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NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PUBLIC HEARING
35 BROADWAY HICKSVILLE LLC
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Oyster Bay Community Center
59 Church Street
Oyster Bay, New York
September 20, 2017

B E F O R E : HON. JOSEPH J. KEARNEY,
Hearing Officer

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

For the IDA PHILLIPS LYTTLE, LLP
Bond Counsel
340 Madison Avenue
17th Floor
New York, New York 10173
BY: PAUL O'BRIEN, ESQ.

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HEARING OFFICER: Good morning.
My name is Joseph J. Kearney. I am
the Executive Director of the Nassau
County Industrial Development Agency.
I have been authorized to hold a
public hearing today, September 20,
2017. The time is now 10:09 a.m. We
are at Oyster Bay Community Center,
59 Church Street, Oyster Bay, Town of
Oyster Bay, County of Nassau, State of
New York.

This is a public hearing
pursuant to Section 859-a of the
New York General Municipal Law, as
amended. The Agency has received an
application for financial assistance
in connection with the following
matter:

35 Broadway Hicksville LLC, a
limited liability company organized
and existing under the laws of the
State of New York, has submitted an
application for financial assistance
to the Agency requesting that the

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Agency consider undertaking a project consisting of the following:

(A)(1) the acquisition of an interest in a parcel of land located at 35 North Broadway, Hicksville, Town of Oyster Bay, County of Nassau, State of New York, more particularly, Section 12, Block 203, Lot 1;

(2) the renovation of an approximately 30,000 square foot building on the Land, together with related improvements to the Land;

(3) the acquisition of certain furniture, fixtures, machinery, and equipment necessary for the completion thereof, all of the foregoing for use as a mixed-use facility consisting of retail space on the first floor and 18 residential rental units, of which at least two residential rental units shall be affordable units;

(B) the granting of certain financial assistance within the meaning of Section 854(14) of the

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2 General Municipal Law with respect to
3 the foregoing, and;

4 (C) the lease, license, or sale
5 of the Project Facility to the
6 Applicant or such other entity as may
7 be designated by the Applicant and
8 agreed upon by the Agency.

9 The Project Facility would be
10 initially owned, operated, and/or
11 managed by the Applicant or such other
12 entity or entities as may be
13 designated by the Applicant and agreed
14 upon by the Agency.

15 The Company would receive
16 financial assistance from the Agency
17 in the form of potential exemptions or
18 partial exemptions from real property
19 taxes, mortgage recording taxes, and
20 sales and use taxes.

21 Notice of this public hearing
22 was published in Newsday, in the
23 Nassau Edition, on September 4, 2017,
24 and provided to the Chief Executive
25 Officer of each county, city, town,

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village, school district, and other affected tax jurisdiction within which the Project Facility is or will be located by letter dated September 1, 2017.

The purpose of this hearing is to provide an opportunity for all interested parties to present their views, both orally and in writing, with respect to the Project.

I note that there is a number of people in the audience. I would simply ask if you wish to be heard, you'll have the opportunity, that when you do get up please identify yourselves and give your name and address so the court reporter can take it down and we'll have it on the record.

You should be aware that if you wish to be heard or submit additional information, you may do so via e-mail or letter or telephonically to the IDA up and until the date, if it goes forward, to the date of the board

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2 meeting, the board decision on this.
3 So, that being said, anyone wishing to
4 be heard? Yes, sir, in the back.

5 MR. ALEXANDER: My name is
6 Eric Alexander. I'm the director of
7 Vision Long Island. My address is
8 24 Woodbine Avenue, Northport. We've
9 been working on downtown
10 revitalization in Hicksville over the
11 last eight years in coordination with
12 the Chamber of Commerce, five civics,
13 and the Hicksville Community Council.

14 The core focus has been to
15 rezone the area right by the train
16 station, which this building fits
17 within, essentially a signature
18 building, in that area and the old
19 American Dental building. It's been
20 vacant for a number of years. And the
21 community -- and they're not here
22 today, but they would be here if there
23 was a little more notice -- but they
24 would be in support of this type of
25 application.

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2 We've been briefed by the
3 developer, by the agents for the
4 developer, meaning Vision Long Island
5 has been briefed, as has the
6 Hicksville Chamber of Commerce, and I
7 know they've been working in
8 coordination in the Town of Oyster Bay
9 which is spearheading the -- now
10 spearheading the revitalization
11 efforts in downtown Hicksville.

12 So, everybody is rowing in the
13 same direction. This Project is an
14 excellent Project. 18 units over
15 retail, doing true mixed-use. This
16 developer has worked in downtown
17 Huntington -- which we know quite well
18 -- in redevelopment efforts there.
19 We've encouraged that for many years.

20 So, we'd like to see -- we'd
21 certainly be very favorable of IDA
22 assistance. This is precisely the
23 type of project that the IDA should be
24 investing in. We've been doing that
25 -- the Nassau IDA has been doing that

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for a number of years with transit-oriented development projects across Nassau County, to your credit. So, all that being said, proceed with support for it. I'm glad it's being heard today, and I hope it goes favorably.

MR. KEARNEY: Thank you. I appreciate it. Anyone else wishing to be heard? Yes, sir.

MR. LEO: Paul Leo, 20 Sinclair Street, Farmingdale, New York. I'm a representative of Northeast Regional Council of Carpenters, division of Local 290. We've been involved with Eric Alexander and the Hicksville Chamber of Commerce on several hearings that they've had on this.

I grew up in Hicksville. I think it's a shame what's happening in downtown Hicksville. It needs revitalization. I live in Farmingdale. I've seen what the revitalization in the IDA can do to a

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2 community. It's a bustling community
3 with more and more businesses coming
4 in.

5 We certainly would be in favor
6 of the IDA incentives moving forward,
7 and wishing to have discussions with
8 the owners of this particular property
9 so we could continue moving forward
10 with them as well.

11 MR. KEARNEY: Thank you. I
12 appreciate it. Anyone else wish to be
13 heard? Ms. Tondo, do you wish to be
14 heard?

15 MS. TONDO: No, sir. Thank you.

16 MR. KEARNEY: Come on up. Good
17 morning.

18 MR. CHITTY: Good morning. My
19 name is Lionel Chitty. I'm the
20 Executive Director of the Hicksville
21 Chamber of Commerce. We welcome any
22 development that's coming into the
23 area. These projects fall directly in
24 line with our downtown revitalization
25 projects. If there is anything that

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can be done to help them and assist them, we would absolutely welcome it. We are in full support and we appreciate your time.

MR. KEARNEY: Thank you. I appreciate you coming in. Anyone else?

Okay. Thank you for those who have spoken and, as I've said, the record will remain open up and until the date of the board meeting. Thank you for coming and we appreciate your comments.

It is now 10:16 a.m. and I hereby call this hearing to a close. Thank you.

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C E R T I F I C A T E

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

I, HEATHER MASTROROCOCO, a Notary
Public within and for the State of New
York, do hereby certify:

That the public hearings
hereinbefore set forth is a true
record of the testimony given.

I further certify that I am not
related to any of the parties to these
proceedings by blood or marriage; and
that I am in no way interested in the
outcome of this matter.

IN WITNESS WHEREOF, I have
hereunto set my hand this 20th day of
September, 2017.



HEATHER MASTROROCOCO

<p style="text-align: center;">1</p> <p>1 [2] - 3:9, 5:5 10173 [1] - 1:18 10:09 [1] - 2:8 10:16 [1] - 10:15 114 [1] - 1:24 11501 [1] - 1:25 12 [1] - 3:9 17th [1] - 1:17 18 [2] - 3:19, 7:14</p>	<p>AGENCY [1] - 1:3 Agency [7] - 2:5, 2:16, 2:25, 3:2, 4:8, 4:14, 4:16 agents [1] - 7:3 agreed [2] - 4:8, 4:13 ALEXANDER [1] - 6:5 Alexander [2] - 6:6, 8:17 amended [1] - 2:16 American [1] - 6:19 Applicant [4] - 4:6, 4:7, 4:11, 4:13 application [3] - 2:17, 2:24, 6:25 appreciate [5] - 8:10, 9:12, 10:5, 10:7, 10:13 area [3] - 6:15, 6:18, 9:23 assist [1] - 10:2 assistance [5] - 2:17, 2:24, 3:24, 4:16, 7:22 audience [1] - 5:12 authorized [1] - 2:6 Avenue [2] - 1:17, 6:8 aware [1] - 5:20</p>	<p>Chief [1] - 4:24 CHITTY [1] - 9:18 Chitty [1] - 9:19 Church [2] - 1:9, 2:10 city [1] - 4:25 civics [1] - 6:12 close [1] - 10:16 coming [4] - 9:3, 9:22, 10:7, 10:13 comments [1] - 10:14 Commerce [4] - 6:12, 7:6, 8:18, 9:21 Community [3] - 1:9, 2:9, 6:13 community [3] - 6:21, 9:2 Company [1] - 4:15 company [1] - 2:21 completion [1] - 3:16 connection [1] - 2:18 consider [1] - 3:2 consisting [2] - 3:3, 3:18 continue [1] - 9:9 coordination [2] - 6:11, 7:8 core [1] - 6:14 Council [2] - 6:13, 8:15 Counsel [1] - 1:16 Country [1] - 1:24 County [4] - 2:5, 2:11, 3:7, 8:4 county [1] - 4:25 COUNTY [2] - 1:3, 11:6 court [1] - 5:17 Court [1] - 1:24 credit [1] - 8:4</p>	<p>discussions [1] - 9:7 district [1] - 5:2 division [1] - 8:15 done [1] - 10:2 down [1] - 5:18 downtown [5] - 6:9, 7:11, 7:16, 8:22, 9:24</p>	<p style="text-align: center;">G 12</p>
<p style="text-align: center;">2</p> <p>2 [1] - 3:10 20 [3] - 1:10, 2:7, 8:12 2017 [5] - 1:10, 2:8, 4:23, 5:5, 11:23 203 [1] - 3:9 20th [1] - 11:22 24 [1] - 6:8 280-4664 [1] - 1:25 290 [1] - 8:16</p>	<p style="text-align: center;">B</p>	<p style="text-align: center;">D</p>	<p style="text-align: center;">F</p>	<p>General [2] - 2:15, 4:2 given [1] - 11:15 glad [1] - 8:6 granting [1] - 3:23 grew [1] - 8:20</p>
<p style="text-align: center;">3</p> <p>3 [1] - 3:14 30,000 [1] - 3:11 340 [1] - 1:17 35 [3] - 1:5, 2:20, 3:6</p>	<p>Bay [7] - 1:9, 1:10, 2:9, 2:10, 2:11, 3:7, 7:8 Block [1] - 3:9 blood [1] - 11:18 board [3] - 5:25, 6:2, 10:12 Bond [1] - 1:16 briefed [2] - 7:2, 7:5 Broadway [2] - 2:20, 3:6 BROADWAY [1] - 1:5 building [4] - 3:12, 6:16, 6:18, 6:19 businesses [1] - 9:3 bustling [1] - 9:2 BY [1] - 1:19</p>	<p>date [3] - 5:24, 5:25, 10:12 dated [1] - 5:5 decision [1] - 6:2 Dental [1] - 6:19 designated [2] - 4:7, 4:13 developer [3] - 7:3, 7:4, 7:16 Development [1] - 2:5 development [2] - 8:3, 9:22 DEVELOPMENT [1] - 1:3 direction [1] - 7:13 directly [1] - 9:23 Director [2] - 2:4, 9:20 director [1] - 6:6</p>	<p>facility [1] - 3:18 Facility [3] - 4:5, 4:9, 5:4 fall [1] - 9:23 Farmingdale [2] - 8:13, 8:24 favor [1] - 9:5 favorable [1] - 7:21 favorably [1] - 8:8 financial [4] - 2:17, 2:24, 3:24, 4:16 first [1] - 3:19 fits [1] - 6:16 five [1] - 6:12 fixtures [1] - 3:15 Floor [1] - 1:17 floor [1] - 3:19 focus [1] - 6:14 following [2] - 2:18, 3:3 foot [1] - 3:11 foregoing [2] - 3:17, 4:3 form [1] - 4:17 forth [1] - 11:14 forward [3] - 5:25, 9:6, 9:9 full [1] - 10:4 furniture [1] - 3:15</p>	<p style="text-align: center;">H</p>
<p style="text-align: center;">4</p> <p>4 [1] - 4:23</p>	<p style="text-align: center;">C</p>	<p style="text-align: center;">E</p>	<p>executive [3] - 2:4, 4:24, 9:20 exemptions [2] - 4:17, 4:18 existing [1] - 2:22</p>	<p>hand [1] - 11:22 heard [7] - 5:13, 5:21, 6:4, 8:7, 8:11, 9:13, 9:14 hearing [5] - 2:7, 2:13, 4:21, 5:6, 10:16 HEARING [2] - 1:4, 2:2 Hearing [1] - 1:12 hearings [2] - 8:19, 11:13 HEATHER [1] - 11:10 help [1] - 10:2 hereby [2] - 10:16, 11:12 hereinbefore [1] - 11:14 hereunto [1] - 11:22 Hicksville [10] - 2:20, 3:6, 6:10, 6:13, 7:6, 7:11, 8:17, 8:20, 8:22, 9:20 HICKSVILLE [1] - 1:5 hold [1] - 2:6 HON [1] - 1:11 hope [1] - 8:7 Huntington [1] - 7:17</p>
<p style="text-align: center;">5</p> <p>516 [1] - 1:25 59 [2] - 1:9, 2:10</p>	<p>Carpenters [1] - 8:15 Center [2] - 1:9, 2:9 certain [2] - 3:14, 3:23 certainly [2] - 7:21, 9:5 certify [2] - 11:12, 11:16 Chamber [4] - 6:12, 7:6, 8:18, 9:21</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">6</p> <p>630 [1] - 1:24</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">F</p>	<p>IDA [7] - 1:16, 5:23, 7:21, 7:23, 7:25, 8:25, 9:6 identify [1] - 5:15 improvements [1] - 3:13 IN [1] - 11:21 Inc [1] - 1:24 incentives [1] - 9:6 INDUSTRIAL [1] - 1:3 Industrial [1] - 2:5 information [1] - 5:22 interest [1] - 3:5 interested [2] - 5:8, 11:19 investing [1] - 7:24 involved [1] - 8:16 Island [2] - 6:7, 7:4</p>
<p style="text-align: center;">8</p> <p>854(14) [1] - 3:25 859-a [1] - 2:14</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">F</p>	<p style="text-align: center;">I</p>
<p style="text-align: center;">A</p> <p>A)(1) [1] - 3:4 a.m [2] - 2:8, 10:15 absolutely [1] - 10:3 acquisition [2] - 3:4, 3:14 additional [1] - 5:21 address [2] - 5:17, 6:7 affected [1] - 5:3 affordable [1] - 3:22</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">E</p>	<p style="text-align: center;">I</p>

J	MR [7] - 6:5, 8:9, 8:12, 9:11, 9:16, 9:18, 10:6	parties [2] - 5:8, 11:17 Paul [1] - 8:12	Rich [1] - 1:24 Road [1] - 1:24 rowing [1] - 7:12	true [2] - 7:15, 11:14 two [1] - 3:21 type [2] - 6:24, 7:23
JOSEPH [1] - 1:11 Joseph [1] - 2:3 jurisdiction [1] - 5:3	MS [1] - 9:15 Municipal [2] - 2:15, 4:2	PAUL [1] - 1:19 people [1] - 5:12 PHILLIPS [1] - 1:16 potential [1] - 4:17	S	U
K	N	precisely [1] - 7:22 present [1] - 5:8 proceed [1] - 8:5	sale [1] - 4:4 sales [1] - 4:20 school [1] - 5:2 Section [3] - 2:14, 3:9, 3:25 see [1] - 7:20 September [5] - 1:10, 2:7, 4:23, 5:5, 11:23 set [2] - 11:14, 11:22 several [1] - 8:18 shall [1] - 3:22 shame [1] - 8:21 signature [1] - 6:17 simply [1] - 5:13 Sinclair [1] - 8:12 space [1] - 3:19 spearheading [2] - 7:9, 7:10 spoken [1] - 10:10 square [1] - 3:11 ss [1] - 11:5 State [4] - 2:11, 2:23, 3:7, 11:11 STATE [1] - 11:4 station [1] - 6:16 Street [3] - 1:9, 2:10, 8:13 submit [1] - 5:21 submitted [1] - 2:23 Suite [1] - 1:24 support [3] - 6:24, 8:6, 10:4	under [1] - 2:22 undertaking [1] - 3:2 units [4] - 3:20, 3:21, 3:22, 7:14 up [5] - 5:15, 5:24, 8:20, 9:16, 10:11
KEARNEY [5] - 1:11, 8:9, 9:11, 9:16, 10:6 Kearney [1] - 2:3	name [4] - 2:3, 5:16, 6:5, 9:19 Nassau [6] - 2:4, 2:11, 3:7, 4:23, 7:25, 8:4 NASSAU [2] - 1:3, 11:6 necessary [1] - 3:16 needs [1] - 8:22 New [10] - 1:10, 1:18, 1:25, 2:12, 2:15, 2:23, 3:8, 8:13, 11:11 NEW [1] - 11:4 Newsday [1] - 4:22 North [1] - 3:6 Northeast [1] - 8:14 Northport [1] - 6:8 Notary [1] - 11:10 note [1] - 5:11 notice [2] - 4:21, 6:23 number [3] - 5:11, 6:20, 8:2	proceedings [1] - 11:18 Project [6] - 4:5, 4:9, 5:4, 5:10, 7:13, 7:14 project [2] - 3:2, 7:23 projects [3] - 8:3, 9:23, 9:25 property [2] - 4:18, 9:8 provide [1] - 5:7 provided [1] - 4:24 Public [1] - 11:11 PUBLIC [1] - 1:4 public [4] - 2:7, 2:13, 4:21, 11:13 published [1] - 4:22 purpose [1] - 5:6 pursuant [1] - 2:14	V	V
L	O	Q	see [1] - 7:20	vacant [1] - 6:20 via [1] - 5:22 views [1] - 5:9 village [1] - 5:2 Vision [2] - 6:7, 7:4
land [1] - 3:5 Land [2] - 3:12, 3:13 last [1] - 6:11 Law [2] - 2:15, 4:2 laws [1] - 2:22 lease [1] - 4:4 least [1] - 3:21 LEO [1] - 8:12 Leo [1] - 8:12 letter [2] - 5:5, 5:23 liability [1] - 2:21 license [1] - 4:4 limited [1] - 2:21 line [1] - 9:24 Lionel [1] - 9:19 live [1] - 8:23 LLC [2] - 1:5, 2:20 LLP [1] - 1:16 Local [1] - 8:16 located [2] - 3:5, 5:5 LYTLE [1] - 1:16	O	R	September [5] - 1:10, 2:7, 4:23, 5:5, 11:23	W
M	O'BRIEN [1] - 1:19 OF [2] - 11:4, 11:6 Officer [2] - 1:12, 4:25 OFFICER [1] - 2:2 old [1] - 6:18 Old [1] - 1:24 open [1] - 10:11 operated [1] - 4:10 opportunity [2] - 5:7, 5:14 orally [1] - 5:9 organized [1] - 2:21 oriented [1] - 8:3 outcome [1] - 11:20 owned [1] - 4:10 owners [1] - 9:8 Oyster [7] - 1:9, 1:10, 2:9, 2:10, 2:11, 3:7, 7:8	quite [1] - 7:17	set [2] - 11:14, 11:22	W
machinery [1] - 3:15 Madison [1] - 1:17 mail [1] - 5:22 managed [1] - 4:11 marriage [1] - 11:18 MASTROCCO [1] - 11:10 matter [2] - 2:19, 11:20 meaning [2] - 3:25, 7:4 meeting [2] - 6:2, 10:12 Mineola [1] - 1:25 mixed [2] - 3:18, 7:15 mixed-use [2] - 3:18, 7:15 Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	P	Q	shall [1] - 3:22	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	real [1] - 4:18 receive [1] - 4:15 received [1] - 2:16 record [3] - 5:19, 10:11, 11:15 recording [1] - 4:19 redevelopment [1] - 7:18 Regional [1] - 8:14 related [2] - 3:13, 11:17 remain [1] - 10:11 renovation [1] - 3:10 rental [2] - 3:20, 3:21 reporter [1] - 5:17 Reporting [1] - 1:24 representative [1] - 8:14 requesting [1] - 2:25 residential [2] - 3:20, 3:21 respect [2] - 4:2, 5:10 retail [2] - 3:19, 7:15 revitalization [5] - 6:10, 7:10, 8:23, 8:25, 9:24 rezone [1] - 6:15	shame [1] - 8:21	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	signature [1] - 6:17	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	R	simply [1] - 5:13	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	Sinclair [1] - 8:12	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	space [1] - 3:19	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	spearheading [2] - 7:9, 7:10	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	spoken [1] - 10:10	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	square [1] - 3:11	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	ss [1] - 11:5	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	State [4] - 2:11, 2:23, 3:7, 11:11	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	STATE [1] - 11:4	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	station [1] - 6:16	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	Street [3] - 1:9, 2:10, 8:13	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	submit [1] - 5:21	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	submitted [1] - 2:23	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	Suite [1] - 1:24	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	support [3] - 6:24, 8:6, 10:4	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	T	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	tax [1] - 5:3	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	taxes [3] - 4:19, 4:20	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	telephonically [1] - 5:23	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	testimony [1] - 11:15	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	thereof [1] - 3:17	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	they've [2] - 7:7, 8:19	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17, 9:18 mortgage [1] - 4:19 moving [2] - 9:6, 9:9	parcel [1] - 3:5 partial [1] - 4:18 particular [1] - 9:8 particularly [1] - 3:8	Q	today [3] - 2:7, 6:22, 8:7	W
Moffett [1] - 1:24 morning [3] - 2:2, 9:17				