

**In The Matter Of:**  
*IDA - City of Albany*

---

*21 Erie Assoc., LLC*  
*October 13, 2021*

---

COVERING ALL UPSTATE NEW YORK

» «  
**M-F Reporting, Inc.**  
» «

MFReportingNY.com

Office: 518-478-7220  
Fax: 518-371-8517

Mail to: 5 Southside Dr., Suite 11  
Clifton Park, NY 12065

*Min-U-Script® with Word Index*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

---

CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY  
PUBLIC HEARING  
RE: 21 Erie Assoc., LLC

---

DATE  
12:06 p.m. - 12:15 p.m.

Industrial Development Agency  
21 Lodge Street  
Albany, New York 12207

Reported By:  
MICHEL DANTICO McClANAHAN, Court Reporter  
Notary Public  
M-F REPORTING, INC.  
Albany Office  
Phone - 518-578-7220

DRAFT FOR DISCUSSION PURPOSES ONLY  
DATED: SEPTEMBER 28, 2021

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

Notice is hereby given that a public hearing (the “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 the City of Albany Industrial Development Agency (the “Agency”) on the 13<sup>th</sup> day of October, 2021 at 12:00 o’clock p.m. noon, local time at the offices of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York in connection with the following matters:

21 Erie Assoc., LLC, a New York State limited liability company (the “Company”), has submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested 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 two (2) parcels of land aggregating approximately 9 acres located at 19 Erie Boulevard (Tax Map number: 65.16-5-4.1) and 21 Erie Boulevard (Tax Map number: 65.16-5-4.2) in the City of Albany, Albany County, New York (collectively, the “Land”), together with an approximately 225,000 square foot building located thereon (the “Facility”), (2) the reconstruction, renovation and site improvements of the Facility and (3) the acquisition and installation therein and thereon of certain machinery, equipment and other personal property (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 and operated by the Company as an approximately 275 unit residential apartment complex to include approximately 45,000 square feet of commercial space and any 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 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, (3) exemption from sales taxes relating to the acquisition, construction, renovation and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to 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 and 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.

Minutes of the Public Hearing will be transcribed and posted on the Agency’s website (www.albanyida.com). Additional information can be obtained from, and **written comments are encouraged** and 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 and electronically at info@albanyida.com.

Dated: September \_\_\_\_, 2021.

CITY OF ALBANY INDUSTRIAL DEVELOPMENT  
AGENCY

BY: \_\_\_\_\_  
Sarah Reginelli, Chief Executive Officer

1 APPEARANCES:

- 2 Susan Pedo - Chair
- 3 Lee E. Eck, Jr. - Secretary
- 4 Hon. Darius Shahinfar - Treasurer
- 5 Sarah Reginelli - CEO
- 6 Mark Opalka - CFO
- 7 Thomas Conoscenti - COO
- 8 Ashley Mohl - Director of Economic Development
- 9 Andrew Corcione - Project Services Director
- 10 Renee McFarlin - Senior Economic Developer
- 11 Michael Bohne - Marketing and Communications Manager
- 12 Erin Grace - Executive Assistant
- 13 A. Joseph Scott, III, Esquire - Special Agency
- 14 Counsel
- 15 Bill Hoblock
- 16 Paul Augello
- 17 Joe Perniciaro
- 18 Jake Lamme
- 19 Marisa Franchini

20 ALSO PRESENT

- 21 Jeff Buell, Redburn Development

22  
23  
24  
25

1 (Thereupon, the following proceedings were had):

2 CHAIR PEDO: My name is still Susan Pedo,  
3 and I am Chair of the City of Albany  
4 Industrial Development Agency, which is  
5 connected with the project which is the  
6 subject of the public hearing.

7 So today we're holding this public  
8 hearing to allow citizens to make a statement  
9 for the record relating to the involvement of  
10 the Agency with a project for the benefit of  
11 21 Erie Assoc., LLC, a New York State limited  
12 liability corporation.

13 I will again ask Tom Conoscenti, Public  
14 Hearing Officer for the Agency, to make  
15 certain preliminary remarks with respect to  
16 the project, and then to start the public  
17 hearing.

18 Tom.

19 MR. CONOSCENTI: Thank you, Chair.

20 Good afternoon.

21 The project involves the historic  
22 renovation and conversion of an approximately  
23 225,000 square foot warehouse on Erie  
24 Boulevard into approximately 275 market rate  
25 apartments and approximately 45,000 square

1 feet of commercial retail space.

2 The project also intends to utilize  
3 historic tax credits.

4 Copies of the notice of this public  
5 hearing are available on our website at  
6 [www.AlbanyIDA.com](http://www.AlbanyIDA.com) and available upon request.

7 Now, unless there's any objection, I'm  
8 going to suggest waiving the full reading of  
9 the notice of this public hearing and instead  
10 request that the full text of the notice be  
11 inserted into the record.

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

16 Before we start the public hearing, I  
17 would first like to introduce the project  
18 applicant and ask them to make a brief  
19 presentation with respect to the project.

20 MR. BUELL: Good afternoon.

21 Can you hear me?

22 MR. CONOSCENTI: Yes.

23 CHAIR PEDO: We can.

24 MR. BUELL: I am driving, so I'm aware  
25 I'm being (inaudible) my phone in a hole.

1           Welcome to 21, where we do public  
2           hearings from cars.

3           So this is a great project for Redburn  
4           Development. And at this time we are  
5           anticipating --

6           COURT REPORTER: Excuse me.

7           MR. BUELL: -- creating 275 --

8           COURT REPORTER: Excuse me. This is the  
9           court reporter.

10          MR. BUELL: -- market rate apartments --

11          COURT REPORTER: I'm unable to hear you.  
12          Sir, I'm sorry. This is the court reporter.  
13          I'm unable to hear you clearly.

14          CHAIR PEDO: Jeff, if you could speak  
15          just a little more slowly she might be able to  
16          pick it up.

17          It -- the connection is a little -- it's  
18          breaking up a little bit, but if you could  
19          just speak slowly.

20          Jeff, can you hear us?

21          MR. BUELL: I can now, yeah. You went  
22          away for a minute.

23          CHAIR PEDO: Okay. So we've got a little  
24          bit of a connection issues, but if you could  
25          speak slowly I think the court reporter may be



1 able to hear you a little bit.

2 MR. BUELL: I pulled over, so that should  
3 work.

4 CHAIR PEDO: Thank you.

5 MR. BUELL: So this project is  
6 anticipated to take approximately two years to  
7 complete. It will be 275 market rate  
8 apartments and 45,000ish square feet of  
9 commercial space.

10 We intend to use the 45A tax payment  
11 program, so we will not be seeking a pilot or  
12 request for assistance from you as far as the  
13 sales tax exemption and the mortgage recording  
14 tax exemption.

15 We anticipate closing at the end of this  
16 fiscal year and beginning construction right  
17 away in January.

18 CHAIR PEDO: Thank you.

19 MR. CONOSCENTI: Thank you.

20 CHAIR PEDO: Did the court reporter get  
21 all of that? Are you good?

22 MR. CONOSCENTI: I see a thumbs up.

23 CHAIR PEDO: Thank you.

24 MR. CONOSCENTI: Great.

25 I will now open this public hearing. The

1 time now is 12:09 p.m. Per the notice of this  
2 public hearing, the public was encouraged to  
3 submit written comments prior to today's  
4 hearing. I will note that for the record  
5 there were no written comments received prior  
6 to today's hearing.

7 A record of this public hearing will be  
8 prepared and reviewed by members of the Agency  
9 in connection with consideration of the  
10 proposed project. A copy of the record of  
11 this public hearing will be presented to the  
12 Mayor of the City of Albany and members of the  
13 Agency.

14 At this time I would like to ask if  
15 there's anyone here who wishes to speak on the  
16 proposed project to comment on either the  
17 nature and location of the project facility or  
18 the proposed financial assistance being  
19 contemplated.

20 \* \* \*

21 (No response.)

22 \* \* \*

23 MR. CONOSCENTI: Paused and seeing none,  
24 we will pause the transcription of this public  
25 hearing until approximately 15 minutes has

1 passed from the time the hearing was  
2 scheduled.

3 I am going to turn it back to the Chair.

4 CHAIR PEDO: Thanks, Tom. And thank you,  
5 Jeff.

6 \* \* \*

7 (Record remains open for public comment.)

8 \* \* \*

9 MR. CONOSCENTI: The time now is 12:15.  
10 I'm going to ask one more time if there's  
11 anyone here that wishes to speak on any of the  
12 three items today we're holding public  
13 hearings for?

14 \* \* \*

15 (No response.)

16 \* \* \*

17 MR. CONOSCENTI: Seeing none, I will now  
18 close all three public hearings at 12:15.

19 (Thereupon, the hearing was concluded at 12:15  
20 p.m.)

21 - - -

22  
23  
24  
25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

REPORTER CERTIFICATION

STATE OF NEW YORK:  
COUNTY OF KINGS:

I, MICHEL DANTICO McCLANAHAN, Court Reporter and Notary Public, hereby certify that the proceedings within was taken before me at the time and place herein set forth; that any witnesses in the foregoing proceedings prior to testifying were duly sworn by a Notary Public qualified in the State of New York; that a record of the proceedings was made by me using machine shorthand, which was thereafter transcribed under my direction and supervision; that the foregoing transcript is a true and correct record of the testimony given.

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

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

Dated:



\_\_\_\_\_  
MICHEL DANTICO McCLANAHAN, CR  
Notary Public - State of Florida

Commission No. HH 069326  
Expires: December 19, 2023

<b>A</b>	<b>Conoscenti (9)</b> 3:13, 19;4:22;6:19,22,24; 7:23;8:9,17	<b>I</b>	<b>passed (1)</b> 8:1 <b>pause (1)</b> 7:24 <b>Paused (1)</b> 7:23 <b>payment (1)</b> 6:10 <b>Pedo (10)</b> 3:2,2;4:23; 5:14,23;6:4,18,20,23; 8:4 <b>Per (1)</b> 7:1 <b>phone (1)</b> 4:25 <b>pick (1)</b> 5:16 <b>pilot (1)</b> 6:11 <b>pm (2)</b> 7:1;8:20 <b>preliminary (1)</b> 3:15 <b>prepared (1)</b> 7:8 <b>presentation (1)</b> 4:19 <b>presented (1)</b> 7:11 <b>prior (2)</b> 7:3,5 <b>proceedings (1)</b> 3:1 <b>program (1)</b> 6:11 <b>project (12)</b> 3:5,10,16, 21;4:2,17,19;5:3;6:5; 7:10,16,17 <b>proposed (3)</b> 7:10,16, 18 <b>public (18)</b> 3:6,7,13, 16;4:4,9,13,16;5:1; 6:25;7:2,2,7,11,24; 8:7,12,18 <b>pulled (1)</b> 6:2 <b>purpose (1)</b> 4:14	<b>sorry (1)</b> 5:12 <b>space (2)</b> 4:1;6:9 <b>speak (5)</b> 5:14,19,25; 7:15;8:11 <b>square (3)</b> 3:23,25; 6:8 <b>start (2)</b> 3:16;4:16 <b>State (1)</b> 3:11 <b>statement (2)</b> 3:8;4:14 <b>still (1)</b> 3:2 <b>subject (1)</b> 3:6 <b>submit (1)</b> 7:3 <b>suggest (1)</b> 4:8 <b>Susan (1)</b> 3:2
<p><b>able (2)</b> 5:15;6:1 <b>afternoon (2)</b> 3:20; 4:20 <b>again (1)</b> 3:13 <b>Agency (5)</b> 3:4,10,14; 7:8,13 <b>Agency's (1)</b> 4:13 <b>Albany (2)</b> 3:3;7:12 <b>allow (1)</b> 3:8 <b>anticipate (1)</b> 6:15 <b>anticipated (1)</b> 6:6 <b>anticipating (1)</b> 5:5 <b>apartments (3)</b> 3:25; 5:10;6:8 <b>applicant (1)</b> 4:18 <b>approximately (5)</b> 3:22,24,25;6:6;7:25 <b>assistance (2)</b> 6:12; 7:18 <b>Assoc (1)</b> 3:11 <b>authority (1)</b> 4:13 <b>available (2)</b> 4:5,6 <b>aware (1)</b> 4:24 <b>away (2)</b> 5:22;6:17</p>	<p><b>consideration (1)</b> 7:9 <b>construction (1)</b> 6:16 <b>contained (1)</b> 4:14 <b>contemplated (1)</b> 7:19 <b>conversion (1)</b> 3:22 <b>Copies (1)</b> 4:4 <b>copy (1)</b> 7:10 <b>corporation (1)</b> 3:12 <b>COURT (7)</b> 5:6,8,9, 11,12,25;6:20 <b>creating (1)</b> 5:7 <b>credits (1)</b> 4:3</p>	<p><b>inaudible (1)</b> 4:25 <b>Industrial (1)</b> 3:4 <b>information (1)</b> 4:12 <b>inserted (1)</b> 4:11 <b>instead (1)</b> 4:9 <b>intend (1)</b> 6:10 <b>intends (1)</b> 4:2 <b>into (3)</b> 3:24;4:11,15 <b>introduce (1)</b> 4:17 <b>involvement (1)</b> 3:9 <b>involves (1)</b> 3:21 <b>issues (1)</b> 5:24 <b>items (1)</b> 8:12</p>	<b>T</b>	
<b>B</b>	<b>D</b>	<b>J</b>	<b>T</b>	
<p><b>back (1)</b> 8:3 <b>beginning (1)</b> 6:16 <b>benefit (1)</b> 3:10 <b>bit (3)</b> 5:18,24;6:1 <b>Boulevard (1)</b> 3:24 <b>breaking (1)</b> 5:18 <b>brief (1)</b> 4:18 <b>BUELL (7)</b> 4:20,24; 5:7,10,21;6:2,5</p>	<p><b>Development (2)</b> 3:4; 5:4 <b>driving (1)</b> 4:24</p>	<p><b>January (1)</b> 6:17 <b>Jeff (3)</b> 5:14,20;8:5</p>	<p><b>tax (4)</b> 4:3;6:10,13,14 <b>Thanks (1)</b> 8:4 <b>Thereupon (2)</b> 3:1; 8:19 <b>three (2)</b> 8:12,18 <b>thumbs (1)</b> 6:22 <b>today (2)</b> 3:7;8:12 <b>today's (2)</b> 7:3,6 <b>Tom (3)</b> 3:13,18;8:4 <b>transcription (1)</b> 7:24 <b>turn (1)</b> 8:3 <b>two (1)</b> 6:6</p>	
<b>C</b>	<b>E</b>	<b>L</b>	<b>U</b>	
<p><b>Can (4)</b> 4:21,23;5:20, 21 <b>cars (1)</b> 5:2 <b>certain (1)</b> 3:15 <b>CHAIR (12)</b> 3:2,3,19; 4:23;5:14,23;6:4,18, 20,23;8:3,4 <b>citizens (1)</b> 3:8 <b>City (2)</b> 3:3;7:12 <b>clearly (1)</b> 5:13 <b>close (1)</b> 8:18 <b>closing (1)</b> 6:15 <b>comment (2)</b> 7:16;8:7 <b>comments (2)</b> 7:3,5 <b>commercial (2)</b> 4:1; 6:9 <b>complete (1)</b> 6:7 <b>concluded (1)</b> 8:19 <b>connected (1)</b> 3:5 <b>connection (3)</b> 5:17, 24;7:9</p>	<p><b>either (1)</b> 7:16 <b>encouraged (1)</b> 7:2 <b>end (1)</b> 6:15 <b>entered (1)</b> 4:15 <b>Erie (2)</b> 3:11,23 <b>Excuse (2)</b> 5:6,8 <b>exemption (2)</b> 6:13,14</p>	<p><b>liability (1)</b> 3:12 <b>limited (1)</b> 3:11 <b>little (5)</b> 5:15,17,18, 23;6:1 <b>LLC (1)</b> 3:11 <b>location (1)</b> 7:17</p>	<p><b>unable (2)</b> 5:11,13 <b>unless (1)</b> 4:7 <b>up (3)</b> 5:16,18;6:22 <b>upon (1)</b> 4:6 <b>use (1)</b> 6:10 <b>utilize (1)</b> 4:2</p>	
<b>F</b>	<b>F</b>	<b>M</b>	<b>W</b>	
<p><b>Can (4)</b> 4:21,23;5:20, 21 <b>cars (1)</b> 5:2 <b>certain (1)</b> 3:15 <b>CHAIR (12)</b> 3:2,3,19; 4:23;5:14,23;6:4,18, 20,23;8:3,4 <b>citizens (1)</b> 3:8 <b>City (2)</b> 3:3;7:12 <b>clearly (1)</b> 5:13 <b>close (1)</b> 8:18 <b>closing (1)</b> 6:15 <b>comment (2)</b> 7:16;8:7 <b>comments (2)</b> 7:3,5 <b>commercial (2)</b> 4:1; 6:9 <b>complete (1)</b> 6:7 <b>concluded (1)</b> 8:19 <b>connected (1)</b> 3:5 <b>connection (3)</b> 5:17, 24;7:9</p>	<p><b>facility (1)</b> 7:17 <b>far (1)</b> 6:12 <b>feet (2)</b> 4:1;6:8 <b>financial (1)</b> 7:18 <b>first (1)</b> 4:17 <b>fiscal (1)</b> 6:16 <b>following (1)</b> 3:1 <b>foot (1)</b> 3:23 <b>full (2)</b> 4:8,10</p>	<p><b>market (3)</b> 3:24;5:10; 6:7 <b>may (1)</b> 5:25 <b>Mayor (1)</b> 7:12 <b>members (2)</b> 7:8,12 <b>might (1)</b> 5:15 <b>minute (1)</b> 5:22 <b>minutes (1)</b> 7:25 <b>more (2)</b> 5:15;8:10 <b>mortgage (1)</b> 6:13</p>	<p><b>waiving (1)</b> 4:8 <b>warehouse (1)</b> 3:23 <b>website (1)</b> 4:5 <b>Welcome (1)</b> 5:1 <b>wishes (2)</b> 7:15;8:11 <b>work (1)</b> 6:3 <b>written (2)</b> 7:3,5 <b>wwwAlbanyIDAc.com (1)</b> 4:6</p>	
<b>G</b>	<b>G</b>	<b>N</b>	<b>Y</b>	
<p><b>Can (4)</b> 4:21,23;5:20, 21 <b>cars (1)</b> 5:2 <b>certain (1)</b> 3:15 <b>CHAIR (12)</b> 3:2,3,19; 4:23;5:14,23;6:4,18, 20,23;8:3,4 <b>citizens (1)</b> 3:8 <b>City (2)</b> 3:3;7:12 <b>clearly (1)</b> 5:13 <b>close (1)</b> 8:18 <b>closing (1)</b> 6:15 <b>comment (2)</b> 7:16;8:7 <b>comments (2)</b> 7:3,5 <b>commercial (2)</b> 4:1; 6:9 <b>complete (1)</b> 6:7 <b>concluded (1)</b> 8:19 <b>connected (1)</b> 3:5 <b>connection (3)</b> 5:17, 24;7:9</p>	<p><b>general (2)</b> 4:12,13 <b>Good (3)</b> 3:20;4:20; 6:21 <b>great (2)</b> 5:3;6:24</p>	<p><b>name (1)</b> 3:2 <b>nature (1)</b> 7:17 <b>New (1)</b> 3:11 <b>none (2)</b> 7:23;8:17 <b>note (2)</b> 4:12;7:4 <b>notice (4)</b> 4:4,9,10;7:1</p>	<p><b>year (1)</b> 6:16 <b>years (1)</b> 6:6 <b>York (1)</b> 3:11</p>	
<b>H</b>	<b>H</b>	<b>O</b>	<b>1</b>	
<p><b>Can (4)</b> 4:21,23;5:20, 21 <b>cars (1)</b> 5:2 <b>certain (1)</b> 3:15 <b>CHAIR (12)</b> 3:2,3,19; 4:23;5:14,23;6:4,18, 20,23;8:3,4 <b>citizens (1)</b> 3:8 <b>City (2)</b> 3:3;7:12 <b>clearly (1)</b> 5:13 <b>close (1)</b> 8:18 <b>closing (1)</b> 6:15 <b>comment (2)</b> 7:16;8:7 <b>comments (2)</b> 7:3,5 <b>commercial (2)</b> 4:1; 6:9 <b>complete (1)</b> 6:7 <b>concluded (1)</b> 8:19 <b>connected (1)</b> 3:5 <b>connection (3)</b> 5:17, 24;7:9</p>	<p><b>hear (5)</b> 4:21;5:11,13, 20;6:1 <b>hearing (16)</b> 3:6,8,14, 17;4:5,9,16;6:25;7:2, 4,6,7,11,25;8:1,19 <b>hearings (3)</b> 5:2;8:13, 18 <b>historic (2)</b> 3:21;4:3 <b>holding (2)</b> 3:7;8:12 <b>hole (1)</b> 4:25</p>	<p><b>objection (1)</b> 4:7 <b>Officer (1)</b> 3:14 <b>one (1)</b> 8:10 <b>open (2)</b> 6:25;8:7 <b>over (1)</b> 6:2</p>	<p><b>sales (1)</b> 6:13 <b>scheduled (1)</b> 8:2 <b>seeing (2)</b> 7:23;8:17 <b>seeking (1)</b> 6:11 <b>separate (1)</b> 4:14 <b>slowly (3)</b> 5:15,19,25</p>	
<b>I</b>	<b>P</b>	<b>P</b>	<b>1</b>	

<b>2</b>				
21 (2) 3:11;5:1 225,000 (1) 3:23 275 (3) 3:24;5:7;6:7				
<b>4</b>				
45,000 (1) 3:25 45,000ish (1) 6:8 45A (1) 6:10				