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CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY

PUBLIC HEARING

RE: 1385 Washington Avenue  
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April 13, 2016

12:01 p.m. - 12:18 p.m.

21 Lodge Street

Albany, New York 12207



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1 APPEARANCES:

2 STAFF:

3 TRACY L. METZGER, Chair

4 SUSAN PEDO, Vice Chair

5 HON. DARIUS SHAHINFAR, Treasurer

6 DOMINICK CALSOLARO, Member

7 LEE ECK, Member

8 ROBERT T. SCHOFIELD, Member

9  
10 AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

11 SARAH REGINELLI, Chief Executive Officer

12 BRADLEY CHEVALIER, Vice President,  
13 Capitalize Albany Corporation

14 MARK OPALKA, Chief Financial Officer

15 SABINA MORA, Senior Economic Developer,  
16 Capitalize Albany Corporation

17 ANDREW CORCIONE, Economic Developer,  
18 Capitalize Albany Corporation

19 MICHAEL BOHNE, Communications & Marketing,  
20 Capitalize Albany Corporation

21 CHANTEL BURNASH, Executive Assistant,  
22 Capitalize Albany Corporation

23 JOHN J. REILLY ESQ., Agency Counsel

A. JOSEPH SCOTT, III, ESQ., Special Agency  
Counsel

1 APPEARANCES: (Continued)

2 ALSO PRESENT:

3 DONALD ZEE, 1385 Washington Avenue

4 DAVID A. MINEAU, Jersen Construction Group

5 EVAN WALDEN, Sage Engineering

6 BILL EGGLESTON, IW Local #12

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1385 Wash

**PUBLIC HEARING PURSUANT TO  
SECTION 859-a OF  
THE GENERAL MUNICIPAL LAW**

<b>Agency</b>	City of Albany Industrial Development Agency (the "Agency")
<b>Project Name:</b>	Aspen II student housing project
<b>Project Beneficiary:</b>	1385 Washington Avenue Property Associates, LLC (the "Company")
<b>Project Location:</b>	City of Albany, Albany County, New York
<b>Hearing Date:</b>	April 13, 2016
<b>Hearing Time:</b>	12:00 o'clock, p.m.
<b>Hearing Location:</b>	21 Lodge Street Albany, NY 12207_

**Opening Remarks**

Good afternoon.

My name is **Tracy Metzger**, and I am the Chair of City of Albany Industrial Development Agency (the "Agency") in connection with the project which is the subject of this public hearing.

Today we are holding this Public Hearing to allow citizens to make a statement, for the record, relating to the involvement of the Agency with a project for the benefit of **1385 Washington Avenue Property Associates, LLC, a Delaware limited liability corporation.**

I will now ask **Sarah Reginelli**, the Chief Executive Officer of the Agency, to make certain preliminary remarks with respect to the Project and to then start the public hearing.

**Introductory Comments by Chief Executive Officer**

Good Afternoon.

The Proposed Project is located at **1385 Washington Avenue** and consists of the **demolition of an existing structure and the construction of an approximately 190,000 SF, 322 bed student housing complex.**

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

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

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

**Remarks by the Company**

Before we start the public hearing, I would first like to introduce the project applicant and ask him to make a brief presentation with respect to the proposed Project.

**Open Public Hearing to the Floor for Comments**

I will now open this Public Hearing for public comment at 12:\_\_\_ o'clock, p.m.

By way of operating rules, if you wish to make a public comment, please sign-in on the appropriate sign-in sheet that has been distributed by Agency staff. I will then call on the individuals listed on the sign-in sheet in the order in which they appear on the sheet. Please wait to be recognized, once recognized, please stand and state your name, address, and affiliation for the record. Please keep your comments to five (5) minutes so that all those present today may have a chance to comment for the record.

A record of this Public Hearing will be prepared and reviewed by the members of the Agency in connection with the Agency's consideration of the Proposed Project.

Again, the purpose of this Public Hearing is to solicit public comment. We are not here to answer questions. However, we will in the course of this Public Hearing consider questions if we have the information to answer the questions and there is sufficient time to consider such questions.

I will now refer to the sign-in sheet to identify individuals who wish to comment on either on the nature and location of the Project Facility or the proposed Financial Assistance being contemplated by the Issuer with respect to the Proposed Project.

For the record, please state your name and indicate your comments on either the Proposed Project or the proposed "financial assistance" being contemplated by the Agency with respect to the Proposed Project.

**Written Comments**

The notice of this Public Hearing indicated that written comments could be addressed to: Sarah Reginelli, the Chief Executive Officer of the Agency. Written comments have been received by the Agency prior to this Public Hearing and will be inserted into the record of this public hearing.

**Formal closure of the public hearing**

So, if there are no further comments, I will now close this Public Hearing at 12:\_\_\_ o'clock, p.m. Thank you for attending.



12 April 2016

Donald Zee, Esq.  
Donald Zee, P.C.  
1 Winners Circle  
Suite 140  
Albany, NY 12205

Re: 1385 Washington Avenue – IDA PILOT Application Hearing

Mr. Zee:

I am reaching out to you as the managing partner of Spring Line Design Architecture + Engineering, LLP (SLD). SLD has been contracted to perform the structural engineering for the above referenced project. SLD is a New York State Certified Women-Owned Business Enterprise (NYSWBE), a federally-certified Economically Disadvantaged Woman-Owned Small Business (EDWOSB), and a New York State Department of Transportation (NYSDOT) Certified Disadvantaged Business Enterprise (DBE). This project would greatly support our local business and help us to continue to grow our company. SLD currently has 8 employees and this project would be very helpful with our 2016 goal of increasing that to 10. SLD is also a registered WBE with the Dormitory Authority of NYS (DASNY) and a WBE under the DBE program with the Environmental Protection Agency (EPA).

A project of this scale and type is more often than not contracted out to a large engineering firm located outside of the Albany area. So, I wanted to send a letter of support and note my appreciation that the Project Owner is utilizing us as a local resource. We are very happy to have the business.

Therefore, if beneficial for the Hearing, it would be very much appreciated if you would communicate my support and sentiment.

Thank you,



Kristin Knickerbocker, AIA

**SPRING LINE DESIGN**

Architecture + Engineering, LLP



## SAGE ENGINEERING ASSOCIATES, LLP

1211 Western Avenue Albany, NY (518) 453 6091 F (518) 453 6092

April 13, 2016

Mr. Donald Zee  
Donald Zee, P.C.  
1 Winners Circle  
Suite 140  
Albany, NY 12205

Re: Student Housing Project at 1385 Washington Avenue

Dear Donald,

This letter is written in support of the above referenced project.

Sage Engineering is the consulting engineering firm designing the Mechanical, Electrical, and Plumbing systems for the project. This is important work for us because many of our 30 employees are designing the systems helping us to provide employment within the city limits of Albany.

As a building owner and business owner in the city we recognize that development and construction of new buildings reduces the taxes paid by all of the citizens who own property in Albany. This is vital for future growth of the city and its ability to provide services.

Private student housing increases the tax revenue for Albany as opposed to Public Housing that does not get on the tax base. It fits well with plans of SUNY Albany for future growth.

There is a well documented need for housing in Albany, especially for students close to campus. This project would be located right across the street. This project and others like it will be a welcome alternative.

Having recently had two sons graduate from college, I am acutely aware of the importance of high quality and affordable student housing.

Thank you.

Evan C. Walden, P.E.  
Principal



City of Albany Industrial Development Agency/Capital Resource Corporation  
1385 Washington Avenue Property Associates, LLC

Date: April 13, 2016

## SIGN-IN

Name	Affiliation/Organization	Are you going to speak? Y/N
1. CAPTAIN TRESS	SPRING LINE DESIGN	N
2. JOHN EMMERT	SAVING ENVIRONMENT	N
3. DAVID A MINER	TRESSON Construction Group	Y
4. DONALD LEE	DONALD LEE, P.C.	Y
5. BILL WALSH	TRAC 158	N
6. MIKE PETERS	LOCAL 12	N
7. LANCE J JOSEPH	HOMIAK Brothers	N
8. FRANK BARKER	HOMIAK BROTHERS	N
9. MCKEN JOSEPH	HOMIAK Brothers	N
10. DANIEL WILLIAMS	Sage Engineering	N



Name  
Evan Walden (Walden)  
Claudia Walden  
Bill Eggleston

Affiliation/Organization  
Sage Engineering  
Sage Engineering  
ILocal #12

Are you going to speak?  
~~No~~ Yes  
No  
Yes

1 MS. METZGER: Okay. I think  
2 we'd like to get started here.

3 We're just going to reverse  
4 the order because the team for 1385  
5 Washington Avenue is here.

6 So, good afternoon. My name  
7 is Tracy Metzger and I am the Chair  
8 of the City of Albany Industrial  
9 Development Agency in connection  
10 with -- with the project which is  
11 the subject of this public hearing.

12 Today we hold this public  
13 hearing to allow citizens to make a  
14 statement, for the record, relating  
15 to the involvement of the Agency  
16 with a project for the benefit of  
17 1385 Washington Avenue Property  
18 Associates, LLC, a Delaware limited  
19 liability corporation.

20 I will now ask Sarah  
21 Reginelli, the Chief Executive  
22 Officer of the Agency, to make  
23 certain preliminary remarks with

1           respect to the Project and then to  
2           start the public hearing.

3           Sarah.

4           MS. REGINELLI:   Good  
5           afternoon.   The proposed project is  
6           located at 55 North Pearl Street  
7           a/k/a -- oops.   Sorry.   Wrong one.  
8           At 1385 Washington Avenue and  
9           consists of the demolition of an  
10          existing structure and the  
11          construction of an approximately  
12          190,000 square foot, 322 bed student  
13          housing complex.

14          Copies of the notice of this  
15          public hearing are available on the  
16          table.

17          Now, unless there's any  
18          objection, I'm going to suggest  
19          waiving the full reading of the  
20          notice of this public hearing, and  
21          instead request that the full text  
22          of the notice of this public hearing  
23          be inserted into the record --

1 record of this public hearing.

2 I will also note the general  
3 information on the Agency's general  
4 authority and public purpose are  
5 contained in a separate statement  
6 and it will be entered for the  
7 record.

8 Before we start the public  
9 hearing, I would like to introduce  
10 the project applicant and ask them  
11 to make a brief presentation with  
12 respect to the proposed project.

13 Donald, is that you?

14 MR. ZEE: Yes.

15 MS. REGINELLI: Great.

16 MR. ZEE: Good afternoon. My  
17 name is Donald Zee. I'm the  
18 attorney for the applicants.

19 My clients apologizes for not  
20 being here, but they are in a  
21 meeting with the City of Albany's  
22 technical staff, the engineering  
23 staff and the building staff, as we



1 speak. I think there's  
2 approximately 10 city  
3 representatives, and from my  
4 client's standpoint, I believe 15  
5 representatives, going over the  
6 detailed engineering, because within  
7 the last two weeks my clients have  
8 received all the necessary variances  
9 from the City Board of Zoning  
10 Appeals, as well as received the  
11 Special Use Permit from the BZA,  
12 from the City, as well as received  
13 site plan approval and subdivision  
14 approval.

15 So, from a planning standpoint  
16 from the City of Albany, we've  
17 received all our approvals and now  
18 we are in the processes of looking  
19 at getting what is necessary for a  
20 Demolition Permit, for the  
21 Foundation Permit, and for the  
22 structure in and of itself, because  
23 it's my clients' hope to be in the

1 ground as quickly as possible once  
2 we get a determination by this IDA,  
3 and hopefully it's a positive one,  
4 because it is -- the IDA approval is  
5 critical.

6 With regard to the project at  
7 1385 Washington Avenue, as this  
8 Board may recall, several months ago  
9 I appeared for a project at 1475  
10 Washington Avenue. Although, John  
11 Graham was a principal in both,  
12 there are different ownership  
13 interests in 1475 and 1385  
14 Washington Avenue.

15 1385 Washington Avenue right  
16 now houses the old, what we call,  
17 Thruway House, which is now known as  
18 the Red Carpet Inn. The building's  
19 approximately 50-plus years ago and  
20 is pretty much outlived its useful  
21 life. It's substandard in many  
22 regard, has a lot of environmental  
23 issues such as asbestos being

1                    throughout the building.

2                    What my client proposes to  
3                    build is a five-story structure,  
4                    with underground parking for 146  
5                    parking spaces, plus another 30 or  
6                    so parking spaces throughout the  
7                    site.

8                    We are acquiring the property  
9                    from the Hilton Garden Inn, which is  
10                   the adjourning property owner.

11                   And so what we want to just to  
12                   point out the size of the buildings.  
13                   And this is the Cresthill Suite  
14                   immediately to the east of the  
15                   property (indicating).

16                   We propose 322 beds, each for  
17                   student housing, as well as for  
18                   people affiliated with the  
19                   university or colleges or the  
20                   Nano -- Nano school -- the SUNY  
21                   Poly.

22                   With regard to the house --  
23                   322 beds, they will be in one, two,

1           three and four bedroom suites. Each  
2           one of the bedrooms will have its  
3           own private bathroom.

4           Each bedroom would only be  
5           occupied and leased to one  
6           individual.

7           With regard to the building  
8           itself, just want to point out a  
9           couple of features. John Graham,  
10          being an architect, wants to make  
11          sure that I point these out. That  
12          we will have two courtyards sitting  
13          on top of where the garage --  
14          underground garage spaces are going  
15          to be.

16          Here's courtyard area Number 1  
17          and courtyard area Number 2  
18          (indicating).

19          And if you could see on the  
20          first floor plan, you will see this  
21          courtyard in here (indicating). And  
22          the rest of the areas in pink are in  
23          fact community areas; a fitness



1 center, conference rooms, computer  
2 rooms, meeting rooms.

3 And then we have areas where  
4 people would have to pass through to  
5 access the building. The only way  
6 you can get into the parking garage  
7 is by having a fob. The only way  
8 you can get through the front door  
9 is having a fob. The only way to  
10 get onto the elevators, having a  
11 fob. The only way you can get into  
12 the suite is having a fob. And the  
13 only way you can get into a bedroom  
14 is having a fob. And the purpose  
15 for that is to maximize security for  
16 the occupants. And that is why we  
17 believe a good percentage of the  
18 occupants are going to be women,  
19 because individual -- parents are  
20 very concerned at universities,  
21 because you heard stories down in  
22 Rutgers University and other large  
23 colleges, of having intruders.

1 Boyfriends or other stackers getting  
2 into the buildings.

3 We are proposing to -- to  
4 minimize the ability of people to  
5 get into the building without having  
6 proper access -- of identity to who  
7 they are going to be seeing.

8 With regard to the property  
9 right now, as a motel, it -- hotel,  
10 it pays currently \$72 thousand a  
11 year in taxes, in the year 2015,  
12 2016.

13 We propose under our pilot  
14 to -- despite the fact that we are  
15 going to demolish the building, to  
16 continue the assessed value at the  
17 current rate. Thus, we will never  
18 reduce the taxes paid on the  
19 property as is proposed now.

20 We propose a five year pilot  
21 thereafter like we did -- like was  
22 done at 1475, with a fixed  
23 assessment. But, at the same time,

1           the taxes being based -- initially  
2           50 percent and increasing to 60, 70  
3           through the five year pilot. So, in  
4           effect, if this -- there is never a  
5           reduction in payments that are made  
6           despite the fact that there's a  
7           demolition in and of itself.

8                     We are looking for, also, an  
9           abatement with regard to the sales  
10          taxes, as well as the abatement with  
11          regard to mortgage tax exemption.  
12          We anticipate a little over a \$21  
13          million mortgage, which means that  
14          this entire project is going to be  
15          over \$30 million if built.

16                    Now the reason why this IDA  
17          benefits tax abatement, or pilot, is  
18          very critical, is we -- as I had  
19          indicated when we were here for  
20          1475, this is a new concept for this  
21          City of Albany, for SUNY Albany.

22                    And we have to deal with  
23          lenders who are saying, why wasn't

1           it done before? Now that you have  
2           an existing project that is being  
3           developed, how was there -- how do  
4           you know there's a need for this  
5           project? So the financing is --  
6           becomes a little bit more difficult,  
7           the margins have to get tighter.  
8           And unlike the other property at  
9           1475, where the owner there only  
10          bought vacant land, we are in the  
11          processing of building, buying an  
12          existing structure. So the cost is  
13          substantially higher. And because  
14          the hotel has been operated by  
15          another company, we propose to buy  
16          out their lease.

17                 So we are buying out not only  
18          the land and building, we have to  
19          buy out an existing long-term lease.

20                 And so the cost of that is  
21          more than double the cost to one  
22          acre of land that we purchased at  
23          1475. And it is a matter of public



1 record. My clients purchased 1475,  
2 the one -- the other client,  
3 purchased it for \$1.3 million. But  
4 as, I think, Sarah is well aware, we  
5 had some headaches with New York  
6 State DOT, and they would not grant  
7 my client there an easement. They  
8 had to pay another \$200 thousand for  
9 10 thousand square feet of land.

10 So that -- in this case,  
11 because of those concerns and the  
12 concerns about the proximity of  
13 where -- once again, D -- where  
14 DOT's land is, the banks, lenders  
15 are very concerned about a project  
16 of this size, with the economics.

17 With regard to the property,  
18 we -- when it's fully built and the  
19 rents stabilize, we anticipate seven  
20 full-time jobs. The jobs are going  
21 to average in salary in excess of 43  
22 and \$44 thousand a year.

23 As I said, the sales tax

1 exemption, we're looking for \$820  
2 thousand, because all of these  
3 units, bedrooms, are going to be  
4 fully furnished. The only thing  
5 that an occupant is going to need is  
6 their laptop computer and their  
7 clothing, because beds, everything  
8 in the kitchen, dishes, plates,  
9 glassware, silverware, everything's  
10 included. They'll be -- in fact  
11 will be a 42 inch flat screen T.V.  
12 in every suite. As I mentioned  
13 earlier, we have the amenities that  
14 are also going to be in this  
15 facility.

16 More than happy to answer any  
17 individual's questions at the  
18 appropriate time. But I do -- I  
19 just want to make sure, I believe we  
20 submitted two letters of support --

21 MS. METZGER: Yes.

22 MR. ZEE: -- that we had  
23 received for the project.

1 MS. METZGER: Thank you.

2 MS. REGINELLI: Thank you.

3 I'll now open this public  
4 hearing for public comments at 12:13  
5 p.m.

6 By way of operating rules, if  
7 you wish to make a public comment,  
8 please sign in on the appropriate  
9 sign-in sheet. I will then call on  
10 the individuals listed in the order  
11 in which they appear on the sheet.  
12 Please wait to be recognized, once  
13 recognized, please stand and state  
14 your name, address, affiliation for  
15 the record. Please keep your  
16 comments to five minutes so that all  
17 those present today may have a  
18 chance to comment for the record.

19 A record of this public  
20 hearing will be prepared in reviewed  
21 by the members of the Agency in  
22 connection with the Agency's  
23 consideration of the proposed

1 project.

2 And, again, the purpose of  
3 this public hearing is not to field  
4 questions, but to solicit public  
5 comments.

6 I will now refer to the  
7 sign-in sheet to identify  
8 individuals who wish to comment  
9 either on the nature and location of  
10 the project facility or the proposed  
11 financial assistance being  
12 contemplated by the issuer with  
13 respect to the proposed project.

14 Again, for the record, please  
15 state your name and indicate your  
16 comments on either the proposed  
17 project or the proposed financial  
18 assistant being contemplated.

19 So the first name that I have  
20 listed is David Mineau.

21 MR. MINEAU: That's me. I  
22 work for the Jersen Construction  
23 Group out of Waterford. We're

1           currently building 1475, and  
2           hopefully we will be building this  
3           one.

4                   We've got -- right now we're  
5           running anywhere from, when it's  
6           just our crews, 50 to 60 guys, to  
7           right now we're running about 150  
8           guys working. Some of those guys  
9           are here. I mean, they all want to  
10          keep working. They're -- it's -- if  
11          it doesn't go, none of us work.

12                   About all I can say.

13                   MS. METZGER: Thank you.

14                   MS. REGINELLI: Donald, I  
15          assume you've already spoken?

16                   MR. ZEE: Yes.

17                   MS. REGINELLI: Okay.

18                   And Evan Walsh?

19                   MR. WALDEN: Yeah. Evan  
20          Walden.

21                   MS. REGINELLI: Walden.

22                   MR. WALDEN: Yeah.

23                   My name is Evan Walden. I'm

1           the principal at the Sage  
2           Engineering Associates on Western  
3           Avenue. We designed the first  
4           building at 1475 Washington. We  
5           anticipate designing this -- this  
6           building at 1385.

7                   And I'd just like to point out  
8           for the record that this is a good  
9           employment for our company. We have  
10          30 employees admitted and work on  
11          the project, on the first project,  
12          and we work on the second project.  
13          Of couple of them are present here.

14                   And the -- the -- we're also a  
15          property owner in the City of  
16          Albany, owning our building where  
17          our office is. And we see the tax  
18          advantages of having these types of  
19          projects being built within the City  
20          really helps assist with -- with  
21          keeping our rents down and -- and  
22          keeping more employment within the  
23          city.

1                   So we -- we strongly support  
2                   the project.

3                   MS. METZGER: Thank you.

4                   MS. REGINELLI: Bill  
5                   Eggleston.

6                   MR. EGGLESTON: My name's Bill  
7                   Eggleston. I'm the district manager  
8                   of Ironworkers Local 12 in Albany.

9                   I just want to speak upon  
10                  that -- you know, the -- the  
11                  dormitories, which, essentially,  
12                  that's what these are for -- for  
13                  SUNY.

14                  My -- my problem is that it  
15                  almost seems like there's -- it's a  
16                  direct circumvention of prevailing  
17                  rate.

18                  These dorms are -- the purpose  
19                  of these -- these apartments are to  
20                  house students at SUNY.

21                  And, you know, as far as  
22                  speaking for the building trades,  
23                  you know, with -- with prevailing

1           rate -- wage attached to it, being  
2           a -- in essence, a house -- you  
3           know, housing for -- for SUNY, we  
4           believe that the -- the appropriate  
5           prevailing wages should -- should  
6           apply.

7                     We -- some of the -- the  
8           project, the previous project that  
9           was spoke of, that -- the ongoing  
10          project over on Washington Ave.,  
11          there were -- there were some union  
12          contractors over there, but there  
13          was also some contractors over there  
14          that were paid less than the -- the  
15          local rate.

16                    And, you know, I'd just -- I'd  
17          like the Broad to consider that and  
18          maybe -- you know, it does, again,  
19          to me, it seems like a circumvention  
20          of the prevailing rate, because it  
21          doesn't seem like it's much  
22          different than the dormitory or the  
23          housing that is usually done on the



1 campus site.

2 And, you know, there's -- it's  
3 almost guarant -- well, I don't know  
4 how guaranteed it is, but, you know,  
5 they're building a project and  
6 SUNY's going to supply them with  
7 occupants and income.

8 And, you know, that's --  
9 that's all I got to say about that.

10 Thank you.

11 MS. METZGER: Thank you.

12 MS. REGINELLI: Thank you.

13 Anyone else who I have missed  
14 or who didn't get a chance to sign  
15 in on the sign-in sheet?

16 (No response.)

17 MS. REGINELLI: All right.

18 The notice of this public  
19 hearing indicated that written  
20 comments could be addressed to  
21 myself at the Agency. Written  
22 comments have been received by the  
23 Agency prior to this public hearing

1                   and will be inserted into the record  
2                   of the hearing.

3                   So if there are no further  
4                   comments, I will now close this  
5                   public hearing at 12:18 p.m.

6                   Thank you for attending.

7                   (Whereupon, the above-entitled  
8                   public hearing was concluded at  
9                   12:18 p.m.)

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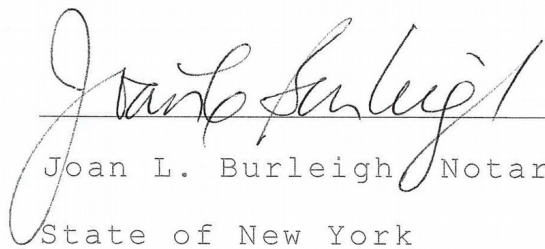
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## C E R T I F I C A T I O N

I, Joan L. Burleigh, a Shorthand Reporter  
and Notary Public of the State of New York, do  
hereby certify that the above and foregoing is  
a true and correct transcript of the  
proceedings as mentioned in the heading  
hereof, to the best of my knowledge and  
belief.



Joan L. Burleigh Notary Public,  
State of New York

County of Montgomery

My commission expires: 5-7-19

Number: 5010542

<b>\$</b>	15/15 19/7 19/12 23/9	<b>apartments</b> [1] 21/19	<b>authority</b> [1] 6/4	<b>building</b> [15] 6/23 9/1 10/7 11/5 12/5 12/15 14/11 14/18 19/1 19/2 20/4 20/6 20/16 21/22 23/5
<b>\$1.3</b> [1] 15/3	<b>above</b> [2] 24/7 25/6	<b>apologizes</b> [1] 6/19	<b>available</b> [1] 5/15	<b>building's</b> [1] 8/18
<b>\$200</b> [1] 15/8	<b>above-entitled</b> [1] 24/7	<b>Appeals</b> [1] 7/10	<b>Ave</b> [1] 22/10	<b>buildings</b> [2] 9/12 12/2
<b>\$21</b> [1] 13/12	<b>access</b> [2] 11/5 12/6	<b>appear</b> [1] 17/11	<b>Avenue</b> [10] 1/4 3/3 4/5 4/17 5/8 8/7 8/10 8/14 8/15 20/3	<b>built</b> [3] 13/15 15/18 20/19
<b>\$44</b> [1] 15/22	<b>acquiring</b> [1] 9/8	<b>APPEARANCES</b> [2] 2/1 3/1	<b>average</b> [1] 15/21	<b>Burleigh</b> [2] 25/4 25/18
<b>\$72</b> [1] 12/10	<b>acre</b> [1] 14/22	<b>appeared</b> [1] 8/9	<b>aware</b> [1] 15/4	<b>BURNASH</b> [1] 2/19
<b>\$820</b> [1] 16/1	<b>address</b> [1] 17/14	<b>applicant</b> [1] 6/10	<b>B</b>	<b>but</b> [7] 6/20 12/23 15/3 16/18 18/4 22/12 23/4
<b>1</b>	<b>addressed</b> [1] 23/20	<b>applicants</b> [1] 6/18	<b>banks</b> [1] 15/14	<b>buy</b> [2] 14/15 14/19
<b>10</b> [2] 7/2 15/9	<b>adjoining</b> [1] 9/10	<b>apply</b> [1] 22/6	<b>bathroom</b> [1] 10/3	<b>buying</b> [2] 14/11 14/17
<b>12</b> [2] 3/6 21/8	<b>admitted</b> [1] 20/10	<b>appropriate</b> [3] 16/18 17/8 22/4	<b>be</b> [18] 5/23 6/6 7/23 9/23 10/4 10/15 11/18 12/7 13/14 16/3 16/10 16/11 16/14 17/12 17/20 19/2 23/20 24/1	<b>BZA</b> [1] 7/11
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