11: 20 31: 23 46: 19, 24 109: 20 Benefield (5) 6: 17, 22 7: 1 11: 17 69: 8 being (41) 1: 9 12: 20 15: 2 15: 24 19: 21 26: 19 27: 10, 11 27: 14 28: 18, 20 29: 12 32: 4, 13 35: 23 36: 6, 16 36: 18, 20 38: 1 38: 3, 5 40: 7, 13 43: 3 56: 3 58: 7 66: 17 72: 22 73: 2 76: 14 78: 4 81: 6, 18 85: 14 89: 20, 20 97: 3 100: 7 103: 18 105: 7 belaboring (1) 109: 24 believe (21) 15: 5, 13 18: 20 20: 22 25: 11, 13 27: 13 28: 3 29: 6 31: 6	42: 20 46: 22 69: 4 75: 1 79: 3 79: 6 83: 6 85: 1 88: 14 105: 7 107: 15 below (2) 20: 24 21: 8 Ben (1) 34: 2 beneficial (2) 15: 8 76: 22 benefit (4) 16: 7, 9 33: 1 36: 13 benefited (1) 8: 25 benefits (1) 51: 17 Bennett (119) 2: 5 6: 5, 7, 9, 12 6: 14, 16 10: 4, 6 10: 9, 15, 17, 19 16: 24 17: 3, 8 17: 10, 12, 19, 25 24: 7, 11, 17, 19 24: 21 30: 2, 6, 8 30: 11, 13, 15 45: 10, 14, 16, 19 45: 24 53: 9, 12 53: 14, 19, 24 61: 13, 17, 19, 22 61: 25 62: 2, 5 68: 4, 8, 10, 13 68: 15, 17 99: 18 99: 20, 22, 24 100: 1, 3, 21, 25 101: 2, 4, 6, 8, 10 101: 24 102: 3, 5 102: 7, 9, 11 103: 3, 7, 9, 11 103: 13, 15 104: 1, 7, 12, 16 104: 18, 20, 22 104: 24 105: 1 105: 13, 17, 19 105: 21, 24 106: 1, 17, 21, 23 107: 1, 3, 5, 12 107: 15, 18, 20 107: 22, 24 108: 1, 6, 8, 12 110: 4, 8, 10, 13 110: 15, 17 111: 20, 24	112: 1 berating (1) 96: 23 best (8) 6: 25 9: 12 18: 7 24: 25 30: 18 46: 4 54: 4 111: 12 better (1) 42: 25 between (3) 39: 4 60: 12 82: 17 beyond (4) 28: 7 29: 2 39: 17 89: 17 bid (2) 86: 4 89: 13 bidded (1) 86: 3 bidder (1) 15: 24 bidding (2) 72: 19 90: 15 bids (1) 76: 2 bill (2) 46: 23 94: 2 billing (2) 94: 1, 4 billion (1) 48: 11 bit (10) 14: 25 33: 1, 22 34: 24 37: 19 42: 16 43: 8 44: 6 60: 14 66: 9 board (85) 1: 2 3: 6 4: 7 5: 16, 19, 22 7: 8 7: 15, 19 8: 4, 13 8: 19, 25 9: 3, 6 9: 9, 11, 20 10: 21, 25 11: 7 11: 14 13: 10, 10 16: 17 18: 14 21: 2, 6, 17 23: 6 23: 18 25: 3, 7, 9 25: 21 26: 12, 13 29: 18 30: 21 33: 2 34: 25 35: 2 36: 13 41: 3, 7 43: 7	45: 4 52: 9 53: 1 54: 7 55: 15 59: 4, 8 60: 2 61: 6 62: 10, 15 62: 24 66: 2 67: 10 68: 24 69: 24 70: 16 82: 16 94: 10 96: 1, 12, 15 98: 8, 16, 20, 22 99: 5 100: 12 101: 11, 16 102: 19 103: 17 103: 22 108: 21 109: 8, 10, 14 111: 4, 25 boards (1) 8: 3 board's (1) 40: 20 Bob (1) 11: 17 boiled (1) 87: 20 boiler (1) 26: 19 bond (42) 5: 18 12: 17 15: 18, 22 25: 7 25: 23 26: 5 30: 24 37: 1 38: 10, 15 39: 16 40: 2, 15, 16, 24 41: 3 46: 16, 19 46: 20, 23 47: 2 47: 19 48: 22 49: 13, 15, 17 50: 2, 4, 7, 11, 13 50: 22 51: 6, 10 51: 13, 20, 22 52: 1 54: 10 69: 9 90: 19 bonds (44) 12: 22 15: 15 26: 6, 11 28: 8 28: 18, 25 29: 12 29: 22 32: 1, 4 32: 12, 23, 25 36: 6, 8 37: 10 37: 18, 21, 24, 24 38: 23, 24 39: 3 39: 8, 12, 16, 19 39: 20 40: 21 42: 10 44: 12
---	---	--	--

48: 20, 23 55: 3 55: 6, 9, 10, 17 55: 17, 18, 20, 24 55: 25	12: 24 13: 19 15: 13, 19, 23, 25	98: 20 99: 9 109: 1, 23	came (3) 23: 5 91: 11 95: 24
books (1) 42: 1	Bryan (4) 69: 2 77: 6 78: 1 88: 15	butter (1) 44: 4	cameras (2) 4: 16 35: 11
borough (9) 3: 3, 6 4: 24 5: 3 5: 6, 21 6: 25 25: 3 90: 6	budget (24) 18: 19 19: 18, 20 21: 2, 10, 24 22: 12, 22 74: 14 78: 12, 17, 23 79: 11, 18 80: 4 80: 16 81: 1 85: 17 91: 13, 15 92: 1, 15, 18, 20	by (55) 4: 11 5: 2, 9, 12 5: 17 8: 6, 21 12: 10, 15 13: 22 15: 6 19: 4, 18 25: 18 26: 12, 13 26: 16, 16 27: 1 27: 11 28: 25 31: 18, 25 34: 14 38: 3, 12 40: 8 41: 6 42: 10 47: 6, 15 48: 1 49: 3 52: 9 54: 21 55: 10, 12 55: 12, 13 56: 3 56: 9, 13, 20 58: 10, 22 60: 15 63: 12 64: 17 69: 17 72: 22 75: 16 89: 18 94: 12 103: 23 104: 5	can (37) 4: 9, 12 8: 15 14: 7 17: 5, 25 23: 23, 24 27: 12 27: 15 31: 13 37: 5 42: 15 49: 10 53: 24 54: 18 57: 3 63: 6 64: 20 70: 14 76: 10 78: 22, 23 79: 9 79: 14, 21 87: 3 91: 24 92: 11, 17 93: 13 95: 4 96: 13 97: 1 98: 21 107: 9 109: 19
borrowers (4) 46: 15 49: 9 52: 4 52: 11	budgeted (1) 22: 21	B-1 (1) 47: 25	candor (1) 23: 8
borrower-by-... 49: 11	buffer (2) 42: 16, 21	B-2 (1) 48: 1	cannot (3) 58: 14 65: 6 66: 15
both (13) 4: 12 9: 11 13: 3 13: 7 21: 24 27: 18 44: 16 53: 4 54: 17 59: 11 70: 6 82: 22 88: 21	building (7) 27: 21, 23 51: 15 55: 22 57: 9, 20 73: 13	B.3 (1) 105: 7	Cantalupo (1) 46: 20
box (1) 17: 18	buildings (2) 27: 18 51: 2		can't (2) 81: 13, 23
Braslow (1) 11: 25	built (1) 63: 25		cap (13) 19: 18, 18, 20 20: 13 21: 3, 6 22: 7 23: 4, 7 24: 3 37: 11, 12 37: 17
bread (1) 44: 4	bunch (3) 32: 13 34: 25 35: 12	c (8) 2: 1 99: 12 100: 14 101: 18 106: 9, 10 113: 1 113: 1	capabilities... 86: 25 87: 8
Brian (3) 69: 6, 12, 15	business (4) 18: 21 25: 9 37: 4 65: 2	call (3) 20: 23 77: 11 94: 2	capital (34) 28: 10 33: 10 34: 11 35: 6, 7 36: 3, 8, 9 37: 20 40: 18 41: 16 49: 19 51: 2, 6 51: 15 52: 1 73: 9, 19 74: 9 78: 3, 18 79: 1 79: 14, 20, 23, 25 80: 2, 10, 25 81: 3, 6 84: 21 85: 12 92: 18
bridge (6) 34: 3 38: 5, 13, 18 40: 5, 11	but (60) 5: 21 7: 15 10: 12 11: 1, 17 13: 2 15: 1, 7, 16 21: 5 22: 5, 11 23: 11 23: 17, 21 26: 23 27: 13, 25 28: 24 28: 25 29: 3 31: 8 35: 4, 7, 16 36: 12 37: 14 39: 13, 16 40: 10 40: 19 41: 18 43: 14, 18 48: 23 52: 17 60: 16 66: 9 69: 9 72: 8 72: 19 73: 11 74: 18 75: 23 77: 9 78: 10, 20 78: 22 79: 3, 15 81: 9 88: 16 90: 17 94: 3 95: 13 96: 24	called (5) 4: 17 32: 5, 17 33: 19 44: 8	Capi zzi (1) 46: 16
Brief (1) 108: 16		calls (2) 13: 12 88: 7	
briefly (1) 98: 10		Camden (16) 3: 7 30: 21, 25 31: 23 32: 19 33: 19 34: 2, 15 34: 15 36: 14, 20 41: 23 43: 15 44: 7, 17, 17	
bright (1) 21: 5			
bring (3) 20: 4 74: 23 97: 5			
bringing (1) 8: 18			
brings (1) 58: 12			
broken (1) 77: 25			
broker (1) 57: 18			
brought (4) 8: 12 11: 5, 7 88: 22			
Brunswick (9) 3: 4 11: 14 12: 15			

captured (1) 11: 7	16: 11	24: 16 29: 25	collected (1) 5: 2
Carmel a (2) 46: 25 47: 13	charged (3) 16: 12 78: 14 96: 7	30: 3, 9, 10 43: 4	collection (1) 93: 22
carrying (1) 103: 19	chat (1) 17: 18	45: 17, 18 53: 8	collectively... 51: 12 69: 22
cars (1) 49: 19	check (1) 94: 19	53: 9, 15, 16	come (12) 5: 22 13: 10
carved (1) 75: 14	chemical s (1) 91: 4	61: 20, 21 68: 11	29: 12 67: 3, 7
case (5) 15: 11 16: 5 26: 8 26: 17 76: 6	cherished (1) 10: 25	68: 12 70: 20	82: 15 84: 7
cash (7) 15: 25 37: 25 38: 25 39: 15, 19 40: 23 42: 10	Cherry (2) 46: 13 47: 8	71: 2, 21 72: 10	89: 13, 21 91: 18
cast (1) 14: 4	chief (1) 18: 22	72: 13 82: 9, 15	94: 10 98: 18
category (1) 104: 2	chipping (1) 22: 16	82: 24 83: 10, 18	comes (1) 90: 2
CCR#XI01753 (1) 113: 15	Chris (5) 18: 20 19: 2 21: 15, 16, 19	83: 20 84: 12, 16	comfortable (1) 108: 22
certain (8) 22: 19 32: 22 40: 15 55: 7 71: 10 91: 14, 14 93: 7	circle (2) 17: 5 85: 22	85: 21 86: 5, 12	coming (7) 17: 17 59: 14
certainly (4) 10: 24 19: 11 21: 9 44: 18	city (37) 3: 5 8: 22, 23 18: 14 19: 18, 25 20: 6, 7, 9, 15 21: 1, 3, 6 23: 3 32: 18 33: 4, 20 34: 1, 3, 15, 18 34: 22 35: 22 37: 9 43: 15 44: 17 46: 17 50: 1, 6, 10 57: 11 63: 1, 18 63: 24 64: 4, 8 90: 6	86: 16, 19 88: 3	60: 2 80: 25, 25 92: 15 96: 19
Certified (2) 1: 7 113: 4	city's (2) 21: 11 64: 6	89: 3 99: 24, 25	commencing (2) 1: 8 20: 16
certify (2) 109: 10 113: 7	claim (1) 97: 5	101: 4, 5 102: 7	comment (2) 8: 17 21: 20
CFO (9) 15: 6 19: 10 46: 13, 16, 18, 20 46: 22 69: 5 92: 14	clarity (1) 8: 18	102: 8 103: 11	comments (7) 23: 22 29: 19 45: 3 53: 1 67: 12, 24 71: 13
chair (1) 66: 1	cleaning (1) 73: 15	103: 12 104: 20	Commis sioner... 11: 24, 24
Chairwoman (1) 2: 2	clear (2) 8: 10 80: 7	104: 21 105: 21	commis sioner... 12: 2
change (4) 12: 20 44: 20 75: 24 78: 2	Clements (2) 18: 22 19: 3	105: 22, 23	common (1) 35: 12
changed (3) 83: 3, 18 105: 7	close (71) 2: 4 6: 10, 11 10: 2, 9, 10 16: 23, 25 17: 6 17: 7 24: 13, 15	106: 24, 25	communi catio... 95: 7
changing (1) 44: 22		107: 19 108: 1, 2	communi ty (3) 1: 1 7: 21 34: 1
chapter (1) 10: 13		108: 2, 3, 10	company (4) 76: 3 84: 2 89: 13 89: 21
charge (1)		110: 11, 12	competi tive... 15: 17
		closed (6) 33: 17 98: 9, 17 107: 10 108: 8 108: 16	complaint (1) 9: 7
		closely (1) 44: 16	complement (3) 20: 4, 18, 22
		closing (4) 37: 25 38: 8 39: 20 42: 11	completed (8) 33: 18 39: 2, 10 44: 5 94: 12, 16 95: 2 96: 8
		coated (2) 98: 3, 6	completely (3) 42: 1 59: 14, 17
		coating (10) 71: 18, 24 74: 1 76: 1, 7 86: 8 88: 23 89: 11 90: 17, 23	completi on (2)
		coatings (10) 70: 6 71: 17, 19 75: 4 76: 4 91: 1 97: 11, 12, 13 98: 5	
		code-related... 65: 1, 13	
		collateral (3) 38: 16, 22 39: 8	
		collateraliz... 39: 15	
		collateraliz... 38: 1, 25 39: 20 40: 23 42: 11	
		colleagues (3) 9: 10 10: 21 82: 7	

35: 4, 18 complex (3) 32: 17 41: 17, 18 compliance (8) 77: 1 88: 1 92: 25 93: 4, 8 97: 1, 17 109: 6 complied (1) 109: 11 component (7) 50: 21 51: 25 77: 18 84: 19 96: 14 97: 10, 20 comprised (2) 47: 23 51: 7 comptrollers... 71: 4 concern (3) 7: 22 44: 18 95: 21 concerned (1) 98: 12 concerning (7) 8: 11 83: 25 99: 11 100: 13 101: 17 102: 19 109: 12 concerns (1) 109: 20 concise (1) 8: 17 concludes (3) 21: 25 107: 6 111: 16 condition (8) 81: 9, 9 87: 4, 25 96: 6, 16 109: 9 109: 13 conditi oni ng... 65: 4 conditi ons (8) 26: 9 64: 1 96: 2 108: 23, 25 109: 18 110: 1 110: 18 conduct (2) 8: 11 69: 10 conducted (1) 73: 21 confirm (3) 42: 3 52: 17 109: 23 conflicts (1) 8: 12	congratul ati ... 10: 10 11: 20 connection (10) 12: 17 31: 25 32: 22 35: 18 40: 22 46: 10 47: 21 48: 5 54: 11 55: 8 consent (3) 4: 23 5: 24 6: 1 conservati on... 25: 24 conservati ve... 13: 6 43: 3 conserved (1) 43: 2 consider (1) 71: 25 consi derati o... 84: 20 92: 18 consi derati o... 83: 12, 13 considered (1) 66: 19 consi deri ng (1) 72: 6 consist (1) 34: 8 consist ent (2) 8: 10 109: 16 constant (1) 95: 6 construct (1) 55: 21 constructi on... 32: 21 38: 20 39: 10 40: 16 42: 14 43: 5 51: 17 consult ant (2) 18: 19 21: 10 contact (1) 95: 15 contemplated... 91: 22 conti nuati on... 35: 19 conti nue (6) 9: 21 29: 1 63: 1 63: 18 84: 6 92: 11 conti nued (2) 9: 13 92: 23 conti nues (2)	22: 24 64: 4 contract (33) 21: 23 34: 7 70: 23, 23 71: 23 71: 23 72: 1 73: 12, 14 74: 17 75: 7, 15, 22 77: 22 78: 13 81: 13, 19 82: 22 83: 1, 3, 8 85: 9 85: 25 86: 6, 20 88: 7, 10 90: 18 96: 25 97: 3, 25 109: 6, 17 contractor (5) 86: 3 89: 18 90: 7 90: 21 109: 5 contractors (2) 65: 16 72: 17 contractual (3) 74: 21 84: 3 94: 13 contri bute (1) 8: 16 contri buti on... 5: 6 contri buti on... 8: 21 control (1) 34: 19 controlled (1) 34: 5 conversati on... 95: 23 conversati on... 41: 1 57: 1 conversion (1) 60: 21 conveyed (2) 5: 3 66: 21 coordinated (1) 37: 8 cops (1) 20: 8 core (1) 33: 6 correct (28) 7: 3, 4 23: 12 28: 15 29: 9 33: 13 42: 7 52: 19, 20, 21 66: 5, 6, 16, 23 67: 6 70: 24 81: 20, 21, 22	86: 1 89: 9, 14 89: 16 90: 11 91: 6 97: 7 104: 6 109: 10 correcti on (1) 105: 11 correctly (1) 52: 17 cost (22) 5: 5 12: 19 26: 9 27: 1 32: 15 55: 7 65: 17 71: 19 73: 23 74: 20, 24 78: 4 78: 9, 12, 14 80: 18 85: 9, 10 91: 23, 25 98: 1 98: 5 costs (3) 32: 22, 22 76: 12 could (23) 4: 8, 16 7: 16 15: 1, 7 16: 5 17: 18 23: 5 26: 4 27: 8 35: 2 37: 17 59: 25 60: 15 67: 13, 16 71: 25 78: 8 79: 2 82: 11 84: 25 89: 2 90: 21 could n' t (1) 7: 5 counsel (11) 12: 1 25: 7 30: 25 46: 16, 19, 20, 23 47: 2, 20 54: 10 69: 9 counties (1) 8: 1 country (1) 33: 7 county (27) 3: 7, 8, 10 5: 3 30: 21, 25 31: 23 34: 15, 18 36: 14 36: 21 37: 9 41: 24 46: 7, 10 46: 11 47: 20, 22 47: 24, 25 48: 8 48: 15, 25 49: 4 53: 5 62: 16, 19 county' s (1) 48: 16
--	---	---	---

couple (6) 14: 23 21: 12 22: 8 27: 10 66: 3 73: 21	criteria (1) 111: 2	deals (1) 44: 15	20: 18 44: 17 50: 25, 25 75: 11 76: 18 77: 1 86: 25 89: 25
course (7) 11: 25 13: 7 26: 22 28: 5, 10 71: 7 111: 6	critical (7) 76: 23 77: 3 81: 8 85: 15 87: 13 88: 25 91: 8	debt (10) 5: 14 13: 3, 15, 20 28: 22 48: 15 52: 19 58: 16, 17 58: 20	dependant (1) 87: 14
Court (2) 1: 8 113: 4	Crothers (2) 69: 7, 16	December (4) 56: 6 60: 4 82: 13 109: 16	depending (1) 58: 18
cover (1) 98: 5	curb (1) 22: 23	decided (1) 56: 24	deploy (1) 33: 9
coverage (4) 14: 11 26: 25 28: 2, 6	curbed (1) 22: 19	decision-making... (1) 60: 24	deposited (1) 38: 7
covered (3) 27: 1 79: 16, 20	curiosity (1) 17: 16	deck (1) 51: 18	describe (5) 56: 12, 22 57: 3, 5 57: 22
covering (1) 97: 12	curious (2) 70: 22 71: 13	decrease (1) 22: 6	described (2) 60: 17 71: 25
covers (1) 70: 1	current (6) 13: 1 22: 21 26: 8 34: 14 58: 10, 15	deed (1) 66: 21	desire (1) 56: 13
COVID (1) 64: 5	currently (19) 49: 14, 23 50: 3, 8 50: 12, 17 51: 11 51: 12, 21 52: 7 57: 8 60: 7 74: 7 76: 16 77: 13, 15 78: 25 89: 7 92: 12	default (1) 49: 3	desperately (1) 34: 11
Coward (43) 69: 1, 2, 12, 19, 21 70: 22, 25 71: 15 72: 3, 16, 23 73: 3, 8, 18 75: 1 78: 2, 15 82: 10 82: 14, 17 83: 5 83: 14, 19, 23 84: 14 85: 3 86: 2, 8, 14, 18 86: 22 88: 8, 21 89: 15, 17 90: 4 90: 10, 12 91: 21 97: 8, 11 98: 1 111: 7	customers (1) 87: 17	defender (1) 8: 5	detail (3) 8: 15 15: 3 65: 25
Craig (1) 18: 3	cutting (1) 43: 4	defer (1) 72: 11	determination... (1) 99: 4 100: 6, 8 102: 14
Crawley (7) 25: 8, 15 27: 12 27: 15, 17, 21 30: 17	cycle (2) 82: 1 92: 22	deferred (2) 40: 14 64: 16	determination... (1) 8: 11 102: 21
creative (1) 41: 18	cycles (1) 85: 20	deficiencies... (1) 65: 1	determine (1) 89: 2
credit (7) 38: 13, 18 39: 24 40: 5, 6, 23 48: 17	<hr/> D <hr/>	degrade (1) 82: 2	develop (1) 33: 5
credits (5) 35: 25 38: 7 40: 8 40: 12 44: 12	d (7) 99: 8, 12 100: 11 100: 14 101: 13 101: 18 102: 20	Degraw (4) 11: 24 12: 4, 8 18: 9	developer (10) 31: 5 32: 9 33: 1 38: 9 40: 14 41: 8 42: 2 43: 9 43: 19, 25
Crestbury (2)	date (4) 1: 8 33: 12 48: 11 65: 8	DeJoseph (2) 46: 22 47: 12	development (3) 14: 10 33: 14 40: 9
	Dated (1) 113: 18	delayed (2) 34: 13 85: 13	did (13) 15: 12 20: 10 21: 2 22: 5 23: 3 27: 25 37: 12 64: 11 86: 13 88: 6, 12, 13, 13
	day (6) 18: 1 37: 25 39: 25 42: 11 43: 16, 16	delays (1) 39: 11	didn't (2) 9: 19 76: 11
	day-to-day (1) 44: 22	deliberation... (1) 61: 3	Dieter (1) 18: 19
	dealing (1)	delivered (2) 14: 18 40: 14	difference (1) 15: 2
		Dennis (4) 11: 24 12: 8 69: 7 69: 16	different (1) 94: 2
		DEP (2) 90: 1 93: 1	
		department (16) 1: 1 7: 21 19: 22 20: 1, 4, 13, 14	

di ffi cul t (1) 90: 24 di ffi cul ti es... 17: 22 di rec ti on (2) 23: 1 92: 24 di rec tly (2) 42: 2 93: 24 di rec tor (37) 6: 18 8: 23 9: 16 10: 20 11: 1, 16 11: 23 12: 4, 6 18: 1, 19, 23 19: 10 21: 18 24: 24 30: 23 31: 2 41: 1 43: 21 47: 1 52: 10 54: 1, 15 59: 8 60: 3 62: 18 66: 1 67: 13 69: 1, 5, 6 69: 8 70: 20 72: 11 99: 1 107: 6, 12 Di Roc co (30) 2: 3 6: 9 24: 12 30: 8 45: 16 53: 14 61: 19 68: 10 99: 22, 23 101: 2, 3, 23, 25 102: 5, 6 103: 9 103: 10 104: 18 104: 19 105: 12 105: 14, 19, 20 106: 4, 6, 23 107: 24, 25 110: 10 di scuss (2) 31: 6 110: 22 di scussed (2) 85: 23 109: 15 di scussi on (2) 60: 9, 19 di scussi ons (1) 59: 25 di smi ssed (1) 100: 7 di smi ssi ng (5) 99: 5, 11 100: 13 101: 16 102: 19 di spl acement... 44: 11 di sregarded (1) 34: 13	di stri buti on... 87: 16 di strict (16) 3: 4 11: 15 12: 1 12: 16, 21 13: 13 13: 17 14: 2, 17 15: 14, 21 16: 9 27: 14, 18 28: 24 29: 1 di stricts (4) 8: 2 13: 9, 10 15: 13 di vi de (1) 80: 23 Di vi si on (1) 7: 20 do (68) 6: 21 7: 2 9: 25 10: 24 16: 16, 20 20: 17, 23 23: 17 23: 22 24: 1 29: 20 33: 8, 21 36: 12, 23 37: 4 37: 5, 13 42: 15 42: 16 44: 1 45: 5 52: 23 53: 3 59: 13 60: 17 61: 9 65: 19 67: 8, 25 69: 9 73: 14, 17 74: 23 75: 3 76: 19 77: 15, 16 77: 17 78: 1, 11 84: 21 86: 13 87: 1, 6, 8, 9, 9 87: 10 89: 14 91: 16 93: 22, 22 94: 1 98: 8, 11 99: 15 100: 17 101: 21 102: 25 104: 9 106: 13 107: 18 108: 12 109: 25 111: 17 113: 6 does (13) 13: 17 14: 17 36: 22, 24 74: 24 78: 15 86: 25 90: 14 91: 16, 18 94: 3 95: 19, 19 doesn' t (4) 14: 11 71: 21, 22 92: 24 doi ng (7) 56: 10 82: 3 86: 19 88: 17 94: 20, 21 96: 23 dol lars (3) 38: 15 63: 17 91: 14 Dom i ni ck (1) 2: 3 done (31) 10: 11 23: 6 34: 17 36: 16, 19 36: 20 37: 5, 16 38: 1 44: 14 72: 20, 21, 24 73: 1, 2, 22, 25 74: 19, 22 76: 14 84: 25 85: 25, 25 86: 13, 16 88: 9 88: 10 93: 17 95: 14 97: 2 98: 22 Don na (2) 46: 19 47: 11 don' t (15) 4: 21 29: 15 41: 19 58: 25 60: 9 64: 13 72: 16 73: 7, 14 74: 16 78: 8, 10 78: 21 89: 2 93: 8 doors (2) 35: 9 64: 24 down (3) 38: 10 77: 25 91: 11 downturn (1) 64: 11 do zen (1) 44: 14 DPW (2) 50: 24 51: 14 Dr (7) 25: 8, 15 27: 12 27: 15, 17, 21 30: 17 Drai ki wi cz (10) 54: 8, 9, 9, 23, 25 57: 21 59: 2, 24 62: 6, 9 draw (1) 38: 10 dri vi ng (1) 85: 9	due (6) 20: 15 58: 8 73: 8 76: 13 90: 17 91: 7 duly (8) 12: 10 19: 4 25: 18 31: 18 47: 15 54: 21 63: 12 69: 17 duration (8) 71: 8, 15 73: 9 84: 25 90: 15 91: 2, 7 97: 16 duri ng (10) 8: 3 9: 9 39: 5, 9 40: 16 41: 21 42: 24 43: 1, 13 79: 13 <hr/> E <hr/> e (5) 2: 1, 1 101: 13 113: 1, 1 each (6) 4: 14 26: 25 28: 24 56: 1 65: 7 88: 22 ear li er (3) 52: 5 58: 4 79: 22 early (1) 85: 8 earned (1) 11: 21 earn ing (1) 16: 4 earn ings (2) 40: 15, 16 East (9) 3: 4 11: 14 12: 15 12: 24 13: 19 15: 12, 19, 23, 25 easy (2) 37: 13 40: 10 Economi c (1) 40: 9 economy (1) 42: 22 Edmunds (15) 62: 17, 18 63: 5, 8 63: 10, 14, 16 65: 22 66: 6, 11 66: 14, 23 67: 6 67: 16 68: 19 edu ca ti on (6)
--	---	--

3: 6 8: 3 25: 4, 7 25: 22 26: 13 effect (2) 89: 12 109: 8 effective (1) 26: 9 efficient (2) 7: 23 82: 5 Ehret (2) 46: 25 47: 13 eight (1) 34: 6 either (6) 26: 4 27: 15 38: 12 59: 15 95: 1 96: 19 electric (1) 64: 23 elevating (1) 33: 6 eligibility (2) 66: 8, 12 eliminate (1) 4: 9 Ellen (5) 62: 21 63: 6, 11 67: 16, 18 elucidating (1) 41: 13 emergency (3) 50: 8, 16, 18 emergent (1) 75: 4 employee (2) 96: 7 109: 4 employees (1) 20: 1 enables (1) 48: 14 encumber (1) 79: 17 encumbered (1) 79: 12 end (4) 28: 20 38: 19 39: 25 60: 4 endeavor (1) 110: 20 endeavors (1) 9: 15 ends (1) 60: 4 energy (12) 25: 22, 24, 25	26: 3, 11, 15, 15 26: 23 27: 1, 3 28: 19 29: 22 enforce (1) 103: 18 Engineering (1) 26: 17 enhancement (1) 34: 12 enough (1) 11: 17 ensure (9) 35: 19 76: 25 94: 25 96: 12, 17 97: 1, 17 98: 21 109: 5 ensures (1) 87: 25 ensuring (2) 94: 12 96: 7 enter (1) 81: 13 entire (2) 11: 21 49: 6 entirety (2) 40: 24 42: 18 entities (9) 5: 19 7: 25 33: 14 56: 1, 2, 14, 24 57: 14, 17 entity (5) 32: 5, 7 56: 11 57: 2 103: 21 entry (1) 35: 9 Environmental... 75: 12 77: 2 90: 1 equal (2) 5: 10 16: 3 equipment (4) 49: 19 50: 24 77: 17 87: 10 equity (1) 40: 6 ESCO (1) 25: 12 especially (5) 43: 4 60: 25 64: 4 76: 20 96: 17 essentially (5) 66: 9, 18 73: 20 75: 6 97: 4 estimated (1) 27: 4	estimates (1) 58: 15 et (1) 26: 2 etc (7) 14: 19 33: 10 34: 17 35: 14 39: 11 49: 20 97: 22 ethical (1) 8: 10 ethics (8) 4: 4 8: 13 9: 7 98: 15, 24 103: 22 105: 6 107: 7 even (3) 42: 8 44: 7 77: 17 event (1) 49: 3 eventually (2) 39: 13 79: 10 every (3) 9: 6 28: 25 90: 5 everybody (2) 46: 3 57: 7 everybody's (1) 108: 17 everyone (4) 4: 1 18: 9 31: 13 58: 2 everything (6) 61: 1 75: 8 87: 4 93: 16 94: 20 95: 14 everything's... 110: 23 exactly (5) 28: 7 29: 10 44: 4 59: 14 93: 10 example (2) 15: 17 73: 16 exceed (5) 16: 21 32: 2 55: 3 65: 7 66: 15 Excel (1) 78: 9 Excellent (1) 111: 5 excess (5) 27: 4 28: 6 48: 13 83: 24 84: 8 excited (1) 34: 18	excuse (1) 50: 17 executed (1) 109: 17 executive (2) 31: 2 47: 1 exempt (17) 47: 24 49: 13, 15 49: 22, 24 50: 2 50: 4, 11, 13, 16 50: 23 51: 7, 10 51: 13 52: 1 55: 18, 25 exhaust (1) 59: 21 exhibited (1) 7: 22 exist (1) 64: 1 existence (1) 48: 9 existing (4) 14: 10 34: 7 74: 8 80: 10 expect (4) 13: 17 39: 3 40: 14 76: 5 expectation (1) 42: 12 expected (7) 29: 11 37: 2 39: 21 71: 17 73: 9, 25 74: 1 expecting (1) 20: 21 expenditure (1) 85: 13 expenditures... 95: 25 expense (3) 16: 10 78: 7, 21 expertise (2) 7: 24 9: 1 explain (2) 36: 7, 9 explained (1) 65: 24 explanation (1) 16: 15 extend (1) 9: 11 extended (2) 71: 12 84: 10 extensive (1)
---	--	---	--

75: 24 extent (2) 22: 19 70: 12 exterior (2) 35: 12 64: 25 external (1) 70: 7 extra (1) 80: 3 extraordi nar... 82: 19 83: 21 96: 24 eyes (1) 43: 19	56: 18 58: 8 91: 11 federal ly (1) 55: 2 fee (2) 40: 14 98: 4 feel (2) 65: 11 91: 8 few (5) 21: 15 32: 10 70: 18 98: 14 108: 23 field (1) 27: 22 fighters (2) 20: 16, 22 figure (1) 42: 23 file (1) 103: 23 filing (1) 103: 18 fill (4) 57: 18 58: 14, 22 65: 10 final (1) 68: 23 finally (1) 100: 10 finance (31) 1: 2 7: 19 8: 4, 13 8: 19, 23, 25 9: 3 9: 6, 9, 10 12: 21 12: 23 13: 12 19: 10 27: 6 32: 15 34: 25 36: 17 49: 18 50: 23 52: 2 54: 13, 14 55: 15 58: 5 66: 2 69: 24 71: 5 93: 24 94: 3 financed (1) 15: 2 finances (2) 93: 23 94: 5 financi al (11) 9: 8 18: 22 31: 3 31: 4 54: 15 57: 22, 24 58: 5 64: 13 71: 9 97: 25 financi al ly (1) 93: 17	financi ng (6) 12: 17 13: 22 15: 22 41: 17 45: 7 68: 1 financi ngs (1) 13: 11 find (2) 60: 7 76: 8 findi ngs (8) 16: 21 31: 24 45: 6 53: 4 55: 14 61: 10 68: 1 95: 23 fine (8) 34: 17 99: 8, 9 100: 11 101: 13 102: 17 103: 20 104: 5 fined (1) 93: 9 finer (3) 22: 6 41: 22 110: 25 finished (2) 95: 8, 8 fire (30) 3: 4 8: 2 11: 14 12: 1, 15, 21 13: 9, 10, 12, 17 14: 2, 6, 17 15: 13, 14, 21 16: 8 20: 13, 14 20: 16, 18, 19, 20 20: 22, 24 21: 24 22: 19 50: 25 111: 10, 10 firm (1) 58: 6 first (28) 4: 22 7: 7 11: 13 19: 21 21: 22 49: 12 59: 23 65: 5 66: 1 67: 3 67: 3, 7, 7 73: 20 78: 3 79: 2, 9, 15 79: 20, 22 80: 7 80: 9 81: 2 92: 19 99: 3 109: 3 111: 9, 20 fiscal (1) 8: 7 fit (2) 36: 8 37: 21 five (20)	27: 22 60: 18 72: 4 79: 4, 6, 8 79: 10, 13, 15, 20 80: 7, 23 81: 2 81: 24 84: 17, 25 85: 11 92: 19 97: 14 98: 15 five-year (1) 81: 13 fix (1) 77: 12 fixed (1) 65: 13 flip (1) 60: 8 floor (7) 12: 13 31: 21 47: 17 54: 24 58: 11 63: 15 69: 20 flooring (1) 35: 10 floors (4) 56: 5, 19 57: 4, 19 flush (2) 15: 7 41: 22 flushed (1) 16: 15 fly (1) 71: 11 focus (1) 44: 3 focused (1) 64: 25 fol lowi ng (1) 11: 18 fol lows (8) 12: 11 19: 5 25: 19 31: 19 47: 16 54: 22 63: 13 69: 18 for (185) 4: 6, 24, 24, 25 5: 3, 14, 19, 21 6: 1 7: 14, 16, 22 7: 24 8: 14 9: 4 9: 12, 13 11: 4 12: 22 13: 3, 10 13: 12, 20, 24 14: 13 15: 2, 8 15: 17, 25 16: 14 18: 15 19: 9, 10 19: 14, 18, 23, 24 20: 6, 12 21: 12
--	--	---	--

21: 15 22: 11, 12 22: 15, 21 23: 4 23: 11, 18 24: 3 25: 6, 7, 12 28: 7 28: 25 29: 2 32: 20, 25 33: 1 33: 10 34: 10, 22 36: 3, 13, 15 37: 9, 11 38: 5 39: 1, 9 40: 11 40: 19 42: 4, 4 42: 13, 18 43: 7 45: 2, 3 48: 9, 20 48: 23, 23, 25 49: 5 50: 24 51: 14, 16 52: 11 53: 4 56: 14, 18 56: 22 57: 9 58: 13 59: 12 60: 17 61: 25 62: 18, 22 64: 22 65: 17 67: 4, 10 68: 1 69: 2, 24 69: 25 71: 8, 11 71: 22, 22 72: 1 72: 11 73: 18, 20 73: 23 74: 12, 13 74: 20 75: 4 76: 7, 22, 24 78: 12, 19, 20 79: 2, 14, 24 80: 7, 16 81: 14 81: 19 82: 5 83: 7, 21 84: 25 85: 10 86: 6, 20 87: 16, 23 88: 7 88: 18, 23 90: 8 91: 1, 1, 17, 24 92: 19 93: 4, 17 94: 6, 24 95: 1 95: 22 96: 23, 23 96: 24, 25 97: 5 97: 5, 6, 11 98: 14 99: 5, 7, 8 100: 7, 8, 9, 10 100: 11 101: 11 101: 12, 13 102: 14, 17, 17 106: 8, 9 107: 7 108: 16 109: 4	forced (1) 90: 22 foregoi ng (1) 113: 7 form (2) 58: 24 64: 2 formal ly (1) 9: 3 forth (1) 113: 10 forward (15) 26: 10 44: 25 56: 8 72: 8 77: 4 77: 5 79: 16 80: 2 82: 16 92: 12, 23 95: 4 95: 9 108: 22 109: 19 for-profi t (4) 56: 14, 20 57: 17 59: 22 found (1) 41: 13 foundati on (1) 58: 11 four (9) 17: 14 24: 22 45: 25 53: 25 78: 6 79: 3 80: 13 85: 11 90: 20 fourth (4) 56: 5, 19 57: 4 58: 11 four-story (1) 55: 22 Franklin (1) 34: 2 frankly (1) 34: 13 free (1) 66: 24 friendly (1) 4: 5 from (50) 8: 20, 25 13: 13 14: 14 15: 21 23: 19 26: 7 29: 18 30: 24 31: 3, 7 34: 3 36: 11 38: 11, 15 38: 17 43: 8 46: 15, 15, 17, 18 46: 21 53: 1	54: 13, 15 55: 15 57: 11 58: 11 59: 15 65: 15 66: 22 74: 19 79: 16, 20 80: 25 80: 25 82: 1 83: 3 85: 12 88: 3, 8 91: 18 92: 13, 15, 21 94: 10 96: 19 108: 9 109: 14 111: 4 front (2) 43: 24 73: 20 frui tion (1) 95: 15 frying (1) 111: 11 full (8) 38: 23 39: 15 41: 9 42: 11 64: 18 90: 25 104: 1, 3 fully (4) 37: 25 38: 25 39: 22 42: 10 fund (6) 25: 23 33: 9 62: 25 74: 2 78: 16 79: 2 funded (8) 5: 9, 12 26: 19, 22 36: 6 74: 8, 13 85: 18 fundi ng (2) 83: 12 84: 20 funds (7) 8: 2 63: 18 78: 19 80: 8 95: 13 96: 19, 20 furni ture (1) 35: 14 Furrey (28) 69: 6, 15 76: 10 77: 24 78: 25 79: 5, 8 81: 4, 14 81: 20, 22, 25 82: 11 84: 17 86: 24 88: 12 89: 16 90: 11 92: 2, 9 93: 5, 10 94: 14, 17 95: 3 96: 8 97: 7 111: 13	further (4) 9: 9 11: 10 70: 14 109: 25 future (2) 8: 19 84: 22 <hr/> G <hr/> g (1) 101: 13 Gate (2) 32: 18 33: 24 general (5) 7: 16 12: 1 51: 6 52: 1 109: 22 generally (2) 14: 9 16: 2 generated (2) 38: 15 58: 10 gentlemen (2) 18: 25 54: 18 get (31) 4: 19 7: 5 14: 7 14: 16 17: 13 18: 25 31: 13 32: 14, 24 34: 16 34: 19 35: 2, 25 36: 25 37: 5, 15 37: 19 40: 10 54: 17 63: 6 73: 7 74: 24 76: 23 79: 9 81: 16 85: 11 92: 22 93: 8 96: 24 98: 3, 21 gets (2) 76: 3 85: 13 getting (1) 28: 10 give (7) 18: 3 33: 22 37: 16 42: 16 71: 10 77: 19 95: 4 given (8) 14: 19 19: 15 57: 16 70: 22 71: 4 82: 25 83: 14 84: 20 givi ng (1) 95: 16 glad (1) 15: 10 go (16) 11: 17 26: 4
--	---	---	--

31: 11 39: 17 48: 22 59: 23 66: 8 73: 5 77: 4 82: 10 87: 19 89: 13 95: 17, 18 97: 25 107: 9	9: 7 graffi ti (1) 89: 17 grant (4) 20: 8, 9 21: 3 37: 12 granted (1) 21: 6 grants (2) 5: 9, 9 grati tude (1) 19: 14 great (4) 21: 11, 16 31: 11 35: 21 greater (3) 41: 14 65: 25 97: 21 greatly (1) 8: 25 ground (1) 23: 7 group (6) 32: 7 33: 2, 3 42: 12 43: 23 88: 16 guarantee (3) 48: 1 49: 4 55: 12 guaranteed (4) 47: 22, 24 53: 5 55: 6 guess (13) 15: 1, 4 22: 13 29: 7 70: 13 76: 22, 22 81: 8 84: 20, 23 94: 11 94: 24 95: 25 guidance (2) 7: 24 85: 4	handl e (2) 4: 3 98: 14 handl ed (8) 43: 10, 19 72: 18 72: 22 89: 18 93: 16, 24 94: 6 handles (1) 72: 24 handl ing (1) 85: 18 hands (1) 23: 23 HAP (1) 34: 7 happen (2) 39: 5 65: 9 happens (1) 38: 9 happi ness (1) 9: 14 happy (3) 14: 21 41: 7 62: 11 hard (2) 11: 17 97: 15 Hartw ick (10) 18: 21, 23 19: 2 21: 15, 20 22: 11 22: 14 23: 12, 15 24: 24 has (40) 5: 22 7: 18, 22, 24 8: 4, 9, 25 9: 7 13: 10 14: 9, 14 15: 6, 25 19: 25 21: 1 26: 15 29: 18 32: 10 33: 14 34: 10 43: 19 48: 9, 18 51: 24 56: 5 57: 9 60: 17, 18 63: 25 65: 18 69: 23 72: 18, 19 72: 23 76: 18 83: 18 93: 6 96: 1, 15 98: 4 hasn' t (1) 85: 25 have (138) 4: 21 5: 13, 21, 25 6: 21 7: 2 8: 6 9: 19, 25 10: 24 11: 2, 3, 11, 23 11: 25 13: 9	14: 22 16: 12, 16 16: 18, 20 17: 17 18: 13, 20 19: 17 20: 19 22: 5, 6 22: 18, 19 23: 2 23: 5, 17, 19, 22 24: 2, 7 25: 11 27: 10 29: 15, 20 33: 9 34: 13, 15 34: 17 41: 7 43: 10, 18 45: 5 46: 13, 22, 25 47: 3 48: 11, 21 49: 10 50: 21 52: 4, 10, 13, 13 52: 23 53: 3 54: 11, 14 57: 8 57: 13, 15 58: 20 58: 25 59: 1, 3, 9 59: 13, 16 60: 13 61: 5, 7, 9, 13 63: 5 64: 13 65: 16 67: 8, 25 68: 4 69: 4 70: 18 71: 7 72: 4 73: 16 74: 7, 9 76: 4, 17 77: 11, 13, 15, 17 78: 1, 11, 16 79: 1, 23 80: 1, 3 80: 11 82: 8 85: 6 86: 25 87: 8, 9, 9, 19 89: 1, 23 90: 1 91: 14, 17 92: 12 92: 15 93: 7 99: 15 100: 17 101: 21, 24 102: 25 103: 3 104: 9, 12 105: 13 106: 13 106: 17 107: 9 107: 18 109: 25 110: 4 111: 17 haven' t (2) 17: 19 72: 21 havi ng (4) 17: 22 57: 23 62: 19 85: 12 He (1) 65: 14 headed (1) 22: 25 heads (1)
--	--	--	--

109: 22	high (1)	21: 11 23: 11	10: 24 11: 6, 15
health (1)	84: 5	42: 25 77: 19	14: 25 15: 1, 4, 5
51: 16	higher (4)	Hottenstein (4)	15: 8, 13 16: 14
healthy (1)	16: 6 21: 4 64: 7	54: 12, 19 58: 1, 5	16: 16, 16, 22
92: 15	78: 5	hours (1)	17: 4, 19, 21
hear (1)	highest (1)	64: 9	18: 15, 20, 20
43: 8	19: 12	house (2)	19: 6 20: 22
heard (5)	Hiltner (4)	27: 22 71: 9	21: 9, 9, 15, 16
5: 23 23: 25	62: 21 63: 11	household (3)	21: 17, 18, 21
46: 18 91: 13	67: 19 68: 22	64: 21 65: 6 66: 5	22: 3, 4, 5, 13, 15
107: 15	him (2)	houses (1)	23: 5, 8, 17, 18
hearing (18)	56: 22 84: 24	8: 7	23: 21 24: 1, 2, 7
16: 19 29: 20	hire (2)	housing (32)	25: 5, 11, 13
45: 5 53: 3 61: 8	20: 10, 15	32: 1, 8, 9, 17	27: 7, 10, 13, 24
67: 25 82: 12, 25	hires (2)	33: 5, 7, 11, 15	28: 3 29: 6, 7, 15
83: 4, 6, 11 90: 9	21: 22 22: 22	34: 1, 6, 21	29: 17 30: 2
99: 15 100: 17	hiring (1)	35: 20, 24 36: 15	31: 6, 7, 9 32: 24
101: 21 102: 25	20: 8	36: 17, 22 37: 3	33: 3, 23, 24
104: 8 106: 13	his (11)	37: 14, 24 38: 6	34: 9 36: 2, 12
heating (1)	7: 14 8: 3, 14, 20	38: 13, 18 40: 5	36: 12 37: 22
64: 23	8: 25 9: 4, 9, 10	40: 6, 23 43: 25	40: 1, 4 41: 12
held (1)	9: 12, 14 56: 25	44: 1, 12 62: 22	41: 12, 16, 20
13: 23	historically...	63: 2, 19, 24	42: 3, 20 43: 2, 6
Helen (1)	96: 1, 14	how (13)	43: 12, 17, 18
62: 22	hit (1)	11: 2 15: 2, 5	46: 21 47: 6
help (4)	75: 18	36: 10 37: 20	49: 2 52: 5, 16
18: 10 22: 20, 22	hitting (1)	40: 21 43: 15	52: 16, 17, 22, 23
77: 12	21: 23	72: 22 73: 11, 12	52: 25 53: 7
helpful (4)	HOLLENSTEIN (2)	89: 1 91: 16	54: 8 57: 21
41: 12 43: 7 57: 5	62: 8, 13	110: 23	59: 2, 10, 13, 13
77: 20	home (3)	however (4)	60: 16 61: 5, 6
helps (2)	13: 19 65: 7, 12	56: 12 58: 21	61: 13 62: 18
35: 2 41: 14	homeowner (2)	77: 9 87: 4	63: 16 65: 23, 23
her (1)	65: 9, 18	HUD (4)	66: 3, 8 67: 8, 10
95: 16	homeowners (1)	34: 5, 7 35: 25	67: 13 68: 4, 4
here (16)	64: 13	38: 4	68: 18 69: 4, 4, 9
15: 2 20: 14 31: 9	homes (4)	Hudson (11)	70: 8, 11, 12, 13
31: 22 40: 20	63: 23 64: 1 65: 5	3: 8 32: 7 33: 3	70: 14, 16, 18, 25
41: 16 42: 8	66: 10	33: 12 37: 6	71: 15, 25 72: 3
46: 13 58: 23	hone (1)	43: 23 46: 7, 9	72: 3, 16 73: 6, 8
59: 12 62: 24	66: 3	47: 20 48: 8, 15	74: 5, 15, 16, 18
69: 22 70: 12	honed (1)	humor (2)	75: 1, 21 76: 9
75: 23 82: 8	41: 20	8: 14, 18	76: 10, 11, 21, 22
95: 22	honest (1)	hunting (1)	78: 8, 8, 10, 21
hereby (1)	9: 19	62: 12	79: 2, 6, 21, 22
113: 7	Honeywell (1)	HVAC (1)	80: 6, 18 81: 8
hereinafter...	25: 11	35: 9	82: 7, 24 83: 6
113: 9	honor (1)		84: 18, 20, 23, 23
he's (3)	9: 4	I	85: 1, 3, 4, 22
19: 11, 12, 15	hope (1)	I (233)	86: 15, 24 88: 3
HGAC (1)	10: 23	5: 25 6: 20, 20	88: 8, 8, 14, 15
12: 20	hopeful (2)	7: 5, 7, 8 9: 17	88: 16 89: 2, 2
hi (2)	35: 1 42: 14	9: 19, 19 10: 8	90: 20 91: 13, 17
43: 22 46: 8	hopefully (4)	10: 20, 22, 22, 23	92: 3, 13 93: 3

93: 13 94: 11, 18 94: 24 95: 6, 11 95: 11, 15, 20, 21 95: 25 98: 9, 14 98: 15 100: 19 101: 24 103: 3 104: 12 105: 7 105: 13 106: 17 107: 9, 13, 15, 15 107: 18 108: 17 108: 21, 25 109: 23, 25 110: 2, 4, 19, 21 111: 15, 20 113: 1, 1, 4	4: 18 immediately (1) 38: 8 impact (3) 57: 23, 24 91: 25 impacted (2) 27: 11, 14 importance (1) 37: 8 important (3) 34: 21 49: 2 96: 24 imposed (1) 96: 15 improve (1) 43: 16 improvement ... 3: 7, 8, 10 26: 3 29: 23 30: 21, 25 31: 23 36: 14, 21 37: 7 46: 7, 10 46: 14 47: 20 48: 8 62: 16, 19 73: 9 improvements... 4: 25 5: 7 25: 24 26: 18 27: 6 28: 11 29: 2 34: 12, 16 35: 10 49: 19, 20 51: 1 51: 1, 2, 3, 16 64: 14 66: 17 70: 8 73: 19 78: 20 improving (1) 33: 18 in (264) 1: 6 4: 19, 25 7: 5 7: 16, 19, 20 8: 7 8: 8, 10, 11, 23 9: 1, 14 11: 19 12: 3, 16 13: 1, 4 13: 24 14: 7, 8 15: 2, 3, 11, 23 15: 24 16: 2, 5 16: 13, 21 17: 18 17: 23 19: 1, 19 19: 21, 21, 24 20: 1, 12, 14, 18 21: 1, 3, 11, 21 21: 24 22: 7, 18 22: 21, 25 25: 14 25: 21 26: 8, 17 26: 25 27: 4, 25	28: 9, 21, 24 29: 6, 6, 8, 12 31: 6, 13, 25 32: 2, 10, 14, 18 32: 22 33: 16, 16 33: 17, 17, 19 34: 1, 16, 19, 23 34: 25 35: 18 36: 1, 8, 16 37: 21 38: 1, 8 38: 16, 20, 22, 23 39: 6, 7, 16 40: 7 40: 10, 21 41: 1 41: 18, 21 42: 14 42: 17, 17, 18 43: 4, 15, 16 44: 3, 7 45: 25 46: 10 47: 7, 21 48: 4, 9, 13, 18 48: 20 49: 3, 17 50: 21 51: 8, 25 52: 3, 9, 11, 16 54: 10, 18 55: 3 55: 7, 11, 22 56: 6, 6, 14, 18 57: 14, 15, 20 58: 8, 12, 16, 19 59: 5 60: 2, 13 61: 1 62: 20 63: 6, 17, 21 64: 1, 2, 8, 18 65: 2, 4, 10, 25 66: 3 69: 10 70: 2, 3, 21 71: 9 71: 10, 22 72: 7 72: 15, 19 73: 6 74: 5, 18, 20, 23 75: 7, 10, 15 76: 2, 10, 25 78: 4, 5 79: 14 79: 21, 23, 25 80: 2, 3, 10, 13 80: 14, 18, 22 81: 5, 8, 9 82: 4 82: 5, 13, 24 83: 16 84: 1, 9 84: 19, 21, 22 85: 5, 8, 10, 13 86: 2, 6, 23 87: 4 87: 18, 21, 24 88: 1, 9, 20, 21 89: 1, 4, 5, 13, 22 90: 5 91: 11, 13 91: 14, 23, 25	92: 11, 15, 22, 23 93: 7 94: 3, 23 95: 6, 15 96: 21 96: 25 97: 1, 13 97: 14, 15, 17 98: 2, 20, 22 100: 9, 12 109: 1 109: 15, 16, 18 111: 4, 24 Inc (1) 75: 6 include (8) 8: 21 26: 19 35: 8 64: 22, 24 78: 3 80: 2, 12 included (4) 34: 24 35: 23 72: 7 84: 9 includes (1) 34: 24 including (3) 7: 25 16: 8 70: 6 inclusive (1) 70: 4 income (12) 35: 24 38: 6, 13 38: 18 39: 24 40: 5, 6, 22 44: 12 65: 6 66: 12, 15 Incorporated... 69: 25 75: 16 76: 5 incorrectly (1) 97: 2 increase (8) 13: 18 22: 24 58: 16, 17, 20 91: 19, 22 92: 3 increased (1) 5: 14 increases (1) 22: 18 incur (1) 81: 11 indenture (1) 38: 11 indicative (1) 37: 15 indicators (2) 22: 12 23: 10 individuals (1) 103: 20 inflation (6)
---	---	--	---

82: 21 83: 24 84: 1, 4, 5, 8 inflationary... 84: 13 informed (1) 59: 3 infrastructu... 85: 16 initial (4) 39: 9 40: 25 49: 18 63: 21 inside (2) 76: 3 86: 10 insight (2) 11: 5 77: 19 insightful (1) 8: 17 inspect (1) 75: 10 inspections (2) 70: 5 86: 10 inspectors (1) 65: 12 installation... 70: 8 instance (1) 97: 12 instead (3) 15: 16 43: 3 105: 8 insulation (1) 64: 25 insurance (3) 8: 2 51: 17 77: 14 insured (1) 65: 7 integrity (2) 19: 12 82: 2 intends (1) 78: 18 interceded (1) 34: 16 interest (5) 8: 12 13: 1 16: 10 57: 15 66: 24 interested (1) 65: 10 interest-fre... 64: 16 internal (1) 70: 7 Internationa... 25: 12 interrupt (2)	63: 3 76: 11 intervals (1) 85: 19 into (28) 7: 17 11: 2, 11 15: 17, 18 32: 14 32: 24 34: 21 36: 1, 5, 25 37: 20 49: 8 58: 24 60: 6 66: 1 79: 11, 17 81: 13 85: 16 91: 4 92: 18, 20 98: 9, 16 107: 10 111: 10, 10 invest (1) 16: 1 investigati o... 105: 3, 8 106: 8, 9 investment (4) 16: 1 36: 5 40: 6 40: 15 investors (1) 39: 22 involved (1) 26: 21 in-house (7) 73: 2, 3 85: 25 86: 2, 13, 17 88: 11 in-unit (2) 35: 8, 13 is (307) 4: 17, 23 5: 2, 5, 6 5: 8, 11, 16 6: 9 7: 10, 11 10: 23 11: 14, 19 12: 1 12: 10, 13, 14, 19 12: 23 13: 2 14: 4, 6, 16, 18 15: 4, 14, 23, 25 16: 9, 11 17: 14 17: 23 18: 14, 21 18: 22 19: 4, 20 19: 20, 21, 25 20: 7, 10, 12, 15 20: 17 21: 21, 22 22: 10, 15, 16 24: 11, 12 25: 3 25: 8, 12, 18, 22 26: 8, 21, 25 27: 4 28: 2, 3, 11 29: 7 30: 8, 21 31: 1, 18, 21	32: 6, 8, 18 33: 4 33: 25 34: 5 35: 16, 21, 23 36: 5, 10, 14, 20 37: 13, 13, 15 38: 1, 2, 3, 4, 5, 9 38: 19, 20, 25 39: 5, 6, 13, 16 40: 1, 3, 7, 7, 13 40: 21 41: 3, 4 41: 16, 22, 24 42: 8, 12, 17 43: 15 44: 1, 3, 3 44: 18 45: 16 46: 7, 8 47: 1, 2 47: 4, 15, 17, 19 48: 4, 20, 24, 25 49: 4, 12, 13, 17 49: 21, 22 50: 8 52: 19, 21 53: 14 54: 7, 21, 24 56: 13 57: 18 58: 4, 7, 11, 13 58: 23 59: 13, 17 60: 3, 6, 8, 12, 20 61: 1, 2, 19 62: 15, 18, 21, 22 63: 12, 15, 24, 25 64: 6, 12, 15, 17 65: 9, 9, 20, 25 66: 4, 21 67: 1, 6 67: 14 68: 10, 17 68: 24 69: 9, 17 69: 20 70: 3, 4 71: 1, 16 73: 1, 6 73: 14, 21, 24 74: 1, 19, 21, 24 75: 3, 9, 20, 21 75: 23 76: 16, 22 76: 25, 25 77: 7 77: 20, 21 78: 13 78: 13, 14 79: 10 79: 11, 15 80: 17 80: 22, 24, 24 81: 2, 12, 21, 25 82: 3 83: 23 85: 2 86: 1 87: 4 87: 14, 15, 22, 23 88: 2, 13, 15 89: 9, 19, 21, 25 90: 8 91: 9, 18 91: 23 92: 2, 10 92: 16 93: 16, 16 93: 23 94: 10, 10	94: 12, 14, 25 95: 1, 4, 14, 21 95: 21, 23 96: 6 96: 7, 8, 12, 13 96: 14, 24, 25 97: 2, 17 98: 2, 8 98: 19 99: 3, 5, 7 99: 10 100: 5, 5 100: 6, 13 101: 11, 12, 16 102: 13, 14, 16 102: 19 103: 17 104: 5 105: 1, 7 105: 7 106: 3, 4 106: 7, 23 109: 9 109: 13, 16 110: 10, 17 isn't (1) 39: 10 issuance (15) 26: 5, 10 29: 21 31: 25 32: 23 40: 24 46: 11 47: 21 48: 1 49: 6, 6, 18 52: 12 55: 7 58: 19 issue (14) 15: 14 16: 20 17: 17 28: 4 37: 17, 23 45: 6 53: 4 55: 2 61: 9 68: 1 78: 23 84: 15 103: 19 issued (4) 38: 24 48: 11 51: 14 55: 18 issues (6) 58: 8 71: 5 75: 4 75: 25 92: 25 110: 25 issuing (12) 15: 16 49: 13, 21 50: 2, 7, 11, 15 51: 5, 9, 19 52: 5 52: 19 it (126) 9: 2, 9, 19 11: 16 14: 15, 16 15: 5 15: 15 16: 12, 17 18: 6 20: 23 21: 10, 15 23: 9 23: 18, 22 26: 13 27: 25 29: 17
--	---	--	--

34: 5 35: 2, 3, 3 37: 5, 13 38: 16 38: 20 40: 3, 21 41: 13 42: 15 43: 4 44: 10 45: 1, 20 46: 2 48: 19, 24 50: 1 50: 20 52: 18, 25 53: 20 54: 2 55: 24, 25 56: 7 56: 21 57: 22 58: 20, 21 59: 7 60: 13 61: 6 62: 10 63: 25 67: 2, 6, 10 70: 13, 16, 18 71: 3, 6, 21 72: 21, 22, 24 73: 1, 8 74: 2, 24 75: 19 76: 20, 21 77: 14, 17, 18, 24 78: 5, 12, 23, 24 79: 11, 14, 17 80: 17, 22, 24, 24 81: 7, 23 82: 4 83: 24 84: 9, 10 84: 24 85: 24 87: 3, 14, 15, 15 87: 23, 24 88: 7 88: 10, 10, 14, 18 89: 11 90: 2 92: 19 94: 3 95: 13, 19, 19 96: 8, 22 97: 4, 9 97: 24 99: 7 102: 16 105: 7 110: 24	109: 15 itself (6) 33: 23 41: 24 56: 3 67: 2 93: 22 94: 7 it's (36) 4: 24 12: 20 14: 13 15: 2, 22 23: 2 26: 23 28: 11 34: 6 35: 15 36: 4 42: 9, 10, 12 44: 21, 21 49: 2 59: 15 60: 22 66: 9, 18, 18, 20 66: 23 67: 2 70: 8 71: 24 73: 2 78: 2, 6 79: 6 81: 25 85: 17 91: 13 94: 16 99: 4 I'd (7) 9: 20 21: 14 41: 21 56: 21 59: 7 89: 4 98: 7 I'll (20) 9: 19, 21 18: 2 28: 20 30: 1 32: 14 35: 4, 25 36: 7, 9, 25 48: 19 49: 8 70: 20 72: 11 79: 21 90: 13 104: 11 105: 11 110: 3 I'm (41) 4: 21 7: 12, 17 10: 6 17: 21, 21 23: 21 35: 1 43: 22 63: 3, 5, 8 64: 21 67: 19 69: 2, 2 70: 13 70: 15, 18, 22 73: 15 75: 7 76: 10 77: 24 79: 5 81: 4, 16 81: 17, 23 82: 8 82: 9 84: 23 88: 5 89: 1 90: 9 92: 6, 7, 9 94: 17 98: 11, 21 I've (5) 11: 1 19: 7 33: 13 34: 9 78: 22	<hr/> J <hr/> Jacquelyn (1) 2: 2 January (1) 62: 20 Jason (8) 46: 16 54: 14, 20 56: 12, 22 57: 3 59: 25 60: 17 Jeff (4) 30: 24 31: 10 43: 24 46: 18 jeopardize (1) 92: 24 jeopardy (1) 87: 21 Jersey (24) 1: 1 7: 21 8: 9 9: 5 12: 11 19: 5 25: 19, 25 31: 19 32: 11 33: 16 36: 17, 21 37: 3 37: 14 40: 9 44: 3 47: 16 54: 22 63: 13 69: 18 77: 1 90: 18 113: 6 Jessup (8) 11: 15, 16, 23 12: 12, 14 15: 10 18: 5 47: 1 Jim (2) 31: 1, 14 job (2) 10: 11 95: 9 John (4) 46: 20, 22 47: 12 54: 9 joining (2) 4: 11 54: 12 joint (1) 8: 2 Jones (11) 98: 23 99: 1 100: 5 101: 11 102: 13 103: 17 104: 3 105: 4 106: 3, 7 107: 6 Joseph (5) 31: 4, 16 43: 21 43: 22 46: 3 Josh (2) 31: 2, 15 jump (12)	7: 7 11: 11 45: 22 70: 20 74: 5 76: 10 79: 21 81: 5 86: 23 89: 4 98: 9, 16 jumping (1) 98: 23 junction (1) 97: 22 June (3) 1: 4 103: 23 113: 18 jurisdiction... 99: 6 100: 9 103: 22 just (79) 4: 2, 5, 8, 15, 16 4: 22 6: 20 7: 5 7: 9, 15, 17 10: 23 15: 1, 7 19: 6, 14 21: 14 22: 10 27: 8 28: 12 29: 3, 17 32: 25 33: 1 35: 4 36: 12 41: 15, 17, 18, 21 42: 3 43: 6, 9 44: 5, 21 46: 18 48: 19 52: 17 56: 22 57: 19 59: 23 63: 5 64: 13 66: 3, 14 67: 1, 13 70: 22 71: 13 73: 15, 24 74: 7 77: 19 79: 23 80: 12 81: 4 82: 3 84: 12 85: 3, 22 86: 8, 10 88: 13 89: 8 90: 13 92: 20 95: 25 96: 17 97: 23 98: 9, 11, 13, 14 98: 19 104: 1 107: 12 109: 23 110: 22, 24 <hr/> K <hr/> Kahn (11) 25: 5, 6, 20 27: 9 27: 12, 24 28: 2 28: 9, 15, 16 30: 16 keep (5)
--	--	---	---

9: 20 22: 16 89: 24 92: 4 98: 6 keeps (1) 87: 24 kept (1) 14: 7 key (3) 35: 6, 7 77: 18 kind (22) 4: 6 22: 4, 11 36: 18 41: 14 42: 23 49: 10 76: 19 77: 16 87: 1, 6, 6, 10, 11 89: 5, 10 92: 25 95: 9, 16 96: 4 97: 24 110: 22 kinds (1) 43: 13 kitchens (1) 35: 9 knew (2) 37: 7, 8 Knoth (2) 69: 5, 14 know (21) 14: 25 21: 9 23: 2 41: 20 43: 12, 14 48: 7 59: 24 66: 8 70: 16 72: 16 78: 8, 10 80: 18 85: 7 89: 2 92: 13 95: 13, 15, 16, 17 knowing (1) 59: 5 known (2) 8: 14 38: 3 Kurt (2) 46: 13 47: 8	29: 10 32: 16 33: 9 36: 3 40: 18 43: 11 44: 10 larger (2) 36: 9 44: 7 last (12) 15: 13 21: 4 22: 8 23: 22 56: 6 57: 12 60: 18 67: 1 71: 17 72: 20 74: 1 98: 5 lastly (4) 43: 6 50: 20 51: 24 52: 3 late (1) 15: 13 later (2) 61: 2 81: 10 laundry (1) 35: 15 law (6) 5: 18 8: 13 49: 17 56: 18 58: 9 90: 18 layering (1) 41: 18 leaching (1) 91: 4 lead (3) 88: 14 90: 14 97: 12 leads (1) 34: 3 lead-based (1) 97: 13 Leahy (2) 25: 11, 17 lease (4) 13: 8, 11, 22 26: 4 least (2) 15: 19 92: 16 leaving (2) 58: 12, 13 Lee (9) 46: 8, 8 47: 17, 19 47: 19 52: 15, 20 53: 18 54: 1 left (1) 34: 6 legal (1) 97: 1 lender (1)	38: 3 lending (1) 36: 23 length (5) 71: 16 96: 25 97: 3, 24 98: 4 Lerch (7) 18: 18, 19 19: 6 21: 25 22: 3 23: 5 24: 23 less (2) 22: 21 85: 5 lesser (1) 23: 11 let (3) 6: 21 33: 22 37: 19 letting (1) 95: 16 let's (5) 18: 25 54: 17 74: 21, 24 94: 2 level (5) 13: 15 41: 14 64: 11 93: 7 97: 21 levels (1) 37: 15 levied (1) 34: 18 Lex (2) 31: 1, 14 LFB (1) 13: 4 liability (2) 8: 8 77: 9 licensed (2) 94: 17 96: 10 lien (2) 65: 20 66: 19 lieu (2) 15: 23 36: 16 life (5) 28: 4, 14 73: 9, 13 73: 24 lighting (2) 26: 19 35: 10 like (41) 15: 15 21: 14 22: 12 23: 20, 24 29: 8 35: 3 36: 8 36: 25 37: 3 39: 22 41: 21 52: 18 56: 21	59: 7, 18 65: 3 66: 19, 19 67: 2 67: 3 77: 6 79: 22 84: 5 86: 24 87: 14 88: 13 89: 4 92: 10, 14 93: 21 94: 19 95: 4, 11 96: 9 97: 9 98: 7 98: 9 109: 3 110: 23 111: 21 likely (1) 23: 10 limitations (1) 97: 4 link (1) 108: 8 Lisa (9) 1: 7 46: 16 47: 9 69: 4, 13 78: 1 95: 16 113: 4, 15 list (3) 35: 15 67: 15, 21 listed (1) 103: 20 listening (1) 92: 7 little (16) 14: 25 15: 3, 4, 7 18: 3 22: 5 33: 1 33: 22 37: 19 42: 16, 24 43: 8 44: 6 60: 14 63: 23 66: 9 lives (1) 43: 16 LLC (2) 32: 6 54: 14 loan (17) 32: 5 35: 25 38: 2 38: 4, 5, 12, 13 38: 17, 18 39: 23 39: 24 40: 5, 11 40: 22, 23 64: 16 66: 19 loans (4) 4: 25 5: 9, 10 36: 24 local (29) 1: 2 7: 19, 20, 23 7: 25 8: 4, 8, 12 8: 13, 19, 24 9: 1 9: 3, 6, 8, 10 16: 2 26: 14
---	--	---	--

L

34: 25 48: 12, 14 48: 20 49: 4, 17 55: 15 66: 2 69: 23 103: 20 103: 22	luck (10) 6: 25 18: 8 25: 1 30: 19 46: 5 54: 4 68: 18, 21 110: 20 111: 12	62: 22 managing (1) 93: 23 Manasquan (2) 3: 6 25: 3 mandated (1) 5: 17 manufacturer... 90: 23	marketing (1) 58: 24 master (2) 70: 25 72: 7 match (3) 28: 19 29: 13 76: 1
locally (1) 37: 5	luxury (3) 62: 25 63: 17 65: 3	many (10) 8: 21 9: 4 34: 11 34: 11, 17 35: 7 58: 25 64: 1, 12 91: 11	material (2) 14: 20 90: 19 materials (1) 90: 19
located (3) 32: 18 34: 1 55: 22	M	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	matter (5) 1: 7 99: 5 100: 6 106: 5 109: 15 matters (1) 98: 15 matter's (1) 5: 23 maturing (4) 49: 14, 23 50: 3 50: 12
locking (2) 60: 13 61: 1	made (4) 8: 21 40: 7 69: 23 96: 12	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	matter (5) 1: 7 99: 5 100: 6 106: 5 109: 15 matters (1) 98: 15 matter's (1) 5: 23 maturing (4) 49: 14, 23 50: 3 50: 12
long (6) 9: 12 10: 23 71: 3 82: 19 83: 21 89: 1	main (1) 84: 14	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	matter (5) 1: 7 99: 5 100: 6 106: 5 109: 15 matters (1) 98: 15 matter's (1) 5: 23 maturing (4) 49: 14, 23 50: 3 50: 12
longer (3) 14: 7 60: 14 98: 14	mains (1) 5: 1	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	maturity (2) 37: 2, 2 Mauer (2) 46: 19 47: 11
long-standing... 7: 14	maintain (3) 8: 7 75: 9 77: 13	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	max (1) 66: 4
long-term (2) 44: 12 97: 23	maintained (3) 75: 16 85: 14, 15	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	may (17) 10: 22 14: 22 16: 4 20: 9 21: 15, 18 33: 17 36: 13 52: 13, 13 57: 21 59: 2, 9 74: 5 86: 23 105: 5 108: 3
long-time (1) 7: 10	maintains (3) 77: 8 87: 15, 24	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	maybe (4) 11: 17 22: 10 71: 7 82: 10
look (2) 21: 10 67: 3	maintenance ... 35: 12, 13 70: 1, 5 70: 6 72: 19 74: 12, 22 75: 25 78: 19 80: 3, 16 82: 1 84: 18 85: 24 86: 6, 9 87: 1, 6 88: 6, 9 89: 9, 22 92: 22 95: 12 97: 21, 22 97: 24	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	Mayer (2) 46: 23 54: 5
looking (7) 33: 21 37: 23 44: 25 60: 6 70: 23 80: 12 93: 4	major (2) 64: 22 76: 14	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	mayor (9) 8: 22 11: 18, 20 14: 3 17: 5, 12 19: 7, 8, 9
looks (3) 35: 3 36: 8, 25	make (15) 4: 15 9: 19, 21 13: 13, 15 16: 22 43: 17 64: 14 71: 9 82: 4 85: 13 87: 3 94: 19 100: 19 110: 2	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	McCay (1) 30: 24
lose (2) 87: 18 98: 16	makes (1) 95: 18	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	McManimon (3) 11: 21 25: 6 46: 9
loss (3) 56: 15 59: 16, 18	making (5) 5: 6 11: 3 21: 11 23: 7 64: 10	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	me (11) 7: 16 23: 9 33: 13 33: 22 37: 19 50: 17 62: 21
lost (4) 23: 7 58: 13, 22 59: 16	man (1) 19: 11	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	
lot (8) 14: 9 39: 22 41: 4 43: 13, 14 76: 12 76: 15, 15	management (2) 44: 20, 22	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	
love (1) 9: 20	manager (1)	Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24 102: 3, 4 103: 1 103: 3, 7, 8 104: 11, 13, 16 104: 17 105: 17 105: 18 106: 14 106: 17, 21, 22 107: 22, 23 110: 3, 5, 8, 9 111: 18, 20	
low (10) 35: 24 38: 6, 13 38: 17 39: 24 40: 5, 6, 22 44: 11 66: 12		Mapp (110) 2: 3 6: 3, 7, 8 7: 11, 14, 18, 22 8: 4, 9, 15, 21 9: 4, 13, 16, 21 9: 24 10: 6, 8, 14 10: 20, 22 11: 9 11: 18, 18, 22 14: 3 17: 3, 4, 5 17: 21 18: 15 19: 7, 8, 9, 9, 14 24: 11 30: 1, 6, 7 45: 8, 10, 14, 15 53: 7, 9, 12, 13 61: 11, 13, 17, 18 68: 3, 5, 8, 9 72: 14, 21 73: 1 73: 4, 11 74: 4, 6 74: 15 76: 9 77: 21 78: 11 79: 19 80: 6, 17 80: 21 81: 12, 18 81: 21, 23 82: 7 84: 18 85: 23 99: 16, 20, 21 100: 25 101: 1 101: 22, 24	

65: 25 69: 4 83: 2 96: 22 mean (5) 33: 24 76: 11 91: 17 92: 3, 13 mechanism (2) 84: 3, 7 mechanisms (1) 94: 23 meet (2) 75: 11 104: 2 meeting (6) 41: 2 55: 16 60: 2 65: 24 105: 6 107: 7 meetings (3) 8: 19 11: 4 43: 13 member (1) 98: 16 members (17) 4: 7, 7 7: 10 16: 17 23: 18 29: 18 35: 1 41: 6 43: 7 45: 4 52: 13 54: 2 61: 6 62: 9 67: 10 70: 16 72: 11 membership (2) 7: 19 98: 21 mention (3) 27: 25 40: 1 90: 14 mentioned (9) 33: 4 36: 2 37: 22 40: 4 42: 21 43: 24 52: 5 58: 4 89: 25 merely (2) 10: 23 64: 6 met (1) 66: 13 method (1) 70: 11 Michael (2) 11: 24 12: 9 mid (1) 15: 13 mid-mount (1) 12: 18 might (2) 43: 6 82: 7 miles (1) 14: 15	million (22) 12: 19 16: 21 19: 19, 23 21: 4 21: 7 27: 4 29: 11 32: 3 36: 4 37: 12, 23 40: 2 44: 21 48: 13 50: 17 55: 4 62: 25 63: 17 74: 10 80: 1, 13 mind (2) 98: 13, 23 minus (1) 20: 20 minute (3) 31: 6 32: 14 36: 1 minutes (5) 98: 14, 15 105: 2 105: 6, 10 missed (1) 19: 13 mix (2) 12: 22 34: 22 mixers (2) 70: 8, 9 model (2) 36: 24 37: 4 moment (4) 7: 9, 17 67: 20 107: 12 Monday (1) 103: 23 money (8) 16: 4, 12 50: 21 51: 25 63: 1 79: 1, 14 92: 15 monies (1) 38: 21 monitor (1) 87: 3 monitoring (5) 35: 11 70: 5 86: 9 86: 14 109: 5 month (3) 74: 22 80: 19 94: 2 monthly (10) 77: 21, 25 78: 4, 9 78: 12 80: 18, 23 85: 9 91: 23 95: 5 months (6) 14: 16 39: 5, 17	44: 5 60: 18 82: 23 more (16) 5: 20 9: 20 15: 3 15: 8 22: 5, 8 33: 21 41: 6 42: 15 44: 6 58: 21, 25 59: 18 77: 14, 19 81: 11 morning (14) 4: 1 12: 4, 5, 6, 7 18: 18, 23, 24 25: 5 30: 23 58: 2, 3 69: 1 108: 9 Morris (1) 54: 7 Morristown (9) 3: 9 54: 10, 16 55: 1, 13, 23 57: 11 58: 6 59: 3 mortgage (3) 36: 17 64: 17 65: 20 most (5) 26: 9 37: 13 44: 2 87: 12 88: 2 mostly (2) 76: 15 81: 6 motion (38) 5: 25 6: 16 9: 25 10: 19 16: 20, 22 17: 14 24: 3, 21 29: 21 30: 15 45: 6, 25 53: 4 61: 9, 11 62: 5 67: 25 68: 17 99: 15, 16 100: 17, 19 101: 10, 21, 22 102: 25 104: 9 105: 1 106: 13 106: 14 107: 5, 9 109: 25 110: 2 110: 17 111: 17 112: 2 move (13) 4: 6, 22 10: 12 14: 14 45: 8 53: 7, 24 92: 23 95: 9 103: 1 105: 11 109: 19 109: 21	moved (10) 6: 3 10: 2 24: 5 29: 24 68: 2 100: 18 104: 10 107: 11 111: 18 111: 19 moves (1) 98: 8 moving (12) 50: 1, 10 51: 4 57: 10, 14 72: 7 77: 4 79: 16 80: 2 92: 12 95: 4 108: 22 Mr (519) 4: 21 6: 3, 5, 7, 7 6: 8, 9, 9, 10, 11 6: 12, 12, 13, 14 6: 16, 17, 22 7: 1 7: 2, 4, 11, 14 9: 16, 21, 24 10: 2, 3, 4, 6, 6, 8 10: 9, 9, 10, 14 10: 15, 15, 16, 17 10: 19, 20, 22 11: 9, 15, 16, 18 11: 22, 23 12: 4 12: 6, 12, 14 15: 10 16: 23, 24 16: 25 17: 3, 3, 4 17: 6, 7, 8, 8, 9 17: 10, 12, 19, 21 17: 25 18: 5, 9 18: 11, 15, 18, 23 19: 6, 9, 14 21: 20, 25 22: 3 22: 11, 14 23: 5 23: 12, 15 24: 5 24: 7, 7, 11, 11 24: 12, 13, 14, 16 24: 17, 17, 18, 19 24: 21, 23, 24 29: 24, 25 30: 1 30: 2, 2, 3, 6, 6, 7 30: 8, 8, 9, 10, 11 30: 11, 12, 13, 15 30: 23 31: 9, 11 31: 20, 22 41: 11 42: 6 43: 21 45: 8, 10, 10, 14 45: 14, 15, 16, 16 45: 17, 18, 19, 19 45: 20, 24, 24 46: 1, 3, 8 47: 17
--	--	--	--

47: 19 52: 15, 20
 53: 7, 8, 9, 9, 9
 53: 10, 12, 12, 13
 53: 14, 14, 15, 16
 53: 18, 19, 19, 20
 53: 24 54: 1, 5, 8
 54: 9, 23, 25
 57: 6, 21 58: 1
 59: 2, 24 61: 11
 61: 13, 13, 15, 17
 61: 17, 18, 19, 19
 61: 20, 21, 22, 22
 61: 24, 25, 25
 62: 1, 2, 5, 6, 8, 9
 62: 13, 17 63: 5
 63: 8, 14, 16
 65: 22 66: 6, 11
 66: 14, 23 67: 6
 67: 13, 16, 22
 68: 2, 3, 4, 4, 5, 8
 68: 8, 9, 10, 10
 68: 11, 12, 13, 13
 68: 14, 15, 17, 19
 69: 1, 19, 21
 70: 20, 22, 25
 71: 2, 15, 21
 72: 3, 10, 13, 14
 72: 16, 21, 23
 73: 1, 3, 4, 8, 11
 73: 18 74: 4, 6
 74: 15 75: 1
 76: 9, 10 77: 21
 77: 24 78: 2, 11
 78: 15, 25 79: 5
 79: 8, 19 80: 6
 80: 17, 21 81: 4
 81: 12, 14, 18, 20
 81: 21, 22, 23, 25
 82: 7, 9, 10, 11
 82: 14, 15, 17, 24
 83: 5, 10, 14, 18
 83: 19, 20, 23
 84: 12, 14, 16, 17
 84: 18 85: 3, 21
 85: 23 86: 2, 5, 8
 86: 12, 14, 16, 18
 86: 19, 22, 24
 88: 3, 8, 12, 21
 89: 3, 15, 16, 17
 90: 4, 10, 11, 12
 91: 21 92: 2, 9
 93: 5, 10 94: 14
 94: 17 95: 3
 96: 8 97: 7, 8, 11

98: 1 99: 16, 17
 99: 18, 20, 20, 21
 99: 22, 22, 23, 24
 99: 24, 25 100: 1
 100: 1, 2, 3, 18
 100: 20, 21, 22
 100: 23, 25, 25
 101: 1, 2, 2, 3, 4
 101: 4, 5, 6, 6, 7
 101: 8, 10, 22, 23
 101: 24, 24, 25
 102: 3, 3, 4, 5, 5
 102: 6, 7, 7, 8, 9
 102: 9, 10, 11
 103: 1, 2, 3, 3, 4
 103: 5, 7, 7, 8, 9
 103: 9, 10, 11, 11
 103: 12, 13, 13
 103: 14, 15
 104: 1, 5, 7, 10
 104: 11, 12, 12
 104: 13, 16, 16
 104: 17, 18, 18
 104: 19, 20, 20
 104: 21, 22, 22
 104: 23, 24
 105: 1, 11, 12, 13
 105: 13, 14, 17
 105: 17, 18, 19
 105: 19, 20, 21
 105: 21, 22, 23
 105: 24, 24, 25
 106: 1, 4, 6, 14
 106: 15, 17, 17
 106: 18, 21, 21
 106: 22, 23, 23
 106: 24, 25
 107: 1, 1, 2, 3, 5
 107: 12, 15, 18
 107: 19, 20, 22
 107: 22, 23, 24
 107: 24, 25
 108: 1, 1, 2, 2, 3
 108: 4, 5, 6, 8, 10
 108: 12 110: 3, 4
 110: 4, 5, 6, 8, 8
 110: 9, 10, 10, 11
 110: 12, 13, 13
 110: 14, 15, 17
 111: 7, 13, 18, 20
 111: 20, 24
 112: 1

Ms (234)

4: 1 6: 4, 5, 6, 14

6: 15, 19, 24 7: 2
 7: 6 9: 18, 23, 25
 10: 4, 5, 17, 18
 10: 22 11: 10
 12: 5, 7, 12
 14: 23 16: 14, 22
 16: 24 17: 1, 2
 17: 10, 11, 16, 24
 18: 2, 7, 12, 17
 18: 24 22: 2
 23: 8, 13, 16
 24: 6, 7, 9, 10, 19
 24: 20, 25 25: 5
 25: 20 27: 9, 9
 27: 12, 20, 24, 24
 28: 2, 6, 9, 13, 15
 28: 16, 18 29: 5
 29: 10, 15 30: 4
 30: 5, 13, 14, 16
 30: 18 31: 20
 41: 11 42: 20
 45: 2, 9, 10, 12
 45: 13, 22, 23
 46: 4 47: 17
 52: 14, 22 53: 11
 53: 22, 23 54: 3
 54: 6, 17, 23
 59: 10 60: 25
 61: 12, 13, 16
 62: 3, 4, 11, 14
 63: 3, 9, 14
 65: 22 66: 7, 12
 66: 16, 25 67: 8
 67: 19, 23 68: 6
 68: 7, 15, 16, 18
 68: 20, 22, 23
 69: 11, 19 70: 15
 72: 13 74: 5, 7
 79: 4, 6, 21 80: 9
 80: 20 81: 2
 89: 4, 19 90: 5
 91: 10 92: 7
 93: 2, 6, 12, 13
 93: 14, 16, 19, 21
 94: 1, 5, 8, 9, 22
 94: 25 95: 19, 22
 96: 11 97: 9, 19
 98: 7, 23 99: 1
 99: 13, 18, 19
 100: 3, 4, 5, 15
 100: 19, 21, 24
 101: 8, 9, 11, 19
 102: 1, 2, 11, 12
 102: 13, 23

103: 6, 15, 16, 17
 103: 25 104: 3, 8
 104: 14, 15, 24
 104: 25 105: 4, 9
 105: 15, 16
 106: 1, 2, 3, 7, 11
 106: 16, 19, 20
 107: 3, 4, 6, 8, 11
 107: 14, 15, 17
 107: 20, 21
 108: 6, 7, 13, 17
 110: 2, 7, 15, 16
 110: 19, 21
 111: 1, 3, 5, 6, 8
 111: 12, 14, 15
 111: 19, 21, 23

MUA (1)

5: 3

much (28)

6: 23 9: 23 10: 12
 11: 2 17: 24
 18: 5, 11 24: 23
 30: 17 34: 14
 44: 25 46: 1
 52: 14 54: 25
 57: 15 59: 10
 60: 10 62: 7, 8
 65: 23 68: 19
 70: 14 76: 1
 90: 16 107: 8
 108: 14 111: 7
 111: 11

mul ti -fam i ly...

32: 1 36: 15

37: 24

mul ti -story (1)

14: 9

mul ti -year (1)

21: 22

muni ci pal (6)

25: 10 26: 7 47: 4

48: 21 51: 2

65: 8

muni ci pal i ti ...

8: 1

muni ci pal i ty...

15: 3 90: 6

must (3)

65: 5, 7, 8

mute (10)

4: 12 7: 12 17: 4

17: 13, 18 24: 14

45: 21 53: 21

105: 22 108: 3

muted (3) 4: 8 61: 23 67: 18	never (1) 67: 4	noise (1) 4: 10	96: 20 98: 19 103: 21
my (13) 10: 21 17: 23 19: 14 47: 19 58: 4 62: 17 65: 25 66: 18 82: 7 85: 2 88: 5 92: 13 113: 8	new (48) 1: 1 7: 20 8: 9 9: 5 12: 10 14: 16, 18 19: 4 20: 19 25: 18, 25 31: 18 32: 9, 11 33: 4, 16 34: 19 35: 11, 13, 20 36: 16, 21 37: 2 37: 14 39: 13 40: 9 44: 3 46: 21 47: 15 50: 21 51: 5, 5, 9 51: 19, 24, 24 52: 18, 19 54: 21 62: 18 63: 12 69: 17 77: 1 86: 6, 20 90: 18 107: 13 113: 6	none (9) 29: 20 45: 5 53: 3 67: 25 99: 15 100: 17 101: 21 102: 25 106: 13	Notary (9) 12: 10 19: 4 25: 18 31: 18 47: 15 54: 21 63: 12 69: 17 113: 6
myself (2) 9: 22 70: 19		nonprofit (3) 57: 16 59: 17, 21	notation (1) 105: 6
<hr/> N <hr/>		nonrenewal (1) 56: 5	note (21) 12: 17 15: 17, 22 19: 7 40: 13 48: 7 49: 3, 22 49: 24 50: 3, 4, 7 50: 8, 12, 13, 16 50: 18, 23 51: 20 51: 22 52: 8
N (1) 2: 1		nonuniform (1) 29: 8	noted (2) 55: 24 75: 7
nailed (1) 6: 22		non-budgeted... 85: 12	notes (25) 12: 22 15: 15, 16 15: 19 46: 12 47: 22, 23, 25 48: 1, 3, 12 49: 7 49: 14, 15 51: 6 51: 7, 8, 11, 13 52: 1, 6 53: 5, 6 82: 24 113: 9
name (3) 47: 19 58: 4 62: 18		non-filers (1) 104: 4	nothing (3) 9: 20 10: 12 73: 16
national (2) 20: 24 64: 7		normal (1) 79: 17	notice (16) 39: 7 56: 5 87: 20 99: 4, 7, 10 100: 8, 10, 12 101: 12, 15 102: 18, 21 105: 2 106: 7, 9
nature (5) 8: 15 90: 25 91: 8 96: 1 109: 2	Newark (1) 57: 11	North (2) 32: 17 33: 24	notices (6) 100: 6 102: 14, 16 102: 21 103: 19 105: 8
nearly (1) 33: 15	next (20) 10: 13 18: 13 20: 12 22: 12 23: 10 25: 2 30: 20 46: 6 54: 6 60: 2 62: 14 68: 21 74: 10 80: 13 100: 5 101: 11 102: 13 103: 17 105: 5 106: 3	Northgate (1) 32: 6	notified (1) 57: 12
necessary (3) 14: 12 48: 20 77: 12		not (84) 5: 21 7: 15 10: 24 10: 25 14: 19 16: 10, 16, 21 20: 9 23: 3, 17 23: 21 24: 1 26: 22 32: 2 35: 16 36: 23, 24 37: 3, 13 39: 2 40: 10 41: 3 43: 17 44: 21 48: 20, 24 49: 6 52: 23 55: 3 56: 7, 15, 25 57: 15, 23 58: 22 59: 1 60: 8 64: 9 64: 10 65: 2 67: 4, 8, 20, 20 70: 13 72: 6, 19 72: 23 73: 11, 12 75: 15, 21 76: 6 76: 18 77: 9, 15 77: 24 78: 23 80: 3 81: 8 83: 11 84: 9, 9 86: 13, 25 87: 8 87: 9, 9 88: 19 88: 19 89: 1, 1 90: 21 91: 21 94: 25 95: 1, 8 95: 14, 18 96: 3	notwithstanding... 92: 14
need (18) 12: 2 64: 2 65: 13 66: 13 67: 4 72: 6, 25 75: 3 76: 14 81: 9 85: 15 87: 5 88: 20 97: 21, 23 98: 14, 24 107: 13	Nicholas (1) 2: 5		not-for-profit... 56: 2, 9, 11, 24 60: 15
needed (8) 5: 16, 22 28: 10 34: 11 70: 7 71: 20 75: 10 89: 10	Nick (4) 17: 17 47: 3, 14 108: 11		not-profit (1) 57: 14
needing (1) 23: 6	Nile (2) 18: 21 19: 3		now (21) 9: 2 11: 17 20: 17
needs (3) 35: 6, 7 56: 17	nine (1) 20: 2		
negotiating (1) 83: 8	NJDEP (1) 88: 1		
negotiations... 82: 17 83: 3, 22	no (21) 14: 7 16: 19 38: 25 44: 11 61: 8 75: 1 83: 19 86: 9, 9, 9 86: 9 92: 2, 7, 7 92: 10 95: 7 100: 7, 8 102: 14 104: 8 109: 23		
net (1) 28: 22			

20: 18 35: 3	12: 15, 18, 19, 22	46: 14, 19, 21, 24	93: 13, 22, 23
44: 15 51: 4	12: 23, 24 13: 3	47: 15, 15, 21, 21	94: 9, 18 95: 9, 9
57: 17 72: 10, 12	13: 7, 7, 12, 18	47: 23, 24 48: 2	95: 13, 16, 20, 21
82: 15 88: 20	13: 21 14: 9, 13	48: 2, 12, 13, 16	95: 25 96: 1, 2, 2
89: 19, 24 91: 16	14: 20 15: 12, 15	49: 3, 5, 9, 10, 13	96: 3, 4, 6, 15, 16
91: 19 92: 3, 5	15: 16, 19, 24	49: 15 50: 10, 22	96: 16, 25 97: 3
92: 11, 17, 21	16: 2, 7, 9, 10, 17	50: 24 51: 4, 7	97: 4, 11, 16, 20
number (7)	17: 16, 18 18: 7	51: 14, 17, 25, 25	97: 21, 24, 24
11: 15 12: 16	19: 4, 4, 8, 8, 10	52: 2, 3, 6, 10	98: 1, 3, 4, 15, 20
57: 13 64: 8, 9	19: 11, 15, 18, 19	54: 15, 17, 21, 21	98: 22 99: 4, 5, 7
104: 1, 3	19: 22 20: 2, 4, 8	55: 4, 5, 7, 8, 11	99: 8, 8, 10, 12
numbers (1)	20: 8, 14, 16, 22	55: 12, 21, 22	100: 6, 8, 9, 10
33: 13	20: 24 21: 3, 7	56: 1, 4, 6, 15, 22	100: 10, 11, 12
numerous (1)	21: 16, 22, 23	57: 11, 13, 16, 16	100: 14 101: 12
7: 25	22: 4, 4, 5, 8, 11	57: 19, 23, 24	101: 13, 13, 15
NW (1)	22: 14, 25 23: 4	58: 19 59: 3, 3, 5	101: 15, 17
47: 4	23: 4 24: 4 25: 1	60: 4, 4, 19, 23	102: 14, 16, 17
Ny i k i t a (2)	25: 3, 7, 11, 18	61: 6 62: 9, 20	102: 17, 18, 18
31: 2, 15	25: 18, 21, 22	62: 25, 25 63: 12	102: 20, 21, 21
N. J. S. A (4)	26: 6, 9, 10, 12	63: 12, 25 64: 1	103: 19, 22, 23
12: 16 31: 24	26: 13, 18, 22, 23	64: 2, 2, 8, 8, 9	104: 1 105: 2, 8
48: 5, 5	27: 1, 4, 20 28: 4	64: 12, 18, 19	105: 8 106: 7, 8
0	28: 5, 8, 10	65: 2, 5, 12, 14	106: 9, 10
oath (8)	29: 21 30: 18	65: 15 66: 1, 4, 9	108: 23 109: 5, 7
12: 11 19: 5	31: 2, 5, 5, 18, 18	67: 4, 14 69: 6, 6	109: 21, 22
25: 19 31: 19	31: 23 32: 1, 2, 4	69: 8, 17, 17	110: 22, 25
47: 16 54: 22	32: 7, 9, 11, 12	70: 3, 4, 8, 12	111: 6, 10, 12
63: 13 69: 18	32: 13, 15, 16, 18	71: 4, 7, 13, 15	113: 6, 6, 8
objective (1)	32: 20, 23, 25	71: 16, 19, 23	off (10)
58: 23	33: 2, 2, 4, 6, 6	72: 4, 5, 8, 9	17: 13, 17 28: 11
obligation (3)	33: 15, 15, 18, 19	73: 9, 13, 18, 19	28: 17 29: 1
25: 23 42: 9, 18	33: 22 34: 1, 2, 2	73: 21, 23, 23, 24	34: 2 41: 25
obligations (2)	34: 3, 8, 12, 15	74: 11, 12, 18, 24	76: 4 93: 13
26: 11 75: 11	34: 15, 21, 22, 25	74: 25 75: 2, 2, 3	94: 19
obtain (1)	35: 1, 3, 8, 12, 18	75: 7, 12, 17, 18	offer (2)
42: 25	35: 19, 24 36: 4	75: 19 76: 7, 12	64: 16 70: 14
Obviously (1)	36: 5, 6, 7, 10, 10	76: 13, 15, 15, 19	offhand (3)
79: 13	36: 13, 16, 18, 22	76: 20, 24 77: 1	72: 17 78: 8, 10
occupied (2)	36: 23 37: 4, 12	77: 7, 8, 16, 18	office (10)
65: 6 66: 10	37: 13, 15, 15, 20	78: 16 79: 14	35: 11 57: 19
occupy (1)	37: 20, 23, 25	80: 8 81: 7, 16	93: 18, 25 94: 3
56: 4	38: 6, 19, 20	82: 10, 13 83: 2	94: 7, 15, 24, 25
occur (1)	39: 1, 3, 13, 15	83: 3, 7, 11, 12	96: 11
39: 14	39: 25 40: 2, 3, 3	83: 16, 21 84: 4	officer (1)
of (524)	40: 8, 19, 20, 21	84: 10, 21 86: 11	18: 22
1: 1 3: 6 4: 4, 6, 7	40: 24 41: 2, 4, 6	87: 1, 6, 6, 10, 11	officers (4)
5: 6, 8, 20 6: 25	41: 9, 14, 20	87: 13, 16, 24	20: 7, 11, 19, 20
7: 9, 19, 20, 21	42: 9, 10, 11, 12	88: 16, 19, 20, 20	offset (1)
8: 3, 5, 8, 8, 12	42: 16, 16, 22, 24	88: 21 89: 5, 10	58: 21
8: 14, 22, 22, 23	43: 3, 4, 7, 9, 10	89: 25 90: 2, 8	often (1)
8: 23 9: 4, 5, 6	43: 11, 11, 13, 14	90: 15, 16, 23, 25	14: 3
10: 21 11: 18, 20	43: 15 44: 2, 2	91: 2, 7, 8, 12, 14	Oh (4)
11: 25 12: 10, 10	44: 17 45: 4	91: 25 92: 1, 3, 4	63: 8 92: 9 95: 3
	46: 4, 8, 11, 11	92: 10, 17, 22, 25	107: 14

okay (42)	96: 2, 15 98: 8	56: 13 58: 24	83: 12 84: 4
7: 6, 13 14: 23	98: 17, 24 99: 13	61: 6 67: 10	87: 5 88: 14
16: 19 18: 2	100: 15 101: 19	70: 13, 16, 18	89: 7, 11, 20
23: 14 24: 1	102: 23 103: 20	opened (1)	90: 20 91: 25
29: 15, 20 45: 5	103: 25 105: 9	57: 10	93: 23 95: 1, 7, 8
52: 22 53: 3	105: 22 106: 4	operate (1)	95: 17 96: 20
54: 23 61: 8	106: 11 108: 3	40: 21	109: 20
62: 14 63: 9, 16	109: 20 110: 20	operating (11)	Oral (1)
66: 16 67: 8, 23	110: 25	74: 14 78: 16, 21	1: 6
68: 18, 23 69: 19	once (7)	79: 11, 18 80: 4	Orange (4)
70: 21 72: 10	14: 18 28: 5, 11	80: 16 81: 1	3: 5 8: 23 18: 14
74: 4, 15 83: 10	66: 20 75: 18	85: 17 92: 20	19: 19
84: 16 89: 19	88: 9 94: 2	95: 5	order (9)
93: 12 94: 5, 22	one (48)	operation (1)	8: 7 56: 14, 18
95: 3, 17 97: 9	5: 20 7: 9 10: 7	76: 24	71: 10 75: 10, 24
97: 19 98: 7	13: 4 15: 12	operational (2)	82: 4 85: 13
107: 9 109: 22	16: 2 18: 3, 15	8: 5 78: 7	92: 22
109: 23 111: 15	22: 4, 8 23: 22	operations (5)	ordinance (4)
old (1)	27: 10 32: 18	9: 1 44: 22 54: 15	25: 23 26: 5
14: 18	33: 24 41: 20	57: 10 82: 6	51: 16 80: 10
on (115)	44: 14 56: 4	operator (2)	ordinances (2)
1: 8 4: 16, 18, 22	59: 13 60: 23	94: 18 96: 10	74: 8 79: 23
4: 22 5: 23 6: 1	65: 12 66: 4	opinion (1)	ordinarily (1)
8: 4, 16 9: 10, 20	73: 16 80: 22	109: 14	15: 15
10: 7, 12, 21, 25	82: 10 83: 24	opportunitie...	original (2)
11: 20 13: 11, 23	85: 10 88: 19, 22	59: 21	84: 10 113: 8
14: 14, 15 16: 4	90: 16 94: 9, 18	opportunity (2)	originally (1)
17: 4 18: 1 21: 5	95: 9, 11, 20	9: 22 18: 3	52: 9
23: 5 24: 14	96: 6 97: 10	opposed (2)	other (24)
31: 8, 22 34: 6	99: 4, 14 100: 16	16: 4 112: 1	8: 24 15: 12
35: 21 37: 9, 25	101: 20 102: 24	option (2)	16: 16, 18 21: 20
40: 15, 16 41: 9	105: 7 106: 7, 9	4: 12 85: 2	22: 23 23: 17
41: 19, 21, 22	106: 12 108: 9	options (2)	32: 14, 20 41: 9
42: 11 43: 3, 9	109: 4 111: 9	59: 22 85: 1	41: 19 45: 3
43: 19 44: 22	ones (4)	or (66)	47: 7 49: 6
45: 6, 21 46: 19	16: 8, 18 88: 19	8: 17 9: 8 15: 17	67: 23 72: 11
46: 24 49: 11	108: 23	16: 5, 6, 17 22: 4	73: 17 93: 23
50: 6, 23 51: 20	one-bedroom (1)	23: 18, 22, 23	97: 19 99: 11
52: 6 53: 20	34: 8	26: 4 27: 15	100: 13 101: 16
55: 14, 25 56: 19	one-to-one (1)	28: 23 29: 18, 19	104: 8 108: 25
57: 4 58: 15, 17	38: 14	34: 13 38: 13	others (5)
58: 18 59: 4, 18	only (11)	39: 10, 21 41: 8	34: 15 37: 14
61: 4 64: 25	10: 25 21: 20	41: 22 42: 13	41: 1 54: 12
65: 20 66: 3, 20	35: 16 37: 1	45: 3, 4 49: 6	97: 23
69: 9, 22 71: 3	40: 3 49: 5	52: 13 53: 1, 1	otherwise (2)
71: 11, 13, 17	52: 19 61: 5	58: 25 59: 17, 20	6: 20 48: 22
74: 25 78: 12	80: 14 87: 16	59: 22 60: 18	our (43)
81: 16 82: 1, 25	92: 6	61: 7 64: 18	7: 9 9: 11, 12
83: 7, 11, 12, 23	onto (1)	65: 4 66: 20	11: 4 21: 25
84: 8, 11 85: 8	87: 19	67: 11, 24 71: 18	22: 21 31: 7
85: 24 87: 7, 11	open (13)	72: 6 73: 12, 20	34: 25 37: 4
89: 11, 20, 22	16: 17 23: 18	74: 24, 25 75: 4	40: 8, 21, 24
90: 19 91: 2, 5	27: 8 29: 17	77: 16 78: 1	44: 2, 3, 4 47: 7
92: 21 95: 24	43: 19 52: 25	79: 3 80: 25	57: 19, 20 59: 4

62: 22 63: 1, 18 63: 20, 21 65: 12 79: 1, 25 80: 2, 4 80: 10, 13, 15 87: 7, 11, 16, 16 87: 20, 24 92: 14 92: 15 98: 12, 21 111: 16 ours (1) 36: 25 oursel f (1) 42: 16 out (29) 15: 7, 16, 24 16: 15 17: 16 28: 22 32: 9 33: 4 41: 22 42: 23 43: 16 57: 13, 17 59: 23 65: 10, 12 71: 3 71: 11 73: 5, 24 75: 15 78: 16 89: 13 95: 24 96: 21 97: 24 98: 20 110: 22 111: 10 outbui l di ngs... 27: 18 Outline (1) 111: 1 outset (3) 36: 2 37: 22 42: 9 outside (7) 75: 17, 18 86: 11 87: 5, 5, 5 90: 7 outsource (2) 89: 12 91: 20 outsourced (1) 86: 21 outstandi ng (4) 9: 5 49: 7 55: 6 55: 20 over (32) 8: 1 13: 14, 15 19: 10 21: 15 22: 7 27: 3, 6 28: 3, 4 33: 7, 14 37: 17 56: 21 57: 22 63: 23 66: 15 71: 19 73: 20, 24 74: 2 74: 8 77: 9 78: 2 79: 23 80: 13 82: 2 92: 19	94: 24 96: 11 98: 2, 4 overall (3) 76: 24 95: 12, 24 oversee (1) 90: 8 overseei ng (3) 94: 11, 15 95: 12 oversight (1) 96: 14 overtime (3) 22: 20, 21, 23 overvi ew (1) 49: 9 own (1) 93: 22 owner (3) 43: 25 65: 6 66: 9 owners (1) 34: 14 ownership (1) 77: 8 owner/operat... 34: 19 <hr/> P <hr/> P (2) 2: 1, 1 PAGE (1) 3: 2 paid (7) 28: 11, 16 29: 1 64: 17 65: 8 73: 20 98: 2 paint (2) 82: 4 89: 11 painted (1) 86: 10 painti ng (2) 88: 12, 14 Palmi eri (19) 69: 5, 13 74: 5, 7 79: 4, 6, 21 80: 9 80: 20 81: 2 93: 16, 19 94: 1 94: 8 95: 22 110: 21 111: 1, 5 111: 14 Palmi eri 's (2) 94: 25 96: 11 pan (1) 111: 11 park (2) 50: 25 51: 15	Parker (1) 30: 24 parki ng (23) 3: 9 46: 25 48: 2 48: 3 51: 10, 15 51: 17, 20, 22 52: 4, 6, 7 53: 6 54: 8, 10, 16 55: 1, 6, 11, 20 56: 3, 13 58: 6 part (15) 26: 23 37: 4 40: 3 60: 19, 23 75: 2 76: 20 88: 15 92: 22 95: 8 97: 1, 17 100: 9 101: 15 102: 18 partial ly (1) 42: 22 parti ci pati n... 48: 12 parti cular (5) 34: 10 36: 3 49: 4 56: 8 96: 7 parti cular ly... 41: 17 partnershi p (4) 69: 24 70: 11 96: 5, 18 parts (1) 14: 8 party (4) 26: 17 66: 21 73: 13 74: 23 passes (1) 45: 25 past (4) 48: 19 72: 15, 19 76: 2 pati ence (1) 108: 18 pattern (1) 44: 15 pay (4) 55: 7 77: 22 80: 8 91: 17 paydown (8) 49: 16, 25 50: 5, 9 50: 14, 19 51: 23 52: 8 payer (2) 96: 20, 20 payers (1) 91: 18	payi ng (1) 80: 24 payment (3) 5: 20 29: 13 94: 25 payments (4) 5: 18 13: 13 96: 12 109: 7 payouts (1) 95: 25 pedestri an (1) 51: 3 penal ties (1) 34: 17 pendi ng (1) 9: 8 PENROD (3) 1: 7 113: 4, 15 per (6) 5: 21 13: 16 28: 21 64: 21 66: 4 80: 19 percent (8) 13: 2, 6 14: 4 63: 25 64: 7, 16 74: 25 84: 2 percentage (1) 92: 1 perfect ly (2) 8: 16 11: 6 performed (1) 90: 22 perhaps (4) 27: 7, 12 60: 13 91: 24 period (14) 13: 14, 16 39: 6 39: 10 40: 17 41: 23 42: 21, 24 43: 1 67: 2 71: 12 83: 21 84: 10 98: 3 peri odi c (1) 70: 6 peri ods (1) 71: 18 permi t (2) 4: 19 56: 19 personal (1) 9: 14 personnel (2) 20: 5, 10 perspecti ve (3) 15: 21 36: 11
--	--	---	--

<p>89: 5 pertains (2) 48: 24 50: 20 Peter (2) 25: 8, 15 PGIM (1) 38: 3 Phi I adel phi a. . . 34: 4 Phoeni x (1) 25: 10 phone (2) 4: 11 108: 10 pie ce (2) 34: 21 77: 3 pi ggyback (1) 93: 13 pilots (1) 22: 25 pi pe (1) 23: 23 pivot (1) 79: 10 place (7) 15: 18 61: 3 94: 23 96: 21 97: 15 109: 18 113: 9 placed (6) 35: 21 38: 20 39: 6 42: 14, 17 66: 20 Pl ainfi eld (1) 8: 22 plan (19) 12: 23 13: 12 14: 17 20: 10 25: 25 26: 12, 23 27: 5 34: 24 44: 10 74: 9 75: 10 77: 4 79: 25 80: 2, 13 91: 24 92: 2 95: 4 pl anni ng (1) 59: 20 plat form (1) 12: 18 plea se (5) 4: 8, 15 31: 8 37: 5 69: 11 plea sure (3) 19: 8, 11 58: 2 pl umbi ng (1)</p>	<p>64: 23 plus (2) 59: 16 64: 23 point (18) 14: 4, 17 21: 14 22: 6 27: 7 41: 22 42: 1 44: 15 60: 9 71: 10 73: 2 79: 16 82: 1 84: 4 87: 16 93: 14 96: 23 110: 25 pointi ng (1) 23: 10 points (2) 14: 24 16: 6 poli ce (10) 19: 22, 23, 25 20: 1, 3, 11 21: 24 22: 18 44: 17 50: 25 policemen (1) 20: 2 poli cy (2) 9: 1 77: 15 pool (1) 65: 15 portfo li o (2) 36: 23 44: 2 porti on (9) 4: 4 36: 5 40: 3 41: 9 49: 5 55: 5 86: 12 87: 13 107: 7 posi ti on (1) 92: 11 posi ti ve (9) 16: 20 31: 24 45: 6 53: 4 55: 14 58: 19 61: 9 68: 1 92: 24 possi ble (2) 8: 11 43: 1 possi bly (2) 57: 14, 18 poten ti al (8) 56: 15 58: 13 99: 11 100: 14 101: 17 102: 20 106: 8, 9 poten ti ally (3) 56: 20 57: 1</p>	<p>98: 16 power (1) 26: 21 prac ti ces (2) 7: 23 8: 6 predi cta ble (1) 85: 5 predi cti ng (1) 22: 12 prema turely (2) 90: 17 91: 3 prepa re (1) 5: 14 prepa red (2) 7: 13 11: 4 pre sent (2) 1: 9 95: 22 pre sen ta ti on. . . 6: 21, 23 11: 18 22: 1 27: 25 41: 12 52: 16, 23 53: 17 59: 12 65: 23 pre sen ti ng (1) 60: 1 pre ser va ti on. . . 32: 6 33: 9 pre serve (1) 33: 10 pre served (1) 33: 14 pre serv ing (1) 33: 6 pres sure (1) 87: 15 pre tty (2) 15: 6 109: 1 pre vi ous (2) 22: 9 85: 24 pre vi ous ly (5) 42: 21 43: 20 55: 13 89: 8 96: 16 pre-meet ing (3) 41: 13, 21 59: 11 pr ice (1) 83: 12 pr i ci ng (5) 83: 14, 15, 23 84: 3 85: 4 pri ma ri ly (1) 75: 17 pr i n ci pa li y (1) 33: 8</p>	<p>pr i n ci pl e (5) 5: 18, 20 13: 13 32: 2 55: 3 pri or (7) 21: 2 63: 25 75: 24 88: 3, 6 88: 22 109: 6 pr i va te (2) 37: 10 38: 3 pr i va te-publ . . . 96: 18 proba bly (4) 20: 23 44: 14 64: 3 110: 21 probl ems (1) 81: 11 proceed (2) 54: 18 63: 6 proceedi ngs (1) 8: 18 proceeds (14) 14: 20 32: 4, 20 36: 6 38: 10, 11 38: 12, 16, 17 39: 8 40: 15, 16 55: 4, 21 process (3) 33: 17 65: 25 90: 16 processes (1) 39: 14 procured (2) 12: 20 70: 10 procurement (1) 109: 12 procurements. . . 75: 24 professi onal . . . 1: 8 9: 14 113: 5 113: 15 pro gram (21) 26: 4, 24 27: 5 29: 23 38: 4 40: 8 48: 7, 8, 14 48: 25 49: 7 62: 22, 23 63: 19 64: 15, 18, 20 65: 10 70: 1, 4 78: 20 pro gram mi ng (1) 67: 5 pro gress (1) 95: 10 pro ject (41)</p>
---	---	---	---

5: 5, 8 12: 24 25: 12 27: 1 28: 11 30: 19 31: 5 32: 24 33: 19, 23, 24 35: 19 36: 4, 16 36: 18, 22 37: 7 37: 16 38: 20 39: 1, 6 40: 1, 10 41: 8, 25 42: 17 44: 7, 13, 23 45: 6 46: 5 48: 3 52: 6, 8 68: 1 74: 11 76: 2 79: 24 88: 23 91: 22 projected (1) 13: 1 projecting (1) 20: 15 projects (7) 14: 10 32: 10 43: 9 54: 4 76: 4 88: 22 90: 16 project's (1) 5: 12 properly (3) 4: 19 65: 7 98: 6 properties (1) 32: 10 property (10) 32: 7 33: 3 35: 21 36: 5 43: 23 44: 8, 19 52: 2 66: 20, 22 proposal (5) 65: 17 74: 2 77: 7 83: 16 84: 10 proposed (7) 15: 23 29: 22 52: 11 55: 2 58: 7 89: 20 98: 4 proposing (2) 15: 11, 18 protection (3) 77: 2 87: 9 90: 1 Protection's ... 75: 12 protocols (1) 96: 21 provide (9) 13: 19 14: 11 16: 3 32: 5	42: 24 64: 20 89: 22 109: 7, 14 provided (8) 7: 24 13: 4 38: 3 38: 5 72: 14 83: 15 86: 5 89: 8 provides (2) 86: 6, 20 providing (2) 65: 3 99: 8 provision (1) 39: 16 provisions (1) 94: 13 prudent (1) 71: 7 public (35) 4: 8 7: 15 8: 24 11: 2 12: 10 15: 9 16: 18 19: 4 23: 19 25: 18 26: 13 29: 18 31: 18 42: 4 43: 7 45: 4 47: 15 53: 2 54: 14, 21 58: 5 59: 12 61: 7 63: 12 67: 11 69: 6, 17 82: 12 82: 25 83: 4, 6 83: 10 90: 18 96: 20 113: 6 public-priv... 69: 24 70: 11 96: 5 pulled (1) 53: 5 pumper (1) 14: 6 purchase (5) 13: 11, 21, 22 26: 21 32: 12 purchaser (3) 12: 25 15: 20, 23 purchasing (1) 69: 2 purpose (4) 37: 10 48: 23 49: 1, 5 purposes (3) 13: 3 33: 6 40: 19 pursuant (3) 12: 16 25: 25	31: 24 pursue (2) 90: 21, 22 put (13) 34: 20 38: 22 41: 22 65: 17, 20 78: 8 79: 11, 14 85: 16 89: 5 94: 23 96: 2 110: 24 <hr/> Q <hr/> QPA (1) 109: 10 qualified (2) 48: 21 65: 11 quality (8) 75: 12 76: 25 87: 20, 25 90: 2 91: 12 92: 25 93: 6 quarterly (1) 109: 7 question (14) 17: 20 18: 1 22: 11, 15 48: 18 59: 13 60: 3, 22 61: 5 67: 17 71: 22 82: 10 88: 5 93: 19 questions (40) 14: 22 16: 16, 20 22: 4 23: 17, 20 23: 23 24: 2 27: 8 29: 16, 19 41: 4, 8, 10 45: 3 49: 10 52: 12, 24 53: 1 59: 8 61: 7 61: 9 65: 21 67: 9, 11, 24 70: 13, 17 82: 8 94: 9 99: 13 100: 15 101: 19 102: 23 103: 25 104: 9 105: 9 106: 11 108: 20 109: 20 quick (2) 14: 23 19: 7 quickly (7) 7: 12 35: 5 42: 15 48: 19 98: 17, 24 98: 25 quite (4)	32: 10 34: 24 43: 10, 14 quorum (1) 98: 12 quotes (1) 65: 15 <hr/> R <hr/> R (2) 2: 1 113: 1 raise (2) 23: 20, 23 raised (1) 70: 17 ranging (1) 13: 13 rare (1) 15: 4 rate (11) 13: 1 16: 3, 3, 5 16: 10, 12 42: 25 60: 13 91: 18, 21 96: 20 rates (7) 5: 13 13: 7, 8 42: 23 48: 16 58: 19 92: 3 rather (2) 61: 2 81: 10 rating (2) 39: 21 48: 17 rational (1) 96: 22 reach (3) 84: 4, 11 110: 21 reached (1) 57: 13 reaching (1) 57: 17 read (2) 7: 17 82: 24 reading (1) 41: 15 ready (2) 25: 13 44: 24 reality (1) 64: 12 realizing (1) 28: 1 really (11) 10: 25 14: 11 16: 7 22: 10 35: 2 41: 12 43: 12 44: 3, 23
--	---	--	--

48: 19 58: 23 reappl ying (1) 82: 4 reason (9) 15: 25 19: 24 20: 6 39: 1, 9 76: 21 81: 6, 12 87: 22 reasonable (3) 100: 7, 8 102: 14 reasons (2) 14: 13 51: 14 rebate (3) 29: 7, 11, 14 receipt (1) 38: 6 receive (3) 39: 21, 21 85: 7 received (1) 55: 14 recei vi ng (1) 85: 8 recent (1) 71: 4 recently (2) 33: 16 95: 24 recess (1) 108: 16 reci pi ent (1) 20: 8 recoat (1) 75: 10 recogni ze (1) 9: 3 recogni zi ng (1) 7: 14 recommendati ... 26: 7 record (3) 7: 17 42: 4 94: 18 records (1) 89: 24 recouped (1) 66: 22 recourse (1) 90: 21 recreational ... 49: 20 51: 1 recuse (1) 18: 16 recused (2) 24: 11 106: 23 recusi ng (3) 10: 7, 8 106: 4	redeem (2) 38: 23 39: 8 redemption (1) 39: 15 reduce (1) 22: 20 referendum (1) 13: 23 refinance (1) 55: 19 refinanci ng (1) 58: 17 reflect (2) 71: 16 72: 5 refund (11) 49: 14, 23 50: 3, 8 50: 12, 17 51: 11 51: 12, 21 52: 7 55: 5 refunded (1) 55: 18 refundi ng (14) 25: 23 26: 5, 6, 11 29: 22 49: 22, 24 51: 16 55: 2, 8 55: 10 56: 17 57: 24 59: 18 regard (1) 34: 23 regardi ng (1) 49: 9 regardl ess (1) 76: 7 registered (4) 1: 8 14: 2 113: 5 113: 15 regul ar (1) 70: 5 regul ati ons (3) 88: 2 91: 11 109: 12 rehab (5) 44: 4, 10, 21 62: 23 64: 2 rehabilitate... 63: 22 81: 10 rehabilitati ... 32: 16, 21 33: 18 34: 23 35: 8, 17 63: 19 64: 22 76: 20 77: 16 81: 7, 15 87: 1 88: 20 95: 13 rehabilitati ...	76: 14 reinvest (1) 33: 10 related (2) 25: 24 32: 21 relative (3) 14: 4 84: 12, 16 relay (1) 94: 24 released (2) 38: 11 95: 14 relet (1) 56: 10 relied (1) 8: 16 relocati on (1) 44: 11 remain (2) 4: 8 84: 5 remainder (3) 73: 23 74: 11, 13 remark (1) 8: 17 remarket (1) 39: 11 remarketed (1) 39: 12 remedi ati ng (1) 97: 13 remind (1) 4: 15 reminder (1) 4: 5 remittance (1) 109: 6 remitted (1) 95: 1 remote (1) 1: 7 renderings (1) 34: 25 renew (1) 56: 25 renewable (1) 85: 1 renewal (2) 32: 6 72: 1 renewals (1) 71: 9 renewi ng (1) 57: 1 renovate (1) 34: 20 renovati on (5)	32: 16, 22 33: 19 34: 24 35: 8 rent (2) 56: 23 58: 10 rental (2) 56: 23 57: 4 renti ng (1) 56: 1 reorder (1) 4: 2 repaid (1) 66: 18 repair (3) 64: 25 89: 11 97: 22 repairs (1) 51: 14 repay (2) 38: 23 39: 24 repayment (4) 28: 8 29: 4 36: 11 39: 1 replace (1) 38: 16 replaced (2) 38: 12, 21 replacement (1) 14: 8 replacements... 26: 20 replaci ng (1) 14: 6 report (2) 71: 4 96: 10 Reporter (5) 1: 8, 8 113: 5, 5 113: 15 reports (3) 95: 5 109: 7 110: 23 representati ... 31: 5, 7 36: 4 40: 2 representati ... 47: 7 representi ng... 43: 22 request (7) 19: 17, 24 20: 12 21: 5, 13 62: 25 63: 20 requested (1) 19: 21 requesti ng (4)
--	---	---	--

19: 22 20: 13 63: 17 74: 10 requests (1) 22: 7 require (1) 77: 22 required (7) 26: 16 44: 10 49: 16, 25 50: 5 56: 10 103: 23 requirement (1) 103: 19 requirements... 20: 9, 24 66: 8, 13 requires (4) 5: 17, 19 73: 5 74: 23 requiring (1) 8: 6 resale (1) 64: 18 residential (1) 14: 10 residents (5) 9: 6 34: 22 43: 15 64: 8 91: 17 resolution (5) 7: 13 10: 1 11: 6 109: 16 111: 4 resolved (2) 9: 2, 10 resources (1) 64: 13 responsibili... 75: 9, 19, 21 91: 6 responsible (4) 76: 7 90: 8 91: 1 109: 4 restriction (2) 35: 20, 23 result (2) 48: 16 78: 4 retirees (3) 20: 15, 20, 21 retiring (1) 7: 10 revenue (7) 22: 24 32: 1 37: 24 55: 6, 20 58: 14, 22 revenues (2) 55: 11 56: 15 reviewing (1) 75: 22	RFP (1) 73: 6 Rich (1) 11: 25 right (48) 12: 12 15: 15 16: 8 18: 25 20: 17, 18 22: 6 23: 1 24: 1 29: 5 29: 5 31: 20 34: 2, 9 35: 16 39: 18, 25 41: 17 59: 15 60: 7 61: 1 72: 10, 11 80: 6, 19 88: 15 88: 20 89: 3, 23 90: 4 92: 3, 4, 10 92: 17 93: 2, 10 93: 15 96: 3, 16 96: 20 97: 10, 22 99: 3 108: 13, 19 109: 24 110: 19 111: 10 risk (4) 38: 25 41: 24 60: 10 75: 3 road (1) 51: 1 Robert (1) 69: 8 Rockaway (12) 3: 11 68: 25 69: 3 70: 2 76: 17 77: 7 87: 18 93: 24 95: 24 96: 4 98: 13 108: 14 Rodriguez (1) 110: 15 Rodriguez (65) 2: 4 6: 4, 14, 15 10: 17, 18 16: 22 16: 24 17: 10, 11 24: 6, 8, 19, 20 30: 13, 14 45: 9 45: 11, 22, 23 53: 22, 23 61: 12 61: 14 62: 3, 4 68: 15, 16 89: 4 89: 19 90: 5 91: 10 92: 7 93: 2, 6, 12 100: 3, 4, 19, 21 101: 8, 9 102: 11	102: 12 103: 15 103: 16 104: 24 104: 25 106: 1, 2 106: 16 107: 3, 4 107: 11, 16, 17 108: 6, 7 110: 2 110: 4, 16 111: 12, 19, 21 111: 23 Rodriguez's (1) 93: 14 role (1) 37: 9 rolling (2) 67: 3 92: 20 roof (1) 64: 23 rooftop (1) 26: 20 room (1) 42: 25 Rosa (4) 11: 25 12: 6, 9 18: 11 roster (1) 103: 21 roughly (3) 28: 21, 23 42: 13 round (1) 68: 21 rules (2) 88: 1 90: 2 run (1) 35: 4 running (1) 84: 2 Ryan (9) 54: 12, 19 57: 22 57: 25 58: 4 78: 22 85: 7 86: 23 91: 24	19: 23, 25 same (7) 16: 11 39: 14 60: 11 64: 10 81: 16 96: 10 108: 9 sanitary (1) 5: 1 saved (1) 48: 12 savings (18) 25: 23, 25 26: 3 26: 11, 15, 23 27: 2, 3 28: 1, 10 28: 12, 19, 23 29: 2, 3, 9, 22 35: 13 saw (1) 6: 20 say (6) 19: 7 23: 22 28: 20 33: 23 74: 21, 25 saying (4) 73: 4 77: 6 79: 19 88: 10 scale (2) 43: 11, 20 schedule (3) 5: 17, 20 29: 7 school (2) 25: 22 29: 21 schools (1) 27: 22 scope (1) 65: 14 scopes (4) 72: 5, 9 73: 19 75: 7 Scotland (2) 25: 6 46: 9 screen (1) 4: 18 second (24) 6: 4 10: 3 16: 23 16: 25 24: 6 29: 25 30: 1 45: 9 53: 8 61: 12 68: 3 99: 17 100: 20 101: 23 103: 2 104: 11 105: 12 106: 15, 16 107: 18, 19
<hr/>			
S			
<hr/>			
S (1) 2: 1 safe (2) 80: 17, 22 safety (2) 51: 3 87: 9 said (7) 22: 7 37: 3 63: 16 79: 22 80: 18 86: 24 95: 11 salary (2)			

109: 9 110: 3 111: 22 secretary (1) 25: 9 Section (2) 34: 7 38: 2 secured (5) 39: 22 46: 11 55: 10, 12 64: 17 security (6) 32: 25 35: 10, 10 35: 11 36: 11 44: 18 see (24) 10: 24 11: 15 16: 17 17: 4 23: 24 24: 1 28: 24 29: 2, 17 35: 2, 15, 22 36: 18 41: 19 52: 25 54: 8 59: 23 60: 14 61: 6 67: 11 69: 9 76: 9 96: 13 109: 22 seeing (4) 14: 9 23: 14, 21 41: 4 seeking (3) 25: 22 31: 24 85: 16 seem (1) 71: 6 seems (2) 22: 8 67: 2 seen (3) 13: 9, 10 22: 6 selected (1) 86: 4 selection (3) 83: 7, 11, 16 self-l iqui da... 5: 13 sell (1) 14: 18 seller (1) 40: 13 semi-annual (1) 5: 18 send (1) 65: 12 sending (1) 96: 11 sense (4)	8: 14 35: 3 95: 18 97: 2 sensi tive (1) 82: 20 sent (2) 56: 5 96: 12 separate (1) 38: 8 September (2) 20: 16 55: 15 seq (1) 26: 2 series (6) 15: 14 46: 11 47: 22, 24 48: 3 55: 6 serve (2) 67: 3, 7 served (1) 7: 18 servi ce (27) 5: 15 7: 15, 15 8: 24 9: 5, 12 11: 3 13: 3, 15 13: 20 14: 2, 7 16: 9 19: 15 28: 22 38: 21 39: 7 42: 14, 17 58: 16, 18, 20 71: 1 72: 7, 15 73: 15 90: 25 Servi ces (9) 7: 20 69: 25 75: 6 75: 16 76: 5 77: 10 82: 18, 20 84: 2 serving (1) 8: 22 sessi on (8) 15: 9 42: 5 59: 12 98: 10, 17 107: 10 108: 8 108: 16 set (6) 39: 4 78: 19 104: 5 110: 23 110: 24 113: 9 settlement (1) 21: 22 seven (5) 20: 21 70: 1 72: 4 88: 24 98: 3 several (2) 44: 14 82: 23	sewer (3) 5: 1, 2 69: 8 shakings (1) 109: 22 shares (1) 21: 16 shed (1) 41: 24 sheer (1) 17: 16 sheet (1) 78: 9 sheets (1) 107: 13 Sheff (1) 33: 12 Sheffin (3) 31: 4, 16 43: 22 Sherry (2) 25: 9, 16 shi ft (1) 42: 1 shorter (2) 71: 8 84: 24 shortly (1) 108: 15 short-term (5) 36: 23, 24 48: 15 48: 17, 24 shoul d (10) 22: 20 28: 24 47: 6 55: 24 59: 17 73: 12, 16 79: 17 84: 4 92: 4 side (3) 21: 5 50: 6 79: 14 sides (1) 82: 22 Sierra (3) 54: 14, 20 57: 6 sign (2) 65: 18, 19 signi fi cant (1) 56: 16 signi fi cantl ... 13: 8 22: 20 Silvestri (2) 46: 25 47: 13 simi lar (4) 44: 7, 9, 13, 15 simply (1) 83: 11 since (15)	4: 21 7: 21 11: 1 48: 9 56: 8 57: 9 63: 20, 22 64: 4 65: 25 72: 20, 22 72: 24 86: 1 97: 20 sincerest (1) 9: 12 single (2) 88: 23 90: 5 sitting (1) 16: 12 situation (2) 23: 3 57: 4 six (11) 20: 2, 7, 11 27: 20 44: 5 74: 10 80: 5, 14, 19 84: 19 91: 23 six-year (1) 74: 9 size (1) 57: 16 slash (1) 20: 3 slightly (4) 4: 2 20: 23 21: 4 95: 21 slow (1) 90: 24 so (167) 4: 8, 17 5: 18, 22 5: 25 6: 3 7: 2, 7 7: 13, 16 10: 2 10: 22, 23 11: 6 11: 7 12: 14 14: 13 15: 11, 21 15: 24 16: 7 18: 13 19: 14 20: 10 21: 4, 8 21: 17 22: 10, 25 23: 7, 9, 24 24: 2 24: 5 28: 9, 23 29: 12, 17, 24 31: 22 33: 20 34: 14, 14 35: 6 35: 15, 16 36: 2 36: 7 37: 2, 5, 5 37: 17, 19 38: 14 38: 14, 24 39: 3 39: 12, 19, 22 40: 1, 2, 11, 18 40: 25 41: 6 42: 3, 16, 24
---	---	---	--

43: 2, 17, 24 44: 4, 13, 20, 24 47: 6 48: 25 49: 8, 12 52: 10 52: 17 57: 3 58: 12, 23, 25 59: 4 60: 7, 12 60: 17, 18, 19 61: 1, 3 63: 16 64: 15 67: 8, 15 68: 2 70: 17 71: 3, 3, 17, 18 71: 21 72: 20 74: 1 75: 8, 18 76: 21 77: 3, 14 77: 14, 17 79: 9 79: 10, 25 80: 2 80: 6, 6, 17 81: 23 82: 8 83: 10 84: 1 86: 5, 12 87: 22 88: 2, 13, 24 89: 7, 19 90: 7 90: 20 91: 13, 18 92: 13, 17 93: 21 94: 5, 9, 14, 17 94: 18 95: 3, 6 95: 11, 15 96: 3 96: 8, 13, 22 97: 16 98: 12, 19 98: 23 100: 18 102: 20 104: 10 107: 9, 11 109: 20 111: 11 111: 15, 18, 19	97: 23 108: 23 110: 25 somebody (3) 7: 12 17: 17 61: 2 someone (1) 73: 15 something (11) 37: 4 43: 11 73: 5 73: 6 77: 10 85: 17, 23 88: 14 89: 12, 18, 25 somewhere (1) 39: 4 sooner (2) 61: 2 81: 10 sorely (1) 19: 12 sorry (15) 6: 20 7: 4 63: 3, 8 64: 21 67: 19 76: 11 79: 5, 8 81: 4, 17 92: 6, 9 95: 18 111: 9 sort (14) 32: 24 36: 7, 10 36: 23 37: 20 39: 13 40: 7, 20 40: 21 42: 15 49: 10 84: 4 96: 2, 6 sound (3) 7: 23 8: 5 82: 5 sounds (5) 23: 9 52: 18 96: 9 96: 22 97: 9 source (2) 80: 8, 9 sources (2) 32: 14 38: 7 space (15) 56: 7, 8, 11, 19, 23 57: 15, 16, 18, 20 58: 14, 23 59: 1 59: 6 60: 4, 15 speak (6) 4: 16 31: 8 48: 19 67: 15 78: 22 91: 24 special (3) 20: 3 50: 16, 18 specialized (2) 76: 16, 19 specific (1) 75: 23	specifically ... 32: 12 36: 25 72: 8 86: 10 specificatio ... 76: 2 spot (1) 11: 19 spread (2) 71: 18 73: 24 SSL (2) 54: 13 58: 5 stack (5) 36: 3, 8, 9 40: 18 41: 16 staff (3) 9: 11 76: 17, 18 staffing (1) 93: 15 staggering (1) 71: 23 standard (1) 15: 22 standards (3) 8: 10 75: 13 77: 2 star (1) 4: 12 started (1) 62: 20 starts (1) 76: 3 state (16) 8: 8 9: 5 12: 10 19: 4 25: 18 31: 18 32: 11 37: 11, 12 47: 15 48: 23 54: 21 63: 12 69: 17 109: 11 113: 6 stating (2) 56: 6 109: 15 status (1) 56: 22 statute (3) 26: 16 97: 4 104: 6 statutes (2) 26: 1 109: 11 statutorily (3) 49: 16, 25 50: 5 Stay (1) 108: 10 stays (1) 82: 4 steadfast (1)	8: 5 STEKLER (2) 31: 9, 17 stenographi c... 113: 8 steps (1) 22: 23 still (11) 20: 23 29: 1 39: 18 53: 20 61: 23 73: 7 74: 16 77: 8 84: 23 85: 1 108: 3 stock (1) 63: 24 stood (1) 15: 5 stop (1) 82: 8 storage (13) 77: 8, 11 81: 8 87: 2, 7, 11, 12 87: 14, 18, 24 88: 18 89: 23 92: 23 straightforw... 109: 1 strict (1) 90: 2 strictly (1) 58: 8 strides (1) 21: 11 strike (1) 60: 21 strikes (1) 59: 23 strong (1) 48: 17 structurally... 82: 5 structure (5) 32: 25 36: 10 37: 20 39: 17 41: 3 structured (2) 28: 19 29: 13 struggled (2) 76: 1 90: 16 studio (1) 34: 9 stuff (1) 11: 19
--	--	--	--

Suarez (131) 2: 2 4: 1 6: 5, 6 6: 19, 24 7: 2, 6 9: 18, 23, 25 10: 4, 5, 22 11: 10 12: 5, 7 12: 12 14: 23 16: 14 17: 1, 2 17: 16, 24 18: 2 18: 7, 12, 17, 24 22: 2 23: 8, 13 23: 16 24: 9, 10 24: 25 27: 9, 20 27: 24 28: 13 29: 5, 15 30: 4, 5 30: 18 31: 20 41: 11 42: 20 43: 22 45: 2, 12 45: 13 46: 4 47: 17 52: 14, 22 53: 10, 11 54: 3 54: 6, 17, 23 59: 10 60: 25 61: 15, 16 62: 11 62: 14 63: 3, 9 63: 14 65: 22 66: 7, 12, 16, 25 67: 8, 23 68: 6, 7 68: 18, 20, 23 69: 11, 19 70: 15 72: 13 93: 13, 21 94: 5, 9, 22 95: 19 97: 9, 19 98: 7 99: 13, 18 99: 19 100: 15 100: 23, 24 101: 19 102: 1, 2 102: 23 103: 5, 6 103: 25 104: 8 104: 14, 15 105: 9, 15, 16 106: 11, 19, 20 107: 8, 14, 20, 21 108: 13, 17 110: 6, 7, 19 111: 3, 6, 8, 15 subject (1) 60: 10 subjective (1) 60: 23 submitted (1) 72: 5 subpar (2) 95: 1 97: 6	subsection (5) 99: 8 100: 11, 14 106: 8, 10 subsections (4) 99: 12 101: 13, 17 102: 20 subsequent (1) 71: 8 Substandard (1) 64: 1 substantial (3) 32: 15 35: 17 64: 8 substantiall... 21: 8 34: 20 subsurface (1) 75: 20 success (1) 9: 13 successes (1) 10: 12 such (10) 7: 24 8: 19 37: 9 39: 14, 17 49: 19 64: 23 71: 11 85: 15 87: 22 sudden (1) 75: 3 suffer (2) 8: 20 64: 4 sup (1) 20: 10 supply (1) 33: 6 support (1) 37: 15 supporting (1) 75: 20 supportive (1) 36: 22 supposed (1) 94: 20 sure (19) 4: 15 11: 3 15: 10 43: 17 57: 6 70: 13, 15, 20 71: 9, 21 77: 24 82: 4 85: 14, 21 87: 3 89: 1 94: 19 105: 4 107: 14 surge (1) 29: 8 surplus (1)	24: 4 Sussex (2) 3: 3 4: 24 swap (1) 38: 14 swearing (2) 47: 6 69: 10 switch (1) 58: 23 switching (1) 59: 22 sworn (16) 1: 6 4: 19 12: 3 12: 10 19: 1, 4 25: 13, 18 31: 13 31: 18 47: 15 54: 18, 21 63: 6 63: 12 69: 17 system (2) 87: 13, 14 systems (2) 35: 9 64: 22 <hr/> T <hr/> T (2) 113: 1, 1 table (1) 84: 8 take (8) 7: 9 21: 10 23: 3 34: 19 37: 9 61: 3 92: 17 98: 17 taken (3) 1: 7 22: 22 113: 9 taking (2) 76: 3 92: 18 talk (2) 13: 5 84: 19 talked (4) 14: 25 84: 17 108: 24 109: 3 tal king (4) 13: 2 27: 5 43: 14 92: 14 Tammy (2) 46: 17 47: 10 tank (17) 69: 25 70: 4, 6, 9 72: 18 75: 4, 8 75: 17, 19, 21, 25 76: 3 77: 11 78: 19 86: 8 88: 18, 23	tanks (33) 70: 2, 3 71: 17 72: 4, 8 74: 13 75: 5 76: 13, 23 76: 24 77: 8 81: 8 85: 6, 14 86: 11 87: 2, 7 87: 11, 12, 15, 18 87: 24 88: 24 89: 9, 23 91: 2, 5 91: 8 92: 23 97: 13, 20 98: 3 98: 6 task (1) 43: 10 tax (34) 13: 17 35: 24 38: 6, 13, 18 39: 24 40: 5, 6 40: 23 44: 12 47: 24 49: 13, 15 49: 22, 22, 23, 24 50: 2, 3, 11, 13 50: 16, 23 51: 7 51: 10, 13 52: 1 55: 18, 25 56: 18 58: 9 62: 25 63: 17 96: 19 taxable (12) 47: 25 48: 2 50: 6 51: 8, 21 52: 6 55: 2 56: 16 58: 24 59: 19 60: 8, 8 taxes (1) 65: 8 taxpayers (1) 16: 8 team (2) 11: 21 41: 9 technical (1) 17: 22 technically (1) 42: 9 telecommuter... 20: 3 tell (1) 78: 9 telling (2) 83: 2 95: 7 temporary (1) 44: 10 ten (1) 12: 23
--	---	--	---

12: 21, 21, 23, 23	31: 18, 21, 23, 25	53: 1, 1, 4, 5, 25	73: 23, 23, 24, 24
12: 24 13: 1, 2, 3	31: 25 32: 4, 10	54: 4, 6, 7, 7, 10	73: 24 74: 1, 2
13: 4, 4, 8, 10, 12	32: 12, 15, 15, 18	54: 11, 13, 13, 15	74: 10, 11, 11, 12
13: 12, 17, 18, 20	32: 20, 23, 23, 24	54: 15, 21, 23	74: 12, 13, 14, 19
13: 21, 21, 21, 22	32: 25, 25 33: 1	55: 1, 4, 5, 8, 8	74: 20, 21, 24
13: 23 14: 2, 3, 4	33: 1, 2, 2, 7, 13	55: 10, 11, 12, 12	75: 2, 2, 2, 3, 4, 5
14: 6, 8, 10, 11	33: 17, 20, 23, 23	55: 13, 15, 17, 17	75: 6, 7, 8, 11, 11
14: 17, 18, 18	34: 1, 2, 2, 3, 7	55: 19, 20, 22, 24	75: 15, 17, 18, 19
15: 2, 6, 8, 12, 14	34: 14, 15, 18, 18	55: 25 56: 1, 1, 3	75: 19, 20, 21, 22
15: 17, 18, 19, 19	34: 21, 22, 22, 23	56: 4, 4, 6, 7, 9	75: 22, 23, 25, 25
15: 21, 22, 24, 24	35: 1, 1, 6, 7, 15	56: 11, 13, 13, 18	76: 1, 2, 3, 4, 5, 6
16: 3, 7, 7, 8, 8, 9	35: 18, 19, 21, 22	56: 18, 19, 19, 22	76: 7, 12, 13, 13
16: 10, 10, 11, 11	35: 24 36: 2, 6, 6	56: 22, 23, 24	76: 15, 17, 20, 21
16: 12, 13, 15, 17	36: 7, 8, 10, 13	57: 3, 5, 9, 9, 11	76: 22, 24, 24
16: 18 17: 14, 18	36: 13, 14, 20, 22	57: 15, 16, 16, 22	77: 7, 8, 11, 11
17: 23 18: 13, 14	37: 6, 7, 8, 9, 11	57: 23, 23, 24	77: 15, 17, 21, 22
18: 19, 21, 22	37: 11, 17, 18, 20	58: 6, 8, 10, 10	78: 3, 3, 4, 9, 11
19: 4, 8, 11, 15	37: 21, 22, 22, 25	58: 11, 13, 14, 15	78: 13, 15, 16, 18
19: 15, 18, 19, 20	38: 5, 9, 11, 12	58: 16, 17, 19, 19	78: 23 79: 1, 2, 9
19: 21, 21, 24, 24	38: 13, 17, 17, 19	58: 23, 24, 25	79: 10, 11, 13, 14
19: 24, 25 20: 1	38: 19, 19, 20, 21	59: 3, 8, 8, 11, 11	79: 15, 15, 17, 19
20: 4, 4, 6, 6, 7, 8	38: 23, 24 39: 1	59: 12, 25 60: 1	79: 22 80: 7, 9
20: 9, 9, 10, 12	39: 3, 3, 6, 7, 8	60: 3, 4, 6, 7, 7	80: 13, 16, 18, 23
20: 12, 13, 14, 15	39: 11, 12, 13, 14	60: 10, 12, 16, 17	80: 25 81: 2, 6, 7
20: 17, 18, 19, 20	39: 15, 16, 17, 19	60: 19, 20, 20, 23	81: 7, 9, 14, 16
20: 21, 24, 24	39: 20, 23, 23, 25	61: 3, 5, 6, 7	81: 25 82: 2, 10
21: 1, 1, 2, 2, 3, 3	39: 25 40: 1, 2, 9	62: 9, 14, 15, 15	82: 16, 17, 18, 24
21: 5, 5, 6, 10, 10	40: 16, 19, 22, 22	62: 18, 18, 22, 24	82: 25, 25 83: 2
21: 17, 20, 21, 22	40: 24 41: 1, 2, 3	63: 7, 12, 15	83: 3, 3, 4, 6, 7, 7
21: 23 22: 4, 7, 7	41: 6, 7, 8, 8, 9	64: 7, 8, 9, 10, 10	83: 7, 8, 10, 11
22: 9, 11, 14, 15	41: 12, 13, 15, 16	64: 11, 12, 13, 15	83: 16, 16, 20, 21
22: 16, 16, 18, 22	41: 17, 20, 21, 22	64: 15, 17, 18, 19	83: 23, 24 84: 3
22: 25, 25 23: 3	41: 23, 25 42: 2	64: 20, 21 65: 2	84: 5, 8, 12, 13
23: 4, 4, 8, 9, 13	42: 4, 4, 8, 8, 9	65: 6, 10, 13, 18	84: 14, 17, 18, 21
23: 15, 18, 19, 23	42: 11, 11, 12, 17	65: 19, 19, 20, 20	84: 21, 25 85: 3
24: 3, 4, 25 25: 2	42: 18, 18, 21, 22	65: 23, 24, 24	85: 4, 5, 6, 9, 10
25: 3, 3, 7, 8, 10	43: 3, 4, 7, 7, 8, 9	66: 1, 2, 4, 7, 14	85: 14, 16, 19, 19
25: 12, 12, 18, 21	43: 10, 18 44: 16	66: 17, 20, 20, 21	85: 24 86: 3, 3, 3
26: 3, 5, 7, 7, 8, 9	44: 17, 18, 23	66: 22 67: 1, 11	86: 5, 6, 8, 10, 11
26: 10, 12, 12, 13	45: 4, 4, 6, 25	68: 1, 21, 23, 24	86: 14, 20, 24, 25
26: 14, 15, 16, 18	46: 5, 6, 7, 9, 10	69: 2, 5, 5, 6, 6, 7	87: 2, 8, 9, 12, 12
26: 23, 23, 25	46: 14, 15, 17, 21	69: 8, 9, 10, 17	87: 13, 13, 14, 22
27: 1, 1, 3, 3, 6	46: 22, 24 47: 1	69: 19, 23, 23	88: 2, 6, 9, 16, 19
27: 13, 13, 21, 21	47: 4, 5, 7, 15, 17	70: 1, 2, 3, 3, 4	88: 19, 25, 25
27: 22, 22 28: 1	47: 20 48: 1, 2, 7	70: 10, 12, 16, 23	89: 7, 8, 9, 11, 21
28: 2, 4, 4, 4, 5, 6	48: 8, 12, 14, 14	70: 25 71: 4, 4, 9	89: 22, 22, 25
28: 7, 8, 9, 11, 14	48: 15, 16, 18, 18	71: 11, 15, 16, 16	90: 2, 13, 14, 15
28: 18, 19, 22, 23	48: 20, 21, 23, 24	71: 17, 17, 19, 19	90: 15, 16, 17, 17
28: 25, 25 29: 1	48: 25 49: 3, 4, 5	71: 19, 22 72: 1	90: 19, 19, 21, 22
29: 3, 3, 6, 7, 12	49: 6, 7, 9, 17	72: 4, 4, 7, 8, 11	90: 22, 23, 23, 25
29: 18, 18, 21, 21	50: 6, 10, 21, 23	72: 15, 16, 18, 19	91: 1, 1, 2, 2, 2, 4
29: 22 30: 19, 20	50: 24 51: 4, 25	72: 20, 24 73: 6	91: 5, 7, 7, 7, 8
30: 21, 21, 25	52: 2, 4, 10, 11	73: 8, 9, 10, 13	91: 13, 14, 18, 23
31: 1, 2, 3, 3, 5, 5	52: 13, 18, 22	73: 17, 18, 20, 21	91: 24 92: 1, 6

92: 16, 18, 19, 20	28: 25 29: 1, 20	64: 1, 12 65: 5	85: 3, 4 86: 15
92: 21, 22 93: 1	36: 9 38: 10	91: 5, 5, 10 96: 2	88: 16 90: 20
93: 3, 15, 17, 21	39: 7 46: 24	96: 15, 21	95: 20 108: 21
94: 1, 3, 4, 6, 7, 9	47: 3 49: 10	they (61)	108: 25 111: 15
94: 10, 11, 12, 13	50: 20 52: 3	16: 2 17: 18	third (9)
94: 15, 17, 18	54: 18 55: 19	20: 10, 18 21: 17	26: 16 56: 5, 19
95: 3, 11, 12, 17	57: 21 63: 22	23: 5 26: 4, 14	57: 4 58: 11
95: 20 96: 8, 9	65: 15 66: 21	33: 4, 8, 9, 16	63: 20 73: 13
96: 10, 12, 13, 15	67: 1 68: 23	37: 16 38: 11	74: 23 109: 13
96: 18, 22, 25	71: 25 73: 21	39: 12, 23 41: 4	this (134)
97: 2, 3, 3, 11, 13	74: 11 78: 5	43: 9, 10, 18	5: 21 10: 7, 23, 24
97: 14, 16, 16, 17	79: 3, 11, 12, 16	50: 21 57: 10, 11	11: 19 12: 14
97: 19, 24, 25	80: 12, 14 83: 8	59: 9 64: 2, 10	13: 9, 9 14: 14
98: 1, 3, 4, 4, 5, 6	83: 20, 24 84: 21	64: 11 65: 10, 11	14: 17 15: 1, 4, 5
98: 8, 20, 22, 22	85: 13, 18 88: 17	65: 18, 19 72: 6	15: 11 16: 5
98: 24 99: 5, 5, 9	90: 13 92: 19	72: 24 76: 6, 8	17: 19 18: 15
99: 10 100: 6, 12	93: 8 94: 23, 24	76: 18 83: 14, 15	21: 6, 12, 14, 21
101: 11, 16	95: 9 97: 19	84: 7 85: 14	22: 8, 10 25: 21
102: 18, 19	98: 16, 17	86: 12, 19 88: 12	26: 8, 17 27: 7
103: 17, 18, 21	100: 10 109: 7	88: 13, 13, 16, 24	27: 11 33: 8, 25
104: 1, 2, 3, 5	109: 24 111: 3	89: 22, 23, 24	34: 10, 20 35: 16
105: 2, 2, 5, 6, 6	there (42)	90: 1, 25 91: 3, 3	36: 3, 5, 10, 16
105: 9, 11 107: 7	1: 9 14: 1 26: 25	91: 17 93: 22, 23	36: 18, 20 37: 1
107: 7 108: 8, 9	28: 2 29: 8	95: 8 97: 12, 14	37: 3, 9, 16, 20
108: 19, 20, 21	31: 11 34: 17	109: 1	39: 22 40: 3, 10
108: 22, 23, 25	35: 6 38: 2, 25	they'd (1)	40: 19 41: 3, 9
109: 3, 5, 5, 6, 8	39: 10, 14, 16, 18	23: 20	43: 11, 15, 20
109: 9, 9, 10, 10	39: 24 40: 7	they'll (1)	44: 14, 15, 18, 25
109: 11, 13, 13	41: 6 52: 25	28: 1	46: 8 48: 4, 7, 20
109: 14, 15, 17	56: 12, 15 57: 8	they're (19)	52: 9, 11 56: 16
109: 21 110: 17	57: 9, 23 67: 11	16: 1, 3 20: 20, 23	56: 21 57: 25
110: 23, 25	67: 14 70: 17	25: 13 28: 10, 20	58: 2, 7, 17 59: 9
111: 4, 4, 10, 10	71: 6 72: 23	33: 20, 21 38: 25	60: 5 62: 20
111: 10 113: 6, 7	73: 19 74: 20	39: 18, 22 59: 4	63: 20 65: 25
113: 9	75: 14 81: 12	76: 23 94: 20, 20	66: 1 67: 4, 20
their (22)	88: 24 90: 14	95: 8, 17, 18	70: 10 72: 14
8: 6 16: 2, 4	91: 19 92: 2, 10	thing (2)	73: 1 75: 2
17: 18 21: 23	95: 23 96: 6, 13	37: 13 90: 13	76: 14, 16 77: 4
25: 24, 25 33: 5	97: 1, 22	things (7)	77: 7, 22 78: 13
36: 23, 24 43: 16	thereby (1)	42: 23 43: 19	78: 16, 20, 22
57: 10 60: 2	8: 17	75: 14, 17 95: 10	79: 2, 24 80: 8
75: 9, 21 83: 15	therefore (3)	95: 20, 25	80: 24 82: 12
84: 9 85: 15	5: 11 9: 2 56: 16	think (37)	85: 9, 12, 16, 24
91: 6 93: 22, 23	there's (17)	11: 6 15: 8 18: 3	87: 5, 22 88: 2, 6
98: 5	23: 19 29: 10	21: 9, 16, 17	89: 5 90: 8, 14
them (10)	35: 24 36: 3	22: 3 27: 7, 24	90: 25 91: 16, 18
41: 5, 7 48: 21	38: 14 39: 7	31: 7 34: 9	91: 20, 22 95: 9
70: 18 73: 23	40: 5, 11, 13, 18	41: 12, 16 43: 6	95: 22 96: 1, 3
76: 14 77: 12	66: 19 67: 4, 20	43: 18 47: 6	96: 24, 25 97: 21
95: 4, 7, 7	73: 5 74: 22	49: 2 52: 16	98: 8, 19 100: 5
themselves (2)	91: 21 96: 5	60: 16 70: 8, 11	100: 12 101: 12
32: 23 75: 5	these (14)	70: 25 71: 15	101: 15, 19
then (52)	29: 2 32: 4 37: 10	72: 3, 3 73: 8	102: 13, 23
5: 3 18: 13 28: 21	43: 13 59: 19	75: 21 82: 7	106: 4, 7, 11

108: 9 109: 25 110: 20 111: 9 thorough (1) 52: 23 those (23) 13: 7 15: 16 18: 25 34: 13, 16 35: 2, 4 37: 24 38: 7, 10 40: 11 41: 10 47: 23 54: 17 75: 16 76: 23 85: 19 88: 21 104: 2 109: 18, 25 111: 1, 24 though (4) 24: 14 28: 14 45: 20 88: 6 thought (2) 81: 17 88: 8 thoughts (2) 56: 25 85: 2 three (8) 72: 20 78: 5 79: 3 85: 11 90: 20 109: 1 110: 1 111: 1 three-year (4) 37: 1, 2 42: 13, 13 through (46) 4: 6 12: 20, 22, 24 15: 1 18: 4 22: 24 26: 4, 10 26: 14, 22 28: 14 29: 3 33: 8, 13 35: 4 36: 16, 20 38: 4 41: 15 48: 8, 22 49: 11 57: 17 72: 19 74: 8, 10, 14 75: 22, 25 76: 7 79: 9 80: 15, 22 82: 21 84: 19 86: 3 88: 9 90: 15 91: 2 93: 17, 24 94: 2 94: 6, 7 110: 24 throughout (2) 91: 6 97: 17 throw (1) 43: 12 thrown (1) 11: 2 thrust (1)	22: 14 till (1) 82: 15 Tim (2) 62: 18 63: 10 time (29) 10: 25 14: 13 23: 22 28: 25 43: 1 48: 9 56: 21 57: 25 58: 19 59: 9 60: 11 64: 18 65: 20 71: 10, 10 71: 16 72: 22 74: 19, 19 82: 2 82: 19 83: 3, 21 84: 11 92: 6 96: 25 98: 5, 12 113: 9 timeframes (1) 43: 3 timely (1) 98: 22 timing (3) 60: 7, 20 61: 1 Tina (1) 110: 22 title (1) 64: 19 to (506) 4: 2, 3, 12, 14, 15 4: 19, 22, 22, 25 5: 3, 8, 12, 14, 19 5: 19, 22, 23, 25 6: 25 7: 7, 9, 9 7: 10, 12, 15, 15 7: 17 8: 6, 7, 15 8: 16, 18 9: 3, 5 9: 13, 19, 20, 21 9: 25 10: 6, 12 11: 7, 17, 19 12: 1, 2, 16, 23 13: 2, 5, 6, 10, 13 13: 14, 18, 19 14: 4, 14, 16, 17 14: 21 15: 4, 10 15: 13, 14, 18, 23 16: 1, 3, 4, 7, 11 16: 17, 20, 21 17: 5, 12 18: 3 19: 6, 7, 12, 14 19: 15, 20 20: 4 20: 10, 15, 15, 21 21: 14, 15, 21	22: 4, 8, 19, 23 22: 24 23: 9, 10 23: 13, 20, 24 24: 3 25: 13, 23 25: 24, 25 27: 4 27: 5, 8, 19 28: 9 28: 19 29: 1, 11 29: 13, 17, 21 30: 25 31: 3, 24 32: 2, 5, 5, 14 33: 9, 10, 12, 21 34: 3, 16, 19, 19 34: 19, 20 35: 2 35: 7, 19, 22 36: 9, 10, 12 37: 9, 11, 13, 14 37: 15, 16, 17, 23 38: 22 39: 3, 4, 8 39: 21, 24 40: 7 40: 10 41: 4, 7, 9 41: 21, 24 42: 2 42: 3, 16, 22, 23 42: 24, 25 43: 8 43: 10, 11, 16, 17 44: 13, 20, 23 45: 1, 6, 22 47: 5 47: 20 48: 11, 15 48: 19, 21, 24 49: 3, 14, 18, 18 49: 22 50: 1, 3, 7 50: 10, 12, 16, 20 50: 23 51: 2, 4 51: 11, 12, 14, 21 52: 2, 7, 12, 17 52: 25 53: 4 54: 10, 13 55: 2 55: 3, 5, 7, 19, 21 56: 6, 10, 11, 13 56: 14, 15, 17, 18 56: 19, 21, 22, 22 56: 23, 23, 23, 25 57: 1, 5, 5, 11, 13 57: 14, 17, 18, 22 57: 22 58: 2, 6, 8 58: 16, 18, 19, 20 58: 22, 23, 24, 24 58: 25 59: 1, 5, 7 59: 7, 8, 15, 18 59: 19, 20, 22, 23 60: 1, 2, 7, 8, 8, 9 60: 10, 10, 14, 14 60: 17, 20, 20 61: 6, 9 62: 24 63: 1, 1, 3, 5, 5	63: 18, 18, 25 64: 4, 10, 14, 17 64: 17, 20 65: 8 65: 13, 18, 25 66: 3, 13, 21 67: 11, 15, 25 69: 10, 23 70: 13 70: 16, 16, 18, 18 71: 6, 7, 9, 10, 10 71: 11, 16, 17, 18 71: 20 72: 6, 11 72: 25 73: 1, 5, 8 73: 17, 25 74: 1 74: 2, 19, 20, 23 74: 23 75: 3, 6, 9 75: 9, 9, 10, 10 75: 10, 15 76: 1 76: 2, 6, 11, 13 76: 13, 14, 19, 21 76: 22, 23, 24 77: 4, 4, 10, 11 77: 12, 16, 17, 19 77: 22, 22 78: 2 78: 6, 11, 14, 16 78: 18, 22 79: 17 80: 4, 8, 12, 17 80: 24 81: 4, 9 81: 16, 18 82: 1 82: 3, 4, 8, 9, 10 82: 15, 16, 21, 22 84: 3, 5, 6, 7, 8 84: 11, 13, 16 85: 7, 8, 11, 13 85: 15, 16, 22, 22 85: 24 86: 20, 23 86: 25 87: 1, 5, 6 87: 10, 19, 22 88: 5, 6 89: 4, 5 89: 9, 12, 13, 20 89: 21 90: 2, 14 90: 17, 22 91: 6 91: 7, 19, 20, 24 92: 3, 4, 8, 22, 23 93: 7, 7 94: 11 94: 14, 20, 24, 24 94: 25 95: 14, 17 95: 17, 18, 22 96: 4, 11, 11, 12 96: 17, 22, 24, 25 97: 1, 3, 5, 14, 17 98: 5, 7, 8, 9, 14 98: 20, 21, 24, 24 99: 3 101: 22 103: 18, 20, 22
---	--	---	--

105: 7 106: 14 107: 9 108: 10 108: 20 109: 5, 6 109: 7, 8, 10, 21 109: 23 110: 22 110: 22, 23 111: 17, 21 113: 7 today (13) 6: 2 7: 8 11: 12 18: 20 25: 3 30: 21 31: 22 41: 2 46: 7 54: 7 54: 12 62: 15 68: 24 together (5) 32: 13 38: 4 51: 12 65: 17 78: 9 toll (1) 97: 4 too (8) 20: 15 60: 10 70: 14 76: 10, 12 77: 6 78: 20 79: 13 took (3) 82: 18, 22 84: 10 top (1) 74: 25 Toscano (2) 46: 16 47: 9 total (14) 5: 5, 10, 11 12: 23 13: 24 14: 3, 4 20: 4 27: 20 28: 21, 24 65: 6 100: 11 101: 13 touched (2) 66: 8 89: 1 towards (1) 5: 7 town (9) 46: 21 51: 4 55: 12, 13, 22 57: 14 59: 3 90: 6 94: 3 Towns (1) 54: 7 township (43) 3: 4, 5, 11 8: 24 11: 14 12: 15, 24 13: 2 14: 8 15: 19, 20 16: 10	16: 11 18: 14 68: 25 69: 3, 5, 7 69: 9, 23 70: 2, 3 72: 18 75: 19 76: 18, 22, 24 77: 7 78: 15, 18 82: 18 86: 4 87: 19 89: 7, 8 94: 7 95: 24 96: 4 97: 14 98: 13 108: 14 109: 14, 21 township's (3) 75: 11 93: 24 109: 10 Tracey (5) 25: 10, 16 28: 6 28: 18 29: 10 track (1) 29: 3 Trade (1) 20: 25 train (1) 81: 16 transaction (5) 54: 11 56: 10, 14 56: 17 58: 7 transcript (1) 113: 8 transfer (1) 64: 18 transferred (2) 75: 5 77: 9 transformati... 43: 12 transition (1) 49: 8 treatment (1) 5: 4 tremendous (1) 10: 11 trend (1) 23: 13 triggered (1) 49: 5 triple (1) 39: 21 truck (9) 12: 18, 19 13: 21 14: 7, 11, 14, 17 14: 18, 18 true (1) 113: 7 truly (1)	11: 1 trust (1) 38: 11 try (2) 56: 23 89: 5 trying (8) 42: 22 59: 5 60: 6 60: 17 81: 16 85: 11 98: 20, 21 turn (5) 21: 14 44: 23 56: 21 57: 22 59: 7 turned (1) 4: 16 two (33) 5: 9 12: 2 19: 21 21: 2, 3 27: 22 29: 7, 12 38: 1, 7 50: 17 52: 19 54: 11 57: 18 70: 7 72: 8 73: 18 76: 13, 23 78: 3 80: 12 81: 8 85: 6, 10 88: 19, 25, 25 97: 20 100: 6 102: 14, 16, 21 102: 21 two-bedroom (1) 34: 8 two-school (1) 27: 17 two-year (1) 90: 18 type (3) 17: 18 67: 4 83: 12 types (3) 26: 18 96: 3, 15 typical (2) 41: 3 98: 20 typically (4) 36: 18 41: 19 48: 22 96: 19	54: 22 56: 17 57: 19 63: 13 69: 18 75: 11 80: 12 103: 21 underemploye... 64: 9 understand (8) 39: 23 41: 14 59: 14 61: 3 74: 15, 16 84: 18 89: 6 understandi n... 40: 20 41: 2 42: 4 66: 18 understood (2) 52: 17 88: 8 undertaken (2) 56: 17 58: 8 underwriter (2) 31: 7 39: 11 undoubtedly (1) 8: 20 unemployment... 64: 6 uni form (3) 8: 10 20: 2, 11 Union (3) 46: 17 50: 1, 6 unique (1) 96: 4 unit (2) 9: 7 49: 4 units (10) 8: 8 16: 2 26: 20 33: 15 34: 9 44: 2, 8 48: 12 48: 14, 21 uni-ventilat... 26: 20 unless (2) 39: 1 95: 14 unmute (1) 4: 12 unnecessary (1) 4: 9 unsuccessful... 60: 18 until (2) 23: 5 80: 4 up (38) 4: 17 15: 6 16: 17 20: 4, 21 23: 7 23: 18, 23 28: 20 29: 17 31: 8
--	--	---	--

43: 10, 24 49: 12 52: 25 56: 13 57: 10 58: 24 60: 2 61: 6 64: 20 65: 8, 14 67: 10 70: 13, 16 70: 18 73: 1, 20 88: 22 94: 10 99: 3 102: 13 103: 17 105: 5 106: 3 110: 24 110: 24	utility (26) 5: 13 51: 10, 20 51: 22 69: 7, 8 69: 25 70: 2, 3 72: 24 75: 6, 16 75: 20 76: 5 77: 10 80: 16 82: 18, 20 84: 2 92: 1, 16 93: 15 93: 17, 21 94: 4 94: 6	34: 18, 20 36: 22 40: 18 44: 6, 9 44: 10, 13, 16, 24 44: 24, 25 46: 1 52: 14 54: 3, 25 59: 10 62: 6, 8 65: 23 68: 19 76: 1, 21 77: 3 82: 20 90: 1, 2 90: 16, 24 92: 16 97: 15 98: 10, 11 107: 8 108: 14 111: 7, 11	60: 14 67: 14 wai ved (2) 5: 23 99: 9 wai ver (12) 19: 18, 18, 22 20: 14 21: 3, 6 22: 7, 15, 17 23: 4, 7 24: 3
upfront (1) 76: 12 upgrade (1) 89: 23 upgrades (1) 34: 12 upon (3) 35: 4 66: 8 87: 14 up-charge (1) 74: 20 Urban (1) 32: 6 us (20) 4: 19 11: 12, 25 15: 1 18: 20 19: 17 25: 8 31: 1 37: 12 41: 14 46: 6, 13 54: 12 57: 12 65: 17 79: 9 87: 23 96: 24 98: 13, 19 USDA (4) 4: 25 5: 9, 11, 17 use (9) 4: 12 23: 23 24: 4 32: 20 35: 24 38: 15 39: 7 58: 8 78: 18 used (7) 38: 22 41: 4 48: 25 55: 19 56: 20 64: 10 83: 16 using (5) 4: 11 44: 11 70: 10 73: 16 80: 7 usually (2) 15: 5 37: 13 Utilities (1) 26: 14	utilization (1) 62: 25 utilized (7) 32: 5, 13 55: 4, 21 56: 3, 9 60: 15 utilizing (1) 56: 7	via (2) 1: 7 86: 4 viable (1) 85: 2 videoconfere... 1: 7 violation (12) 99: 7, 8, 10 100: 10, 12 101: 12, 15 102: 16, 17, 18 106: 8, 10 violations (8) 99: 12 100: 10, 14 101: 12, 17 102: 20, 22 103: 19 volume (3) 37: 11, 12, 17 vote (8) 13: 23 17: 18, 23 89: 20 98: 8, 17 107: 13 109: 21 voted (1) 98: 24 voters (2) 13: 22 14: 2 votes (5) 13: 25 14: 3 17: 14 24: 22 53: 25 voting (1) 14: 5	walk (1) 15: 1 want (9) 19: 6 36: 12 43: 17 52: 17 60: 10 69: 10 85: 22 86: 23 109: 23 wanted (6) 7: 9 42: 3 66: 3 77: 4 84: 3, 7 wants (1) 35: 22 warranty (1) 90: 23 was (61) 11: 16 13: 24 15: 5 16: 12 17: 21 20: 7 26: 12, 13 39: 1 40: 10 41: 12 42: 21 44: 9 49: 18 55: 13, 25 56: 8 57: 10 70: 10 71: 9 72: 22 73: 8, 10 74: 2 76: 21 77: 3, 6, 14, 17 82: 12, 13, 22, 25 82: 25 83: 6, 11 83: 16, 20, 24, 24 84: 2, 9, 14 85: 25 86: 3, 13 86: 16 88: 6, 10 88: 14, 18, 18, 19 88: 22 89: 18 90: 24 93: 3, 3 97: 20 104: 3 111: 9
	V vacant (1) 59: 1 Valley (5) 32: 7 33: 3, 12 37: 6 43: 23 value (2) 11: 7 13: 19 valve (1) 75: 18 variety (3) 14: 13 49: 9 51: 14 various (5) 4: 25 33: 14 49: 18 50: 25 51: 15 vehicles (1) 50: 24 vendor (10) 77: 23 80: 8, 24 83: 7, 11, 17 86: 4, 5 87: 5, 6 Veolia (7) 85: 18 89: 21, 21 94: 12 97: 5 98: 3 109: 17 verified (1) 26: 16 versus (2) 60: 8, 13 very (46) 6: 23, 24 9: 18, 23 17: 24 18: 5, 11 24: 23 30: 17	W wages (3) 19: 23, 25 64: 10 wait (3) 60: 14 67: 21 82: 15 waiting (2)	wasn't (2) 88: 10, 15 wastewater (1) 5: 2 water (28) 35: 13 69: 7, 25 70: 1, 2, 3, 9

72: 24 74: 14	77: 24 78: 1	70: 17 72: 8	98: 7
75: 12, 20 76: 18	79: 1, 2, 9, 10, 14	78: 19 82: 25	whatever (2)
76: 25 80: 15	79: 16, 22, 25	83: 8 84: 5, 6, 9	59: 23 74: 21
86: 25 87: 13, 13	80: 1, 1, 2, 12, 14	88: 16, 22 90: 22	what's (1)
87: 20, 20, 25	82: 25 83: 8	95: 23 97: 14	80: 10
90: 3 91: 4, 8, 12	84: 9 85: 6 87: 3	West (7)	when (17)
91: 17 92: 16, 25	87: 4, 8, 8, 9, 10	46: 21 51: 5, 5, 9	4: 17 9: 22 21: 9
93: 6	87: 18, 19 89: 6	51: 19, 24 52: 18	28: 22 33: 23
way (7)	90: 16, 18, 20, 22	we'd (1)	38: 10, 20, 24
4: 9, 17 26: 9	91: 8 92: 3, 11	48: 22	39: 6 42: 17
41: 18 42: 10	92: 11, 12, 14, 17	we'll (3)	60: 8 75: 25
64: 15 82: 5	94: 1, 2 95: 4, 9	31: 6 65: 17	76: 2 78: 6
Wayne (3)	96: 13 98: 11, 21	108: 14	89: 10 90: 2
25: 11, 17 27: 15	99: 15 100: 17	we're (36)	96: 17
ways (1)	101: 21 102: 25	4: 2, 3 13: 4	whenever (3)
38: 1	104: 9 106: 13	14: 19, 21 15: 11	77: 10, 12, 12
we (173)	109: 3, 19, 21	15: 18 19: 22	where (14)
4: 6, 9, 15, 21	111: 17	20: 13 22: 25	23: 3 36: 8, 17
5: 25 6: 17 7: 2	Weehawken (7)	23: 7 25: 6 27: 5	37: 21 40: 20
7: 13 9: 25	46: 15, 24 49: 12	27: 17 28: 7	42: 23 44: 9, 16
11: 10, 11, 23, 25	49: 12, 21 52: 4	30: 24 39: 4	59: 14 65: 24
15: 7, 12 16: 20	53: 5	40: 20 41: 7	87: 10 92: 11
17: 4, 17, 25	week (1)	42: 14 43: 14	99: 4 100: 6
18: 5, 9, 13 21: 4	60: 2	44: 20, 24, 25	whereas (6)
21: 8, 12 22: 6	welcome (14)	59: 5, 14 63: 17	7: 18, 22 8: 3, 9
22: 13, 16, 18, 19	6: 19, 24 9: 18, 24	70: 12 81: 18	8: 14, 20
23: 2, 6, 6, 13, 24	11: 9 18: 7, 12	82: 3 85: 11, 16	whether (3)
24: 2 25: 11	24: 25 30: 18	89: 20 92: 4, 20	60: 14 72: 6
27: 5, 7 28: 13	46: 4 54: 3	96: 17	89: 11
28: 16, 22 29: 3	62: 11 68: 20	we've (14)	which (40)
29: 20 31: 22	111: 8	13: 5 22: 21, 22	4: 23 7: 10 13: 15
34: 24 37: 3, 4, 7	well (23)	31: 4, 6 40: 4	14: 14 20: 2, 2
37: 11, 17 39: 3	9: 11, 16 11: 21	41: 9 44: 14, 16	22: 20 27: 10
39: 17 40: 14, 25	15: 7 19: 7	59: 24 63: 22	28: 19 32: 18
41: 4, 19, 20	22: 14 24: 1	75: 24 76: 1	33: 16 34: 3
42: 15, 15 43: 12	35: 25 39: 4	108: 23	35: 21, 25 36: 5
43: 24, 25 44: 5	42: 5 44: 7 55: 7	what (47)	37: 12 38: 2
45: 5 46: 2, 13	56: 2 59: 11	15: 11 16: 4	40: 9, 23 44: 15
46: 22, 25 47: 3	60: 1 66: 14	20: 10, 17, 23	49: 22 52: 5
47: 6 48: 11	70: 19 76: 17	22: 11, 13 27: 25	55: 4, 13, 17, 21
49: 10, 10 52: 4	77: 15 79: 15	28: 7, 13, 16	56: 4, 15 57: 18
52: 12 53: 3, 24	81: 14 94: 13	35: 3, 3, 22 36: 7	60: 1 64: 17, 24
54: 2, 11, 14, 18	111: 4	36: 25 38: 9	74: 13 78: 4, 19
57: 8, 13, 15, 16	well-established...	39: 5 43: 6	83: 16 84: 9
58: 15, 22, 25	32: 8	56: 24, 25 59: 3	89: 25 95: 21
59: 3, 15, 16, 17	went (2)	59: 5 60: 20	97: 5
60: 8, 9, 13 61: 9	26: 14 37: 11	65: 9 76: 8 77: 6	while (7)
62: 24 63: 6	were (29)	77: 13, 21 78: 12	15: 6 36: 22 37: 3
64: 15 65: 2, 11	13: 22 17: 12	78: 13 80: 7, 24	42: 9, 12 60: 13
65: 11, 14, 16	22: 3 23: 13	82: 3, 24 83: 20	84: 18
67: 25 69: 22	37: 16 38: 15, 21	88: 13, 16 89: 19	Whitman (1)
72: 6 74: 7, 9	40: 8 55: 18, 18	89: 23 90: 9	26: 17
75: 18 76: 4, 17	55: 19, 21, 25	91: 25 92: 4, 12	who (23)
77: 4, 11, 13, 15	56: 1, 2 70: 17	94: 23 96: 14	7: 10 12: 1 23: 19

25: 12 32: 6, 8 32: 10 46: 18 47: 1, 1, 4 57: 8 59: 17 65: 12 72: 14 88: 6 90: 21 94: 10 96: 7 103: 21, 22 104: 2 110: 24	76: 6 77: 9, 22 78: 4, 5, 12, 21 78: 23 79: 12, 15 79: 20 82: 2 85: 17, 18 86: 19 88: 1 89: 21, 23 89: 24 90: 25 91: 6 92: 1, 21 95: 11, 14, 15 97: 12, 23 98: 5 99: 9 108: 12 109: 14 110: 21 110: 24 111: 4	53: 24 54: 4, 4 54: 11 55: 8 57: 1 58: 2, 5, 12 59: 6, 7, 25 60: 20 62: 21 63: 7 68: 21 69: 4, 24 71: 8 71: 23 72: 1 73: 13, 14, 17 75: 4, 4, 8, 23 76: 5, 16, 20 77: 1, 4, 11 78: 25 79: 1 83: 15 84: 17, 24 84: 25 85: 23 88: 1 90: 17, 21 90: 23 91: 5, 5 91: 22 92: 12, 14 92: 14, 18, 25 93: 15 95: 7, 8 95: 15, 24 96: 7 96: 18, 21 98: 12 98: 13, 19 105: 6 108: 22, 22 109: 6, 11, 14, 16 109: 17, 18, 25 110: 18, 22	94: 15 95: 1 96: 8 97: 6 98: 22 109: 5 worked (1) 15: 6 workforce (2) 32: 9 33: 5 working (9) 19: 8, 9, 9 44: 16 64: 9 65: 16 82: 21 87: 4, 25 works (4) 15: 5 37: 20 64: 15 69: 6 world (2) 19: 16 43: 4 worse (1) 81: 9 worth (1) 98: 15 would (61) 5: 21 6: 21 15: 8 15: 15 16: 12 21: 21 22: 5 23: 18 26: 10 28: 22 36: 18 37: 1 43: 8 56: 7 56: 10 57: 24 58: 21 59: 4 64: 24 66: 22 70: 13 71: 6, 6 71: 25 74: 11, 13 74: 19 75: 5 76: 18 79: 25 80: 1, 3, 9, 12, 14 84: 23 85: 4 87: 19, 20 89: 12 89: 13, 13, 18, 22 90: 7 94: 18, 18 95: 6 96: 3, 9, 11 97: 4, 14 98: 9 98: 23 105: 5 108: 9, 21 109: 1 109: 3 111: 21 wouldn't (3) 23: 6 43: 18 98: 13 write (1) 65: 14 wrong (3) 33: 13 77: 10 91: 5
whole (4) 32: 13 34: 25 35: 11 77: 7 whom (1) 72: 22 who's (9) 31: 1, 3, 4 46: 17 46: 22 54: 12, 15 73: 15 94: 15 why (12) 36: 14 70: 12 71: 3 73: 6 74: 16 76: 21 77: 4 81: 12, 23 82: 15 87: 22 95: 21 wide (1) 43: 19 Wilichinsky (2) 47: 4, 14 will (109) 4: 18, 19 5: 10, 25 8: 19 11: 11 12: 2, 21 13: 15 16: 17 18: 15 20: 3, 17, 21 22: 15, 19, 22 23: 21 24: 2 26: 19, 22 27: 1 28: 16 29: 1, 8 29: 17 32: 20 33: 12 35: 3, 21 37: 25 38: 7, 9 38: 12, 22 39: 5 39: 11, 12, 14, 14 39: 20 41: 25 50: 1, 6, 11, 15 51: 5, 9, 19 52: 5 52: 25 55: 4, 10 55: 12 56: 12, 16 57: 5 58: 17, 20 60: 1, 19, 23 61: 3, 6 63: 20 65: 9, 10, 11, 12 65: 14, 15 67: 10 72: 6 74: 18	William (1) 2: 4 willing (2) 16: 1 37: 16 windows (1) 64: 24 Winitsky (9) 30: 23, 24 31: 11 31: 20, 22 41: 11 42: 6 46: 1, 18 winterization... 64: 24 wisdom (1) 21: 16 wish (4) 9: 19 10: 11 68: 18 110: 19 wishes (2) 9: 3, 13 with (135) 5: 20 7: 16 11: 25 12: 17 14: 21 15: 12, 19 17: 14 17: 17 18: 20 19: 9 20: 19 21: 17 24: 21 25: 8, 10 28: 19 29: 13, 13 30: 19 31: 1, 25 32: 13 32: 23 33: 5, 20 34: 7 35: 18 36: 6 37: 8, 19 38: 5, 17 39: 13 40: 19, 22 41: 1 41: 17 44: 16, 25 45: 25 46: 5, 9 46: 10, 13 47: 4 47: 21 48: 1, 5 49: 8, 16, 17, 24 50: 4, 9, 13, 18 51: 22 52: 8	within (5) 13: 19 14: 2 16: 8 27: 13 48: 15 without (5) 11: 10 56: 9 75: 22 96: 21 109: 24 wondering (1) 36: 13 won't (1) 21: 12 word (2) 43: 13 93: 3 words (1) 21: 15 work (38) 36: 10 64: 25 65: 14, 19, 19 71: 22 72: 5, 9 72: 24 73: 19, 21 73: 24, 25 74: 19 74: 22, 24 75: 3 75: 7 76: 15, 16 76: 16, 19 77: 16 78: 4 85: 8, 19 87: 7, 11 90: 22 91: 5 94: 11, 12	X

XI 01753 (2)

1: 8 113: 5

Y**yeah (36)**

67: 20 71: 1 72: 3

73: 3, 18 75: 1

78: 15, 25 82: 9

83: 5, 5, 15, 17

84: 14, 15 85: 3

86: 2, 14, 18, 24

88: 12, 21, 25

90: 12 91: 10, 10

92: 2, 10 93: 5

93: 11 95: 3

97: 7, 16, 18

98: 1, 6

year (34)

5: 21 13: 9, 16

15: 14 21: 5, 21

21: 22 22: 12

23: 10 26: 25

28: 3, 13, 16, 21

28: 24, 25 29: 7

29: 12 56: 6

57: 12 60: 5

62: 20 78: 5, 5

80: 4, 14, 15, 18

80: 20, 21 83: 24

84: 19 85: 10

91: 23

years (48)

9: 4 12: 23 19: 10

19: 15 21: 2, 12

22: 8, 9 23: 4

27: 3, 6 34: 6, 11

71: 2, 19, 20

72: 2, 4, 5 73: 6

73: 6, 14, 21

74: 2, 2, 10 78: 3

79: 3, 4, 7, 8, 10

79: 13, 15, 20

80: 7, 13, 22

81: 2, 19 84: 17

84: 25 90: 20

91: 11 92: 19

97: 3, 14 98: 2

year's (1)

21: 4

yes (130)

6: 6, 8, 11, 13, 15

10: 5, 8, 10, 16

10: 18 11: 16

17: 2, 7, 9, 11

18: 2, 2, 17, 18

22: 16 24: 10, 16

24: 18, 20 28: 6

28: 18, 24 30: 5

30: 7, 10, 12, 14

42: 6 43: 22

44: 24 45: 8, 13

45: 15, 18, 23

52: 20 53: 11, 13

53: 16, 23 54: 9

61: 16, 18, 21, 24

61: 25 62: 4

66: 11, 25 68: 7

68: 9, 12, 14, 16

69: 11 72: 14, 23

74: 6 82: 14

83: 5 86: 15, 22

89: 15 90: 10

94: 3, 8, 17 95: 7

99: 1, 1, 19, 21

99: 23, 25 100: 2

100: 4, 24 101: 1

101: 3, 5, 7, 9

102: 2, 4, 6, 8, 10

102: 12 103: 6, 8

103: 10, 12, 14

103: 16 104: 15

104: 17, 19, 21

104: 23, 25

105: 16, 18, 20

105: 23, 25

106: 2, 20, 22, 25

107: 2, 4, 17, 21

107: 23, 25

108: 5, 7 110: 7

110: 9, 12, 14, 16

111: 3, 3, 23

yet (1)

4: 21

York (9)

32: 9 33: 4 46: 21

51: 5, 5, 9, 19, 24

52: 18

you (176)

4: 8, 11, 11, 15, 16

4: 19 6: 17, 20

6: 21, 22 7: 1, 16

9: 16, 18, 20, 23

10: 12, 12, 14, 20

11: 2, 3, 7, 8, 22

12: 14 14: 22, 25

15: 1 16: 14

17: 12, 24 18: 5

18: 9, 11 19: 6

19: 17 20: 23

21: 1, 9, 9, 12

22: 2, 3, 7 23: 2

23: 16, 22, 23

24: 23, 24 25: 20

27: 9, 15, 24

30: 16, 17 31: 9

31: 11, 12 33: 22

35: 15 36: 13, 15

36: 18 37: 5

38: 15, 16 39: 7

41: 7, 11 42: 6

42: 20 43: 14, 21

45: 2 46: 1, 3, 18

48: 4, 7 52: 10

52: 13, 14 53: 18

54: 1, 2, 5, 25

57: 3 58: 2

59: 10, 20, 22, 24

62: 1, 2, 6, 8, 10

62: 13 63: 4, 6

63: 14 64: 3

65: 22, 24 66: 8

67: 16, 22 68: 18

68: 19, 22 69: 10

69: 21 71: 3, 10

71: 24, 25 72: 13

72: 21 73: 4, 5

73: 11, 12, 14

74: 18 77: 22

78: 9, 11, 12

79: 19 80: 7, 18

80: 23 81: 12

82: 11 83: 2

84: 19 85: 7, 23

89: 3, 10, 12, 12

89: 23, 24 91: 14

92: 8, 13 93: 3, 7

93: 8, 8, 11

95: 13, 15, 16, 17

96: 9, 10 97: 5

98: 23 99: 2

106: 6 107: 8

108: 3, 13

110: 19, 22

111: 5, 8, 9, 13

111: 14, 21

your (18)

4: 15, 17 10: 25

18: 10 27: 25

52: 16 71: 13

84: 20 88: 3

90: 7 91: 16

93: 6, 17 94: 6

94: 15, 24

108: 10 111: 9

yours (6)

12: 13 31: 21

47: 18 54: 24

63: 15 69: 20

yourself (2)

4: 13 11: 2

you'd (1)

23: 24

you'll (1)

84: 21

you're (24)

6: 19, 24 9: 24

10: 7 11: 9 17: 4

18: 7, 12 24: 14

24: 25 30: 18

31: 8 45: 20

46: 4 53: 20

54: 3 62: 11

67: 18 68: 20

70: 23 80: 23

88: 10 91: 19

105: 22

you've (3)

10: 11 11: 4

97: 20

Yup (2)

27: 17 97: 8

Z**zones (1)**

94: 3

Zuka (2)

46: 17 47: 10

\$**\$1 (1)**

62: 25

\$1,210,000 (2)

50: 7, 9

\$1,500 (1)

100: 11

\$1,875,000 (1)

20: 8

\$1,959,000 (1)

5: 5

\$1.7 (1)

19: 23

\$1.8 (1)

29: 11

\$10,000 (1)

91: 24

\$10,389,000 (1)

50: 22 \$100 (4) 99: 9 102: 17 103: 20 104: 7 \$100,000 (2) 65: 7 66: 15 \$103,121,000... 46: 11 47: 21 \$11,660,000 (2) 48: 2 52: 6 \$12,000 (1) 28: 3 \$12,055,000 (1) 52: 7 \$12,340,000 (1) 51: 10 \$125 (2) 36: 4 40: 2 \$125,000 (1) 51: 23 \$148,000 (1) 50: 16 \$15,142,000 (1) 49: 13 \$15,852,000 (1) 49: 15 \$150,000 (3) 50: 18 92: 21 98: 2 \$160,000 (1) 13: 14 \$17,861,000 (1) 51: 7 \$170,000 (1) 50: 14 \$2,000 (1) 101: 14 \$2,420,000 (1) 50: 8 \$2.5 (1) 19: 19 \$2.7 (1) 48: 11 \$200,000 (1) 5: 6 \$21 (1) 13: 18 \$210,000 (1) 13: 14 \$212,000 (1) 13: 16 \$22,686,000 (1) 51: 6 \$25,000 (3)	64: 21 66: 4, 21 \$27,370,000 (1) 47: 25 \$291,000 (1) 50: 4 \$304,000 (1) 49: 21 \$312,000 (1) 49: 24 \$35,026,000 (1) 51: 13 \$35.5 (1) 48: 13 \$36 (1) 44: 21 \$395,000 (1) 52: 8 \$4,825,000 (1) 51: 8 \$4.2 (1) 55: 4 \$4.3 (1) 27: 4 \$494,000 (1) 58: 12 \$500,000 (1) 59: 16 \$6,060,000 (1) 50: 11 \$6,230,000 (1) 50: 13 \$6,469,000 (1) 51: 25 \$60,000 (2) 58: 18 59: 18 \$616,000 (1) 49: 23 \$65 (3) 32: 3 37: 12, 23 \$7,038,000 (1) 50: 2 \$7,329,000 (1) 50: 3 \$710,000 (1) 49: 16 \$75,751,000 (1) 47: 24 \$800,000 (1) 20: 14 \$818,000 (1) 74: 8 \$9,675,000 (1) 51: 20 \$9,800,000 (1)	51: 21 \$960,000 (1) 4: 25 <hr/> # <hr/> #2 (1) 3: 4 <hr/> 0 03 (1) 14: 4 <hr/> 1 1 (1) 62: 20 1,582 (1) 104: 3 1,759,000 (1) 5: 11 1.799 (1) 12: 19 1.8 (1) 16: 21 1.9 (4) 74: 10 80: 1, 13 84: 22 10 (9) 65: 16 72: 1, 4, 5 74: 25 85: 19 98: 2 103: 23 105: 5 10-year (5) 71: 18, 23, 24 72: 1 98: 2 100 (3) 16: 5 63: 23 64: 16 11 (2) 3: 4 55: 14 11:05 (1) 1: 8 12 (1) 103: 23 12,000 (1) 28: 23 13 (1) 105: 8 14 (6) 1: 4 55: 15 86: 1 86: 7 88: 9 105: 8 15 (4) 20: 1 27: 3, 6 74: 25	15-year (3) 27: 5 29: 3 85: 20 150 (2) 16: 6 28: 21 150,000 (5) 74: 12, 22 80: 3 80: 15, 19 16 (2) 20: 16, 19 160,000 (1) 28: 21 166 (1) 20: 5 18 (2) 3: 5 100: 5 18A: 18A-4. 61... 26: 1 18A: 24-61.1 (1) 26: 1 18,061 (1) 14: 1 18-017 (1) 99: 4 19 (1) 13: 23 19-35 (1) 101: 12 1949 (1) 63: 25 197 (1) 13: 24 1995 (1) 14: 6 <hr/> 2 2 (4) 11: 15 12: 16 13: 2 64: 7 20 (11) 14: 16 71: 2, 19 71: 20 73: 5, 6 74: 1, 2 81: 19 84: 20 97: 3 20-year (5) 70: 23 71: 1, 18 72: 9 74: 16 20-023 (1) 106: 3 2007 (1) 55: 20 2008 (1) 64: 4 2009 (5) 48: 10 52: 9
---	---	--	---

72: 20 86: 1 88: 16 2012 (2) 63: 21 72: 20 2014 (1) 72: 20 2016 (1) 55: 16 2017 (3) 55: 14, 17, 24 2018 (1) 7: 21 2021 (2) 21: 6 84: 1 2022 (2) 13: 23 84: 1 2023 (10) 1: 4 20: 17 46: 12 47: 22, 25 48: 1 48: 3 103: 18 105: 5 113: 18 2027 (1) 41: 25 21 (1) 8: 1 21-story (1) 33: 25 21-005 (1) 102: 13 217 (1) 55: 7 22 (2) 21: 2 82: 13 221(d) (6) 35: 25 38: 2, 12 38: 17 39: 23 40: 22 25 (2) 3: 6 19: 10 250 (1) 64: 20 26,646 (1) 14: 15 27 (1) 113: 18 28 (2) 39: 5 100: 5 298,000 (1) 50: 18	33: 15 3.7 (1) 21: 7 30 (1) 3: 7 30-year (1) 35: 20 321-unit (1) 33: 25 35 (1) 63: 25 36 (2) 39: 5, 17 36-month (1) 41: 23 386 (1) 13: 24 391 (1) 44: 8	7 779,000 (1) 5: 10 78 (1) 20: 19
	4 4 (1) 3: 3 40 (1) 73: 14 40A: 5A-6 (3) 12: 16 31: 25 48: 5 40-year (1) 73: 14 40: 37A-80 (1) 48: 6 46 (1) 3: 8	8 8 (2) 34: 7 84: 2 8,300 (1) 33: 15 8,500 (1) 44: 2 818,000 (1) 79: 23 819 (1) 84: 21 819,000 (1) 80: 11 87 (1) 20: 22
	5 50 (2) 58: 18 59: 18 500 (1) 8: 1 54 (1) 3: 9 564 (1) 7: 25 583 (1) 13: 24	9 9 (2) 86: 6 88: 9 9-22.6 (1) 103: 24 9-22.6(a)(4)... 102: 17 960,000 (1) 5: 10
3 3 (1) 13: 5 3,400 (1)	6 6 (1) 4: 12 62 (1) 3: 10 68 (1) 3: 11	