
CITY OF ALBANY
INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
RE: 960 BROADWAY LLC PROJECT

21 Lodge Street
Albany, New York

May 11, 2016
12:00 p.m. - 12:14 p.m.



www.mfreportinginc.com

mfreporting@gmail.com

M-F
Reporting Inc

5 Southside Drive, Suite 11
Clifton Park, New York 12065
518-478-7220 - Office
518-371-8517 - Fax

1 APPEARANCES:

2 | PRESENT:

3	Tracy Metzger - Chair
	Susan Pedo - Vice Chair
4	C. Anthony Owens - Secretary
	Hon. Darius Shahinfar - Treasurer
5	Dominick Calsolaro - Member
	Lee Eck - Member

7 AGENCY STAFF PRESENT:

8 Sarah Reginelli - Chief Executive Officer
9 Bradley Chevalier - Vice President,
Capitalize Albany Corporation

Mark Opalka - Chief Financial Officer

12	Sabina Mora - Senior Economic Developer, Capitalize Albany Corporation
----	---

13	Andrew Corcione - Economic Developer, Capitalize Albany Corporation
----	--

15	Michael Bohne - Communications & Marketing, Capitalize Albany Corporation
----	--

16	Amy Gardner - Economic Development Assist., Capitalize Albany Corporation
----	--

David Gonzalez, Esq. - Agency Counsel

19 A. Joseph Scott, III, Esq. -
Special Agency Counsel

20	ALSO PRESENT ON BEHALF OF 960 BROADWAY LLC:
----	---

Bill Barber - Applicant

23 J. Stephen Reilly, Esq. -
Whiteman, Osterman & Hanna

NOTICE OF PUBLIC HEARING
ON PROPOSED PROJECT
AND FINANCIAL ASSISTANCE
RELATING THERETO

Notice is hereby given that a public hearing pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the "Act") will be held by City of Albany Industrial Development Agency (the "Agency") on the 11th day of May, 2016 at 12:00 o'clock noon, local time, at the offices of the Agency located at 21 Lodge Street in City of Albany, Albany County, New York in connection with the following matters:

960 Broadway LLC, a New York limited liability company (the "Company"), has presented an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 0.42 acre parcel of land located at 960 Broadway (Tax Map # 65.16-1-31) in the City of Albany, Albany County, New York (the "Land"), together with an approximately 53,000 square foot building located thereon (the "Facility"), (2) the renovation and redevelopment of the Facility and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property, including without limitation, tenant improvement and finish (collectively, the "Equipment") (the Land, the Facility, and the Equipment being collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and to constitute a commercial/residential facility containing residential apartments, a restaurant, and other rentable retail space to be leased by the Company to various commercial and residential tenants and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Albany County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project and (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency's uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed, reconstructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the "Agreement") requiring that the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location, nature of the proposed Project, or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. A copy of the Application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: Sarah Reginelli, Chief Executive Officer, City of Albany Industrial Development Agency, 21 Lodge Street, Albany, New York 12207; Telephone: 518-434-2532.

Dated: April 25, 2016.

CITY OF ALBANY INDUSTRIAL DEVELOPMENT
AGENCY

BY: s/Sarah Reginelli, Chief Executive Officer

SIGN-IN

Name	Affiliation/Organization	Are you going to speak? Y/N
1. Bill Barber	960 Broadway LLC	Y
2. Stephen Reilly	Lehikemen O'Shea & Heng LLP	Y
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

960 Broadway LLC

1 CHAIR METZGER: Okay. It is noon,
2 so I would like to move forward with the
3 public hearing today.

4 My name is Tracy Metzger, and I am
5 Chair of the City of Albany Industrial
6 Development Agency in conjunction with
7 the project which is the subject of this
8 public hearing. This is 960 Broadway, a
9 mixed-use residential conversion.

10 Today we are holding this Public
11 Hearing to allow citizens to make a
12 statement for the record relating to the
13 involvement of the Agency with a project
14 for the benefit of 960 Broadway, LLC.

15 I will now ask Sarah Reginelli,
16 the Chief Executive Officer, to make
17 certain preliminary remarks with respect
18 to the project, and then to start the
19 public hearing.

20 MS. REGINELLI: Thanks, Tracy.

21 Good afternoon.

22 The Proposed Project, as the Chair
23 mentioned, is located at 960 Broadway

960 Broadway LLC

1 and consists of the conversion of a
2 vacant building to 24 market-rate
3 apartment units, a roughly 3,000 square
4 foot restaurant, and a roughly 2,000
5 square foot commercial space.

6 Copies of the notice of this
7 Public Hearing are available on the
8 table.

9 Now, unless there is any
10 objection, I am going to suggest waiving
11 the full reading of the notice of this
12 Public Hearing and, instead, request
13 that the full text of the notice be
14 inserted into the record.

15 I will also note that general
16 information on the Agency's general
17 authority and public purpose are
18 contained in a separate statement and
19 will be also entered into the record.

20 Before we start the public
21 hearing, I'd first like to introduce the
22 project applicant and ask him to make a
23 brief presentation with respect to the

960 Broadway LLC

1 proposed project.

2 Bill, are you handling that?

3 MR. BARBER: Yeah. You kind of
4 said it all for me, though, didn't you?

5 MS. REGINELLI: I don't have the
6 pretty pictures, though.

7 MR. BARBER: 960 Broadway, vacant
8 for quite some time, run down, try to
9 convert it to 24 apartments, restaurant,
10 lobby for the residences, exterior
11 seating for the restaurant, exterior
12 lounging-type area for off the lobby for
13 the residences.

14 That's the pretty picture of the
15 building.

16 This is the site plan, pretty
17 straightforward.

18 Any questions?

19 CHAIR METZGER: And parking is
20 across the street?

21 MR. BARBER: For now, yeah.
22 There's plan A and plan B. Plan A is
23 the 991 parking lot, which I think fits

960 Broadway LLC

1 into the new overlay guidelines with
2 respect to parking, and there's plenty
3 over there. Plan B is plan B. So yeah.

4 CHAIR METZGER: Okay. Thank you.
5 Anyone else?

6 Thanks, Bill.

7 MS. REGINELLI: I will now open
8 this public hearing at 12:03 p.m.

9 MR. BARBER: Am I done?

10 MS. REGINELLI: A record of this
11 public hearing will be prepared and
12 reviewed by the members of the Agency in
13 connection with consideration of the
14 proposed project. A copy of the record
15 of this public hearing will be presented
16 to the Mayor and to the City of Albany.

17 I'll now refer to the sign-in
18 sheet. I don't believe that we have
19 anyone signed up to speak today.

20 So I'll also note that the notice
21 of this Public Hearing indicated that
22 written comments could be addressed to
23 the Agency. No written comments have

960 Broadway LLC

1 been received prior to the public
2 hearing. And --

3 MR. REILLY: Just to amplify --

4 MS. REGINELLI: Oh, sure.

5 MR. REILLY: Good afternoon. My
6 name is Steve Reilly, the attorney for
7 the Applicant.

8 Just to amplify or augment a
9 little of what Bill presented, the
10 application indicates there will be
11 approximately 15 full-time jobs. We
12 estimate that there will be
13 approximately a third to a half of what
14 will become local City of Albany
15 employees. It's difficult to give an
16 accurate estimate of that at this time,
17 in part, because we're right on a bus
18 line; so while that will certainly help
19 us with the apartments being on the bus
20 line, it does make it easier for other
21 people to come and have access to the
22 area.

23 I just wanted to just mention a

960 Broadway LLC

1 little about the employment impact.

2 That's all. Thank you.

3 MS. REGINELLI: Thank you. Did
4 you also sign in on the sign-in sheet?

5 MR. REILLY: I did.

6 MS. REGINELLI: Perfect. So we'll
7 have that on the sheet.

8 MR. REILLY: And I gave my card.

9 MS. REGINELLI: Thank you very
10 much.

11 All right. If there are no --

12 MR. SCOTT: Is there -- I mean,
13 we're not going to start our next
14 meeting early, so should we just hold
15 this open for five minutes in case
16 anybody is running late?

17 MS. REGINELLI: We can certainly
18 do that.

19 MR. SCOTT: That would be my
20 suggestion.

21 MS. REGINELLI: Fantastic. So we
22 will hold and see if we have any other
23 attendants.

960 Broadway LLC

1 * * *

2 (The record remains open for
3 public comment.)

4 * * *

5 MS. REGINELLI: So we have left
6 the public comment period open. If
7 there are no further comments, however,
8 I will now close the public hearing at
9 12:14 p.m.

10 Thank you for your participation.

11 * * *

12 (Whereupon, the proceedings
13 concluded at 12:14 p.m.)

14 * * *

960 Broadway LLC

1 SHORTHAND REPORTER CERTIFICATION

2 I, the undersigned, a certified
3 shorthand reporter of the State of New York, do
hereby certify:

4 That the foregoing proceedings were
5 taken before me at the time and place herein
set forth; that any witnesses in the foregoing
6 proceedings, prior to testifying, were duly
sworn; that a record of the proceedings was
7 made by me using machine shorthand, which was
thereafter transcribed under my direction; that
8 the foregoing transcript is a true record of
the testimony given.

9 Further, that if the foregoing pertains
10 to the original transcript of a deposition in a
federal case, before completion of the
11 proceedings, review of the transcript [] was
[] was not requested.

12 I further certify I am neither
13 financially interested in the action nor a
relative or employee of any attorney or party
14 to this action.

15 Dated: May 11, 2016

16
17 
18

19 BRENDA J. O'CONNOR-MARELLO, CSR
20 NYS License No.: 001088-1

21 Notary Public, State of New York.
22 Qualified in Saratoga County
23 Commission Expires: April 4, 2018

0	4/3	apartments [2] 5/9 7/19	10/10 certain [1] 3/17	difficult [1] 7/15	8/13
001088-1 [1] 10/19	APPEARANCES [1] 2/1	applicant [3] 2/21 4/22 7/7	certainly [2] 7/18 8/17	direction [1] 10/7	Gonzalez [1] 2/17
1	application [1] 7/10	approximately [2] 7/11 7/13	CERTIFICATION [1] 10/1	do [2] 8/18 10/2	Good [2] 3/21 7/5
11 [2] 1/10 10/15	April [1] 10/21	are [6] 3/10 4/7 4/17 5/2 8/11 9/7	certified [1] 10/2	does [1] 7/20	guidelines [1] 6/1
12:00 [1] 1/10	area [2] 5/12 7/22	as [1] 3/22	certify [2] 10/3 10/12	Dominick [1] 2/5	H
12:03 p.m [1] 6/8	ask [2] 3/15 4/22	Assist [1] 2/16	Chair [4] 2/3 2/3 3/5 3/22	don't [2] 5/5 6/18	half [1] 7/13
12:14 [1] 1/10	at [6] 3/23 6/8 7/16 9/8 9/13 10/4	available [1] 4/7	Chevalier [1] 2/9	done [1] 6/9	handling [1] 5/2
12:14 p.m [2] 9/9 9/13	attendants [1] 8/23	attorney [2] 7/6 10/13	Chief [3] 2/8 2/10 3/16	down [1] 5/8	Hanna [1] 2/23
15 [1] 7/11	augment [1] 7/8 4/17	authority [1] 4/17	citizens [1] 3/11	duly [1] 10/5	have [7] 5/5 6/18 6/23 7/21 8/7 8/22 9/5
2	Barber [1] 2/21	be [8] 4/13 4/19 6/11 6/15 6/22 7/10 7/12 8/19	CITY [4] 1/2 3/5 6/16 7/14	E	hearing [14]
2,000 [1] 4/4	BEHALF [1] 2/20	being [1] 7/19	close [1] 9/8	early [1] 8/14	help [1] 7/18
2016 [2] 1/10 10/15	believe [1] 6/18	benefit [1] 3/14	come [1] 7/21	Eck [1] 2/5	hereby [1] 10/3
2018 [1] 10/21	Bill [4] 2/21 5/2 6/6 7/9	Bohne [1] 2/14	comment [2] 9/3 9/6	Economic [3] 2/11 2/13 2/16	herein [1] 10/4
21 [1] 1/8	Bradley [1] 2/9	BREND A [1] 10/19	comments [3] 6/22 6/23 9/7	else [1] 6/5	him [1] 4/22
24 [2] 4/2 5/9	brief [1] 4/23	BROADWAY [6] 1/5 2/20 3/8 3/14 3/23 5/7	commercial [1] 4/5	employee [1] 10/13	hold [2] 8/14 8/22
3	building [2] 4/2 5/15	bus [2] 7/17 7/19	completion [1] 10/10	employees [1] 7/15	holding [1] 3/10
3,000 [1] 4/3	C	Calsolaro [1] 2/5	concluded [1] 9/13	employment [1] 8/1	Hon [1] 2/4
9	can [1] 8/17	Capitalize [5] 2/9 2/12 2/13 2/15 2/16	conjunction [1] 3/6	entered [1] 4/19	however [1] 9/7
960 [6] 1/5 2/20 3/8 3/14 3/23 5/7	case [2] 8/15		Commission [1] 10/21	Esq [3] 2/17 12/18 2/22	I
991 [1] 5/23			Communications [1] 2/14	estimate [2] 7/12 7/16	I'd [1] 4/21
A			connection [1] 6/13	Executive [2] 2/8 3/16	I'll [2] 6/17 6/20
about [1] 8/1			consideration [1] 6/13	Expires [1] 10/21	if [4] 8/11 8/22 9/6 10/9
access [1] 7/21			consists [1] 4/1	exterior [2] 5/10 5/11	III [1] 2/18
accurate [1] 7/16			contained [1] 4/18	F	impact [1] 8/1
across [1] 5/20			conversion [3] 1/6 3/9 4/1	Fantastic [1] 8/21	in [12]
action [2] 10/12 10/13			convert [1] 5/9	federal [1] 10/10	indicated [1] 6/21
addressed [1] 6/22			Copies [1] 4/6	Financial [1] 2/10	indicates [1] 7/10
afternoon [2] 3/21 7/5			copy [1] 6/14	financially [1] 10/12	INDUSTRIAL [2] 1/3 3/5
AGENCY [8] 1/3 2/7 2/17 2/19 3/6 3/13 6/12 6/23			Corcione [1] 2/13	first [1] 4/21	information [1] 4/16
Agency's [1] 4/16			Corporation [5] 2/9 2/12 2/13 2/15 2/16	fits [1] 5/23	inserted [1] 4/14
ALBANY [10] 1/2 1/9 2/9 2/12 2/13 2/15 2/16 3/5 6/16 7/14			could [1] 6/22	five [1] 8/15	instead [1] 4/12
all [3] 5/4 8/2 8/11			Counsel [2] 2/17 2/19	foot [2] 4/4 4/5	interested [1] 10/12
allow [1] 3/11			County [1] 10/21	foregoing [4] 10/4 10/5 10/7 10/9	into [3] 4/14 4/19 6/1
also [5] 2/20 4/15 4/19 6/20 8/4			CSR [1] 10/19	forth [1] 10/5	introduce [1] 4/21
am [4] 3/4 4/10 6/9 10/12			D	forward [1] 3/2	involvement [1] 3/13
amplify [2] 7/3 7/8			Darius [1] 2/4	full [3] 4/11 4/13 7/11	is [14]
Amy [1] 2/16			Dated [1] 10/15	full-time [1] 7/11	it [5] 3/1 5/4 5/9 7/20 7/20
Andrew [1] 2/13			David [1] 2/17	further [3] 9/7 10/9 10/12	It's [1] 7/15
Anthony [1] 2/4 any [5] 4/9 5/18 8/22 10/5 10/13			deposition [1] 10/9	G	J
anybody [1] 8/16			Developer [2] 2/11 2/13	Gardner [1] 2/16	jobs [1] 7/11
anyone [2] 6/5 6/19			DEVELOPMENT [3] 1/3 2/16 3/6	gave [1] 8/8	Joseph [1] 2/18
apartment [1]			did [2] 8/3 8/5 didn't [1] 5/4	general [2] 4/15 4/16	just [5] 7/3 7/8 7/23 7/23 8/14
				give [1] 7/15	K
				given [1] 10/8	kind [1] 5/3
				going [2] 4/10	L
					late [1] 8/16
					Lee [1] 2/5
					left [1] 9/5

L	10/2 10/20	preliminary [1] 3/17	6/12	10/5
License [1] 10/19	next [1] 8/13	prepared [1] 6/11	right [2] 7/17 8/11	testimony [1] 10/8
like [2] 3/2 4/21	no [4] 6/23 8/11 9/7 10/19	PRESENT [3] 2/2 2/7 2/20	roughly [2] 4/3 4/4	text [1] 4/13
line [2] 7/18 7/20	noon [1] 3/1	presentation [1] 4/23	run [1] 5/8	Thank [5] 6/4 8/2 8/3 8/9 9/10
little [2] 7/9 8/1	nor [1] 10/12	presented [2] 6/15 7/9	running [1] 8/16	Thanks [2] 3/20 6/6
LLC [3] 1/5 2/20 3/14	not [2] 8/13 10/11	President [1] 2/9	S	that [17]
lobby [2] 5/10 5/12	Notary [1] 10/20	pretty [3] 5/6 5/14 5/16	Sabina [1] 2/11	That's [2] 5/14 8/2
local [1] 7/14	note [2] 4/15 6/20	prior [2] 7/1 10/5	said [1] 5/4	then [1] 3/18
located [1] 3/23	notice [4] 4/6 4/11 4/13 6/20	proceedings [5] 9/12 10/4 10/5 10/6 10/10	Sarah [2] 2/8 3/15	there [7] 4/9 6/3 7/10 7/12 8/11 8/12 9/7
Lodge [1] 1/8	now [6] 3/15 4/9 5/21 6/7 6/17 9/8	project [8] 1/5 3/7 3/13 3/18 3/22 4/22 5/1 4/14	Saratoga [1] 10/21	there's [2] 5/22 6/2
lot [1] 5/23	NYS [1] 10/19	quite [1] 5/8	Scott [1] 2/18	thereafter [1] 10/7
loungeing [1] 5/12	O	rate [1] 4/2	seating [1] 5/11	think [1] 5/23
loungeing-type [1] 5/12	O'CONNOR [1] 10/19	RE [1] 1/5	Secretary [1] 2/4	third [1] 7/13
M	O'CONNOR-MARELLO 10/19	reading [1] 4/11	see [1] 8/22	this [13]
machine [1] 10/6	objection [1] 4/10	received [1] 7/1	Senior [1] 2/11	though [2] 5/4 5/6
made [1] 10/6	off [1] 5/12	record [8] 3/12 4/14 4/19 6/10 6/14 9/2 10/6 10/7	separate [1] 4/18	time [4] 5/8 7/11 7/16 10/4
make [4] 3/11 3/16 4/22 7/20	Officer [3] 2/8 2/10 3/16	regarding [1] 3/12	set [1] 10/5	today [3] 3/3 3/10 6/19
MARELLO [1] 10/19	Oh [1] 7/4	relative [1] 10/13	Shahinfar [1] 2/4	Tracy [3] 2/3 3/4 3/20
Mark [1] 2/10	Okay [2] 3/1 6/4	remains [1] 9/2	sheet [3] 6/18 8/4 8/7	transcribed [1] 10/7
market [1] 4/2	on [7] 2/20 4/7 4/16 7/17 7/19 8/4 8/7	remarks [1] 3/17	shorthand [3] 10/1 10/2 10/6	transcript [3] 10/7 10/9 10/10
market-rate [1] 4/2	Opalka [1] 2/10	Reilly [2] 2/22 7/6	should [1] 8/14	Treasurer [1] 2/4
Marketing [1] 2/14	open [4] 6/7 8/15 9/2 9/6	relating [1] 3/12	sign [3] 6/17 8/4 8/4	true [1] 10/7
May [2] 1/10 10/15	or [3] 7/8 10/13 10/13	request [1] 4/12	sign-in [2] 6/17 8/4	try [1] 5/8
Mayor [1] 6/16	original [1] 10/9	requested [1] 10/11	signed [1] 6/19	type [1] 5/12
me [3] 5/4 10/4 10/6	Osterman [1] 2/23	residences [2] 5/10 5/13	site [1] 5/16	U
mean [1] 8/12	other [2] 7/20 8/22	residential [2] 1/6 3/9	so [8] 3/2 6/3 6/20 7/18 8/6 8/14 8/21 9/5	under [1] 10/7
meeting [1] 8/14	our [1] 8/13	respect [3] 3/17 4/23 6/2	some [1] 5/8	undersigned [1] 10/2
Member [2] 2/5 2/5	over [1] 6/3	restaurant [3] 4/4 5/9 5/11	space [1] 4/5	units [1] 4/3
members [1] 6/12	overlay [1] 6/1	review [1] 10/10	speak [1] 6/19	unless [1] 4/9
mention [1] 7/23	Owens [1] 2/4	reviewed [1]	Special [1] 2/19	up [1] 6/19
mentioned [1] 3/23	P		square [2] 4/3 4/5	us [1] 7/19
Metzger [2] 2/3 3/4	p.m [5] 1/10 1/10 6/8 9/9 9/13		STAFF [1] 2/7	use [2] 1/6 3/9
Michael [1] 2/14	parking [3] 5/19 5/23 6/2		start [3] 3/18 4/20 8/13	using [1] 10/6
minutes [1] 8/15	part [1] 7/17		State [2] 10/2 10/20	V
mixed [2] 1/6 3/9	participation [1] 9/10		statement [2] 3/12 4/18	vacant [2] 4/2 5/7
mixed-use [2] 1/6 3/9	party [1] 10/13		Stephen [1] 2/22	very [1] 8/9
Mora [1] 2/11	Pedo [1] 2/3		Steve [1] 7/6	Vice [2] 2/3 2/9
move [1] 3/2	people [1] 7/21		straightforward 5/17	W
much [1] 8/10	Perfect [1] 8/6		street [2] 1/8 5/20	waiving [1] 4/10
my [5] 3/4 7/5 8/8 8/19 10/7	period [1] 9/6		subject [1] 3/7	wanted [1] 7/23
N	pertains [1] 10/9		suggest [1] 4/10	was [4] 10/6 10/6 10/10 10/11
name [2] 3/4 7/6	picture [1] 5/14		suggestion [1] 8/20	we [9] 3/10 4/20 6/18 7/11 8/14 8/17 8/21 8/22 9/5
neither [1] 10/12	pictures [1] 5/6		sure [1] 7/4	we'll [1] 8/6
new [4] 1/9 6/1	place [1] 10/4		Susan [1] 2/3	we're [2] 7/17 8/13
	plan [6] 5/16 5/22 5/22 5/22 6/3 6/3		sworn [1] 10/6	were [2] 10/4 10/5
	plenty [1] 6/2		T	what [2] 7/9
			table [1] 4/8	
			taken [1] 10/4	
			testifying [1]	

<div>W</div> <div>what... [1] 7/13</div> <div>Whereupon [1] 9/12</div> <div>which [3] 3/7 5/23 10/6</div> <div>while [1] 7/18</div> <div>Whiteman [1] 2/23</div> <div>will [12]</div> <div>witnesses [1] 10/5</div> <div>would [2] 3/2 8/19</div> <div>written [2] 6/22 6/23</div> <div>Y</div> <div>yeah [3] 5/3 5/21 6/3</div> <div>York [3] 1/9 10/2 10/20</div> <div>you [9] 5/2 5/3 5/4 6/4 8/2 8/3 8/4 8/9 9/10</div> <div>your [1] 9/10</div>				
--	--	--	--	--