

<p style="text-align: right;">1</p> <p>PUBLIC MEETING OF THE VILLAGE OF WOODBURY BOARD OF TRUSTEES:</p> <p>-----X PUBLIC HEARING UPON THE APPLICATION OF:</p> <p style="text-align: center;">CAESARS ENTERTAINMENT and FLAUM MANAGEMENT -----X</p> <p>B E F O R E: DEPUTY MAYOR TIMOTHY EGAN TRUSTEE DAVID SUTZ TRUSTEE NEIL CROUSE TRUSTEE THOMAS FLOOD RICK GOLDEN, ESQ. Special Counsel DENNIS LINDSEY Village Engineer</p> <p style="text-align: center;">67 Commerce Drive South Harriman, NY Thursday, May 22nd, 2014</p>	<p style="text-align: right;">3</p> <p>1 Allegiance and a moment of silence for our 2 Armed Forces? 3 (Whereupon, the Pledge of Allegiance is 4 recited and a moment of silence taken.) 5 DEPUTY MAYOR EGAN: Thank you. 6 Okay. To get started, I would like to 7 introduce our board members present. On my far 8 left is Trustee David Sutz. Next to him is 9 Trustee Neil Crouse. To my immediate left is 10 Trustee Tom Flood. My name is Tim Egan, Deputy 11 Mayor. To my immediate right is Rick Golden, 12 our counselor. To his right is Dennis Lindsay, 13 our village attorney -- I'm sorry, village 14 engineer. My bad. 15 Also with us tonight is Town of Woodbury 16 Supervisor John Burke, Village of Harriman 17 Mayor Steve Welley, Town Councilman Bob Hunter, 18 Town Councilwoman Marilyn Prestia, Katie 19 Bonelli, who is a County Legislature, and on 20 behalf of Steve Neuhaus, the County Exec, 21 representing him is Harry Poor. 22 If you haven't already signed in and you 23 would like to speak tonight, please grab the 24 sign-in sheets in the back and get your name 25 down, so we can have it ready to go.</p>
<p style="text-align: right;">2</p> <p>1 DEPUTY MAYOR EGAN: Everybody, please take 2 your seats. We're going to get started in just 3 a moment. Everyone, please take your seats. 4 Okay. Everybody, we're going to get 5 started. Please take your seats. 6 Okay. Good evening, everyone. Welcome to 7 the special meeting with the Village of 8 Woodbury Board of Trustees. My name is Tim 9 Egan. I'm the Deputy Mayor of the Village of 10 Woodbury. On tonight's agenda we have a public 11 hearing on a resort gambling facility by 12 Caesars Entertainment and Flaum Management 13 Company, the details of which will be read by 14 our attorney in a few minutes. 15 Before we get started with the meeting, 16 though, please note the nearest emergency 17 exits, there's some in the back there, a couple 18 in the corner here, as well. Also, please turn 19 off, or silence, your cell phones for this 20 public hearing. I would also like to take this 21 opportunity to thank the IBEW for the use of 22 their facility. It's a wonderful facility, and 23 we really appreciate them letting us use it 24 tonight. 25 Will you please rise for the Pledge of</p>	<p style="text-align: right;">4</p> <p>1 The first order of business is to open the 2 public hearing. Can I please have a motion to 3 do that? 4 TRUSTEE SUTZ: I'll make that motion. 5 TRUSTEE FLOOD: I'll second. 6 DEPUTY MAYOR EGAN: Thank you. All in 7 favor? 8 TRUSTEE SUTZ: Aye. 9 TRUSTEE CROUSE: Aye. 10 TRUSTEE FLOOD: Aye. 11 DEPUTY MAYOR EGAN: Before we commence 12 with the reading of the public notice and the 13 presentation by Caesars, I want to place this 14 hearing in the context of an upcoming decision 15 to be made by the Village of Woodbury Board of 16 Trustees to take place on June 12th. A similar 17 process will be undertaken by the Town of 18 Woodbury Town Board later this month, or early 19 next month. 20 In 2013, Governor Cuomo signed into law 21 the Upstate New York Gaming Economic 22 Development Act, which outlined the process and 23 criteria for siting no more than four 24 destination resort casinos within the state, 25 including up to two resort casinos in our</p>

<p style="text-align: right;">5</p> <p>1 Hudson Valley/Catskill Region, which includes 2 Orange, Sullivan, Ulster, Dutchess, Columbia, 3 Greene and Delaware Counties. 4 For Caesars and those other casino 5 developers that have paid their million dollar 6 application fee to the state, there's a 7 deadline of June 30th to submit their full 8 proposal to the state. One condition of 9 submitting such proposal is that each casino 10 developer must obtain a Host Community 11 Resolution of support of its application for a 12 gaming license. This public hearing tonight is 13 for the Village Board of Trustees to hear the 14 public's comments prior to their making a 15 decision whether to support Caesars submitting 16 its application for a gaming license in 17 Woodbury. 18 It is anticipated that the site selection 19 decisions for the four statewide casinos will 20 be made sometime in November, although no firm 21 date has been set yet. Sometime on or before 22 that date, the State Gaming Commission will 23 issue gaming licenses to those casinos selected 24 and passing all the financial and other 25 background checks by the state. It's important</p>	<p style="text-align: right;">7</p> <p>1 on a site of approximately a hundred and 2 twenty-one acres, known as Parcel Site A on the 3 Interchange Commerce Center Development, 4 located east of New York State Route 17, 5 between the Harriman Train Station to the 6 south, and the former Nepera vacant property to 7 the north, and known on the tax maps of the 8 Village of Woodbury as Section 243, Block One, 9 Lots One through Twenty-five. 10 The purpose of this public hearing is, 11 one, to have the applicants present to the 12 Board of Trustees and the public, their 13 proposal that includes a resort hotel, a casino 14 gaming area, restaurants and convention center, 15 and, two, for the Board of Trustees to make 16 inquiry of the applicants, and to receive 17 public input on that proposal. 18 Written comments will be accepted until 4 19 p.m. on June 2nd, 2014. They can be submitted 20 via e-mail to Woodburyvillage@Yahoo.com or 21 faxed at 845-928-9278, or mailed to P.O Box 22 546, Central Valley, New York, 10917, or 23 delivered in-person to the Village Hall, which 24 is located at 455 Route 32, Highland Mills, New 25 York, 10930, during normal business hours.</p>
<p style="text-align: right;">6</p> <p>1 to understand that if Caesars receives its host 2 community support and is selected by the state 3 siting board to construct a resort casino here 4 in Woodbury, that approved casino use will 5 still be otherwise subject to Woodbury's local 6 zoning code, and will have to proceed through 7 Woodbury's Planning Board process, including 8 all environmental reviews, just like any other 9 applicant in the village. 10 At this point, I'll ask our counselor, 11 Mr. Golden, to read the public hearing notice. 12 MR. GOLDEN: "Notice of public hearing 13 regarding a resort gambling facility by Caesars 14 Entertainment Corporation and Flaum Management 15 Company, Inc. proposed to be located in the 16 Village of Woodbury, County of Orange, New 17 York. Please take notice that on Thursday the 18 22nd Day of May 2014, at 7:00 p.m., or as soon 19 thereafter as the matter can be heard, there 20 will be a public hearing before the Board of 21 Trustees of the Village of Woodbury, New York, 22 at the IBEW Union Hall located at 67 Commerce 23 Drive South, Harriman, New York, concerning a 24 proposed application by Caesars Entertainment 25 Corporation and Flaum Management Company, Inc.,</p>	<p style="text-align: right;">8</p> <p>1 Dated May 8th, 2014, Woodbury, New York, by the 2 order of the Village Board of Trustees, Village 3 of Woodbury, Desiree Potvin, Village Clerk. 4 DEPUTY MAYOR EGAN: Thank you, Rick. 5 Okay. We'll begin with a presentation by 6 representatives from Caesars Entertainment and 7 Flaum Management Company. Speaking first 8 tonight will be Asher Flaum, President of Flaum 9 Management, and followed by Asher, will be Jan 10 Jones, Executive Vice-president of 11 Communications and Government Affairs, and Greg 12 Miller, Executive Vice-president of Development 13 from Caesars Entertainment. 14 At this time I will turn it over to Asher. 15 AHSER FLAUM: Thank you, Deputy Mayor, 16 Village Trustees. Thank you all for having us, 17 and thank you to the public for coming out this 18 evening. 19 I've been spending some time in Woodbury 20 meeting people. It's been a great experience. 21 I was here a couple of months ago for the first 22 informal presentation, and tonight, I'm very -- 23 personally very excited about, and excited for 24 the residents to hear the -- hear about the 25 full project and to hear all the details that</p>

<p style="text-align: right;">9</p> <p>1 everyone has really been -- been asking for, 2 so, and also very proud and honored to be 3 presenting Caesars Entertainment here this 4 evening, Jan Jones Blackhurst, Greg Miller, 5 Mike Saltzman, the Caesars team, they're here, 6 my father, David Flaum, the CEO of Flaum 7 Management. 8 So, very exciting opportunity for myself 9 and my family, and also for the residents of 10 Woodbury. This is a once in a lifetime 11 opportunity, and I think that, you know, this 12 is -- this is a first class team, and you can't 13 do better than Caesars Entertainment, world 14 class leader in gaming, over forty-five million 15 people in there Players Club, existing 16 customers. So, this is -- this is a powerhouse 17 group, and I just couldn't be more excited to, 18 you know, be here together with them to, you 19 know, discuss the project and fill everybody 20 else in. 21 So, without further ado, I guess Jan is 22 going to take over, and thank you all for 23 coming out, and here's Jan Jones Blackhurst 24 from Caesars entertainment. 25 Thank you.</p>	<p style="text-align: right;">11</p> <p>1 Hollywood, among them, just to name a few. 2 As Asher mentioned, we have forty-five 3 million players in our customer loyalty system 4 that we met in different places around the 5 world, and come to visit us in all of our 6 properties. We have nearly seventy thousand 7 employees. We operate three hundred and ninety 8 restaurants, bars and clubs, and we have 9 celebrity chefs, including Guy Fieri, Gordon 10 Ramsey and Bobby Flay. In fact, we are just 11 operating a new restaurant at our most recent 12 property, The Cromwell, welcoming Giaga from 13 New York. 14 We are forty-four thousand hotel rooms, 15 three hundred and two retail shops, one point 16 six million square feet of meetings and space 17 for meetings and conferences, and we operate 18 seven golf courses. And we say this, because 19 we want you to understand, we are a true 20 hospitality company. We've been in this 21 business for decades. We know how to operate. 22 We're good operators, and we enjoy the business 23 that we're in. 24 Caesars operates under what we call our 25 code of commitment. The code of commitment is</p>
<p style="text-align: right;">10</p> <p>1 JAN JONES: I need someone else to do the 2 technology. 3 Well, before we start, I just want to 4 thank all of you for taking your time to come 5 to this presentation tonight. We're very 6 excited about the opportunity to be a partner 7 with the City of Woodbury. I'd like to thank 8 the Deputy Mayor and all of the trustees for 9 hosting, and certainly Local 363 for the use of 10 this absolutely splendid facility. 11 I wanted to take some time tonight and 12 really introduce you to who Caesars 13 Entertainment is, the kind of company that we 14 are, the principles that we stand for, and then 15 talk about the project specifically, and then 16 some of the benefits and concerns that the 17 community may have as we move forward with the 18 discussion around this project. 19 Caesars Entertainment is the world's 20 largest gaming entertainment company. We 21 actually operate 53 casinos in a myriad of 22 states, in five countries -- or seven countries 23 and five continents. We have more than twenty 24 black brands, including Caesars, Harrah's, 25 Horseshoe, World Series of Poker, Planet</p>	<p style="text-align: right;">12</p> <p>1 a code that we put in place over a decade ago, 2 that's actually become the standard for the 3 gaming industry, but we were the lead. 4 The tenants of the code, the first is to 5 our community, and the commitment to the 6 community is that we will create vibrant jobs, 7 careers, jobs that are high paying, and the 8 benefit to people who live and work in that 9 surrounding community. 10 We have a commitment to our customers to 11 be responsible to operate in the highest levels 12 of integrity, and put in place responsible 13 gaming programs that lead the industry. 14 We have a commitment to code green, which 15 is our sustainability programs, making sure 16 that we give back to the community in terms of 17 environmental awareness, and putting in place 18 programs that do minimal negative impact in the 19 community. 20 And the final commitment is to give back, 21 and not just give back with tax revenues that 22 go into goods and services and education, but 23 to give back philanthropically. We have 24 hundreds of thousands of employee volunteer 25 hours, and dollars that come into the community</p>

<p style="text-align: right;">13</p> <p>1 where we do business, and we want you to 2 understand that because when we come in, we're 3 partners. We want to be your partner. We want 4 to be a part of the community. We want to know 5 what best suits you and how we can make sure 6 that we deliver on all the promises we make. 7 Before I get into some of the other 8 specifics, we want to talk about the project 9 itself, so we can address that, and to lead 10 that discussion, I'd like to introduce you to 11 Greg Miller, who is our Senior Vice-president 12 of Development and in charge of this project. 13 GREG MILLER: Thank you, Jan, and I'd like 14 to echo Jan's thanks to the Board of Trustees, 15 you, the residents of Woodbury and the 16 surrounding communities, for coming here to 17 listen to us, allowing us to share our ideas of 18 the project, and, in fact, our company itself. 19 We really haven't been formally introduced 20 until today. 21 So, as we go through the project itself, I 22 think many of you are familiar, very familiar 23 with the general site, but this will be the 24 first time we've gone through in public with 25 really the details of how we intend to develop</p>	<p style="text-align: right;">15</p> <p>1 experience. 2 As you look at the map up here on the 3 bottom, you'll see the site that's been 4 described, and consistent with the idea of a 5 destination resort, what we're doing is, we're 6 taking advantage of the topography that the 7 site itself presents to us, and we are having a 8 destination entry road toward the south end of 9 the site, and while we haven't locked in the 10 specific area, you can see it's about 11 two-thirds of the way down there. Where 12 somebody will come onto that road and really 13 have the opportunity to come up through the 14 natural terrain, and -- and have an entry into 15 the -- the project itself, that we think will 16 be very special and be fitting of the types of 17 guests that we know will come here. 18 The program that we're offering, as Asher 19 had mentioned earlier, will be, and I think the 20 Deputy Mayor mentioned in the proclamations, 21 will include a luxury hotel component. We're 22 planning on three hundred hotel rooms to start. 23 That will include a very nice spa product that 24 we've developed at Caesars Palace in Las Vegas 25 and our other Caesars properties, we branded as</p>
<p style="text-align: right;">14</p> <p>1 Caesars New York as a true destination resort, 2 a destination for people who live here in the 3 community, a place for people to go and simply 4 have fun, as well as a destination for the 5 customers that we have relationships with, both 6 in the United States and overseas, to come and 7 enjoy really everything that Woodbury and the 8 surrounding area, combined with our 9 entertainment offerings, have there. 10 Jan had mentioned earlier, it's very 11 important that as a company, we tend to have 12 about 25 percent of the business in any one of 13 our sites, comes from other properties where 14 people have a relationship with us. We're -- 15 because of our geographic diversity that Jan 16 referenced, we're the only company that's 17 really able to have an experience with somebody 18 in one market, and then offer them that same 19 hospitality, and that same customer 20 relationship with them, when they come to any 21 of our other properties. 22 So, as we look at Caesars New York here in 23 Woodbury, we're thrilled with the potential to 24 offer those guests and everybody in this 25 community what we think will be a very special</p>	<p style="text-align: right;">16</p> <p>1 Qua. It's really a very wonderful experience. 2 We will have some small retail offerings. We 3 certainly won't be able to compete with the 4 extensive retail offerings around here, but 5 resort type of retail. We will have a state of 6 the art casino floor, befitting of the Caesars 7 Palace brand, that takes into account 8 everything that we, as a company, know how to 9 offer great casino entertainment. We're going 10 to develop a 20,000 square foot flexible 11 meeting and entertainment facility for local 12 meetings to occur, weddings, concerts, shows, 13 that type of entertainment here. We found that 14 to be very successful for us in many parts of 15 the country. 16 We're going to add about ten restaurants 17 and bars to the project itself, and those are 18 very important here. What we develop as a 19 company, as a product, really is a mixed use 20 entertainment destination. It's the casino, 21 but it also has just great restaurants, great 22 spas, great other offerings that I'm describing 23 here. 24 Our current plans show us also developing 25 an outdoor amphitheater. So, we'll theme it</p>

<p style="text-align: right;">17</p> <p>1 something in the Roman vernacular, and it will 2 be an outdoor amphitheater that really will be 3 a home for a wonderful summer concert series. 4 Again, as we've gone throughout the country and 5 done these things, we know that people really 6 enjoy that type of entertainment, and it's 7 something that's really fun for everybody 8 involved, and it's good for our business. 9 We also intend to develop a substantial 10 parking structure, along with valet operations. 11 We know that it's most convenient for our 12 customers to have a structured parking, as 13 opposed to a lot big surface parking around the 14 facility. So, that's what we'll be offering 15 here. 16 So, again, as you look here, you can see 17 those elements that I was just describing. You 18 can see the hotel, you can see the portochere, 19 the casino, the garage. All of that together 20 is what we're going to propose as Caesars New 21 York. 22 As we as we think about translating that 23 plan into design and architecture, obviously we 24 have to be very respectful of just the 25 surroundings and the area. So, as we work with</p>	<p style="text-align: right;">19</p> <p>1 Our guest rooms, again, will be at the 2 level of quality that is needed to attract that 3 type of tourist who we know travel with us. 4 For the customer we have who lives in Chicago, 5 who comes to New York, we know the type of room 6 product they want, and that's what we'll 7 deliver here. 8 But we know we have a substantial 9 challenge to realize the vision and the 10 destination resort that -- that I just 11 described, and we're going to have to work 12 cooperatively with, really, the community and 13 everybody who is an important stakeholder to 14 make dramatic improvements to the current 15 traffic conditions. While I'm not going to go 16 through this pie chart per se, we're going to 17 break it down into a few details, and at least 18 give you our current thinking as to ideas that 19 can improve traffic overall, and do more than 20 simply offset the impact that our casino will 21 bring. Our goal is knowing less than to go 22 past the impacts here, and improve the existing 23 conditions. 24 So -- so, the data that we have, and we've 25 been working with TRC Engineers, who is very</p>
<p style="text-align: right;">18</p> <p>1 our architects, who've done a lot of great 2 projects, both with us and companies like 3 Disney, around the world, we really challenge 4 them, how to you do something that works 5 locally, but is sophisticated and is a place 6 that tourists from around the world will want 7 to come to, and what they've come up with and 8 this is some inspirational imagery, is 9 architecture from places like, I think it's 10 Aspen up top here, or down below, other, other 11 areas with similar terrain, and similar simply 12 beautiful surrounding areas, where it combines 13 natural materials, along with modern touches, 14 to create a very sophisticated, and what we 15 think will be a very wonderful destination. 16 This is our first artist rendering of what 17 the portochere area would be as people come up 18 to Caesars to be dropped off at our valet, and 19 come into either the hotel or into the casino 20 itself. 21 And again, as you walk into the casino 22 area, it's going to be a very sophisticated, 23 really high class quality casino, consistent 24 with -- with our brand, our Caesars brand, that 25 delivers that everywhere we do it.</p>	<p style="text-align: right;">20</p> <p>1 familiar with the traffic problem here, to help 2 us develop solutions that benefit the community 3 and help improve the traffic in the area. So, 4 the data we have today says that on a peak 5 hour, which could be an evening rush hour, or a 6 Saturday, there are approximately 4,800 trips 7 an hour, and as we look at the volume and the 8 business, we expect to do -- we are mindful of 9 the fact that we will be adding approximately 10 1,300 trips. So, we take a very fact-based 11 approach towards, how do we really make sure we 12 have a solution, and I can't underscore how 13 important that is to us. We're going to be 14 making a big investment in this facility, and 15 if we don't improve the traffic, if we don't 16 more than offset the 1,300 and go to the -- to 17 really improve the conditions for the balance 18 of the traffic, we won't get a good return on 19 our investment. 20 So, as Caesars comes to the community and 21 are working to address this traffic issue, the 22 one thing you can count on, is that our 23 interests are perfectly aligned. If we don't 24 find a way to improve traffic, we won't achieve 25 our business goals here, and that's not</p>

<p style="text-align: right;">21</p> <p>1 something that we -- we would find acceptable. 2 So, as we go through, we've identified, 3 and really in a preliminary basis, several very 4 specific improvements, improvements to the -- 5 to the traffic here. One is to create a 6 dedicated ramp from the toll plaza to Route 17 7 southbound, and I'm going to show this 8 graphically in just a moment. Another is to 9 work on a new Route 17 southbound on/off ramp 10 and eliminate one signal. Again, we'll go 11 through this in more detail in a minute. And 12 then finally contribute to the initiative 13 that's already in place to improve the 14 technology related to the signals as you move 15 up and down the corridor here. We understand 16 it's already underway, and you can definitely 17 count on our support to help push that over the 18 finish line in whatever way is necessary. 19 So, again, we'll just walk through a 20 little bit more graphical detail on that, and 21 what you're going to have after the 22 presentation itself, we have our colleagues 23 from TRC Engineering here, who, as you all have 24 any detailed questions around this, we've got a 25 board over here, after the meeting and after</p>	<p style="text-align: right;">23</p> <p>1 overpass crosses the 17. We would envision 2 working to remove that railroad overpass, 3 improve the view sheds in that area, make that 4 four lanes overall, and really take that all 5 the way down to the entry into -- into the 6 casino. So, it's a fair distance that -- that 7 we're talking about doing this. And in an 8 aggregate, we're very mindful of the fact that 9 we're going to have a substantial economic 10 commitment that we're going to have to stand up 11 and make to deliver these, but we're fully 12 willing to do that. 13 So, as we thought through the project that 14 I just walked through and how it can 15 potentially benefit the community, we think 16 there's several very important areas that our 17 project can -- can be a source of benefit. 18 The first is what I've just mentioned. We 19 can be a force that's going to be willing to 20 dedicate substantial capital towards improving 21 the traffic issues that you all face every day 22 here. 23 The second, and the next few are really 24 well contemplated in the law that was passed in 25 New York last year, for Woodbury, there would</p>
<p style="text-align: right;">22</p> <p>1 the public comment period, where we can go 2 through and share with you our preliminary 3 adaptations to the existing plans and points 4 that we find important, and have some give and 5 take and understand your points of view on 6 these specific areas. 7 So, the first I'd mentioned was this 8 dedicated -- it's up top on the right-hand 9 side, this dedicated ramp to 17 southbound, so 10 it will collect people coming off the toll road 11 and move people southbound without having to 12 cross and take a left. And then there's this 13 larger move down below it, near Locey Lane, 14 that would have an on/off and allow us -- allow 15 the community to eliminate the signal. That's 16 the one to the north within that second 17 quadrant there. Finally, the adaptive 18 signaling that I had mentioned. 19 Our plans actually do push beyond that, 20 although admittedly, as they push beyond it, to 21 head further south, they're not as directly 22 dealing with the existing issue, but we know 23 that to make our destination resort work, we're 24 going to have to widen the road as we move 25 south. There's the area where the railroad</p>	<p style="text-align: right;">24</p> <p>1 be a ten million dollar benefit in terms of 2 local revenues that would be related to the 3 state gaming tax. So, in other words, our 4 revenues, as they go, if we achieve our revenue 5 targets, and we're confident we will, Woodbury 6 would get ten million dollars a year from the 7 state gaming tax. 8 We've calculated that there will be a 9 19 million dollar incremental property tax that 10 Woodbury would be a beneficiary of, and then 11 beyond that, there would be an additional ten 12 million that would go to the Orange County 13 coffers, directly related to our project. 14 The reality, when you look at the casino 15 industry and do a deep study of the casino 16 industry, if you look at how like sites 17 perform, the Caesars and our network of 18 properties, tend to perform at about a 25 19 percent higher productivity rate. So, we -- 20 any analyst would predict that we would 21 generate more revenue than any other gaming 22 competitor who would come to this site, because 23 of our network and relationships with people 24 that I had described before. So, the revenue 25 numbers we're talking about here, are a little</p>

<p style="text-align: right;">25</p> <p>1 bit above of what the state projections have, 2 and it's based on our internal expectations of 3 what the revenue we would do. 4 And of course what I didn't just mention 5 and it is important is, we're intending to 6 invest over \$750 million into this project, and 7 while we won't finalizes that number for the 8 next month or so, we know it's going to be at 9 least that, and the consequence of that will 10 be, fifteen hundred union construction jobs, 11 and we're very committed in our company across 12 the country to working with -- with union 13 labor, and already have an agreement, a 14 preliminary agreement in place for that here. 15 We -- we expect to have over three 16 thousand permanent jobs, and these are good 17 paying jobs when you look at -- at the -- 18 across the rest of our network as we come into 19 communities. It's a job that would have an 20 average compensation, including salaries, 21 wages, benefits, tips, of about \$50,000 per 22 position. 23 We're also very committed to working with 24 veterans and the Armed Forces. We have formal 25 processes in place right now to work with</p>	<p style="text-align: right;">27</p> <p>1 welcome any communities to go and talk to the 2 mayors and community leaders, the fire chiefs, 3 the chiefs of police, of any of the communities 4 that we're in, and you get the -- you get 5 validation of what I'm saying on how well we 6 integrate to the community there. 7 We've already started dialogues here 8 locally on how we're going to work together 9 with the fire, police, EMS services, to create 10 solutions for our projects. We certainly know 11 that there's going to be issues related to 12 water and sewer, that we have to make sure that 13 we're offsetting whatever capacity we're using 14 on the local infrastructure, we're committed to 15 doing that. 16 We look forward, very much, to partnering 17 with SUNY Orange to establishing programs that 18 could be good training programs that augment 19 the curriculum of that institution very 20 effectively. 21 So, again, we're introducing ourselves 22 here. We look very much forward to getting 23 questions and feedback from the community as we 24 go forward, and in Jan is going to come back up 25 and really close with a bit of a description on</p>
<p style="text-align: right;">26</p> <p>1 veterans, and we think certainly this market 2 with its history and relationship to the Armed 3 Forces, is a great opportunity for us to put 4 those programs to work. So, we'll be deploying 5 our Lifting Heroes Project -- Program here to 6 hire veterans. We'll host a military job fair 7 here, et cetera. And we're also very active at 8 hiring diverse work forces, and certainly, at a 9 minimum, we'll reflect the community as we do 10 that. As we typically go through and hire, 11 over 90 -- well over 90 percent of the people 12 who are employees of the project will come from 13 the immediate surrounding area. 14 So, finally, you know, our commitments to 15 Woodbury are very, very clear. You know, we're 16 mindful of maintaining the quality of life in 17 Woodbury. Our company, our company really is 18 unique. There's nobody else who has 53 casinos 19 around the world. We're the biggest, not 20 because we created one big model head, but it's 21 because we have 53 different relationships with 22 communities. We know how to do this and 23 deliver on commitments to communities better 24 than almost any other company. We are very 25 proud of our track record in that regard. We</p>	<p style="text-align: right;">28</p> <p>1 how we plan on integrating with the community, 2 and do so in other areas. 3 JAN JONES: I want to talk a little bit 4 more about what it means to be a partner with 5 Caesars. As I mentioned when I first began the 6 introduction, we operate on what we call our 7 code of commitment, and it's a promise, as I 8 said, to employees, to treat them with respect 9 and provide career opportunities. To our 10 guests, operate with integrity and have 11 responsible gaming. Communities, to help make 12 Woodbury a healthy and vibrant place to live 13 and work. And to the environment, to be 14 responsible stewards. 15 When we talk about the jobs, and I think 16 this is really important for a community to 17 understand, sometimes when you talk about 18 casino entertainment, the people think it is 19 all service jobs. In fact, there is a wide 20 variety of jobs, gaming, relationship 21 marketing, human resources, legal, finance, 22 hotel, food and beverage, information 23 technology, total service. So, they're career 24 jobs. They're good jobs. Our average employee 25 makes 50,000 a year, plus benefits, and I would</p>

<p style="text-align: right;">29</p> <p>1 say, today we signed our PLA with the building 2 trades, which we were very proud of, and I want 3 to say that even though the state requires 4 labor agreements for both the hotel and for the 5 building trades, Caesars Entertainment has more 6 union partners nationwide than any other gaming 7 company, and it's because we believe doing the 8 right thing by our employees, and we believe in 9 union partnerships.</p> <p>10 Caesars wants everybody who gambles at our 11 casinos to be there for the right reasons, and 12 that's simply to have fun, and it's really 13 important to understand that this resort is 14 about entertainment. It's about fun. We're 15 the first casino company to recognize and 16 operationally address problem gaming. Our 17 programs serve as the models for the entire 18 industry. Countries and governments actually 19 take our regulatory structures and training and 20 put them into their own programs and 21 legislations, because we really set the 22 standard. We've received the first corporate 23 award given by the National Council on problem 24 gaming. We funded the creation of the first 25 national help line for problem gaming. We</p>	<p style="text-align: right;">31</p> <p>1 lightly, which is why we put the programs in 2 place. And actually, one of the things that I 3 think is interesting, that studies that have 4 been done around the world, not just around the 5 United States, have shown that the entrance of 6 new gaming product does not increase the 7 incidents of problem gaming. In fact, in many 8 countries, in the UK and Australia, they've 9 actually seen a reduction as the markets have 10 stabilized and the proper regulatory programs 11 have been put into place.</p> <p>12 On sustainability, I talked a little bit 13 about code green. Responsible stewardship of 14 the environment is a clear business imperative, 15 and by that, it's not something that we think 16 it's nice to have. It's something we believe 17 is a have to have. We look at programs that 18 incorporate energy efficiency, use of recycled 19 materials, leed certification in all of the 20 buildings that we put in place.</p> <p>21 When we look at reducing the carbon 22 footprint, this is something we take very 23 seriously, and we, actually, we have a goal of 24 25 percent by 2015, and we've already achieved 25 that goal.</p>
<p style="text-align: right;">30</p> <p>1 regularly contribute to and assist 2 international, national and local problem 3 gaming agencies. We're the first to offer 4 nationwide self exclusion, self restriction. 5 That's where if a customer doesn't want to be 6 part of the casino, or doesn't want to have 7 marketing sent to their homes, they can sign up 8 and we'll make sure that that doesn't happen. 9 We're a commitment to effective responsible 10 gaming training for all of our employees. 11 Every employee at Caesars Entertainment is 12 trained in responsible gaming, and a certain 13 level of employee called our ambassadors, are 14 actually trained to be on a floor, and if a 15 customer asks them for help, to direct them to 16 services and help lines, where they can get the 17 help that they're asking for.</p> <p>18 The other thing that's important to 19 understand with responsible gaming, because 20 this will come up, and I think the more you're 21 educated, the better it is when you have 22 questions in the community. The incidents of 23 pathological gaming is usually about 1 to 1.2 24 percent of the population. Statistically, it's 25 a small number, but it's not something we take</p>	<p style="text-align: right;">32</p> <p>1 Across our network, we have a proven track 2 record of community reinvestment, employee 3 engagement, volunteerism and charitable giving 4 efforts across the network. We talk about 5 being a partner, and if we're going to be a 6 partner in Woodbury, we hope it's a long-term 7 partnership. So, building a community that 8 you're proud of, is building a community that 9 we're proud of.</p> <p>10 The code in action, when Katrina hit New 11 Orleans, we had to close. The whole city 12 closed. We kept all of our employees on 13 payroll for ninety days, and even afterwards, 14 we kept up all their health and benefits, so 15 that those employees who were out of work, 16 didn't have to worry about caring for their 17 family, our family. Your family is our family.</p> <p>18 Tourism impact, Harrah's New Orleans, in 19 the ten years we've done business there, we've 20 spent over 95 million with local partner 21 hotels, and more than 45 million with local 22 restaurants and attractions, and that's 23 because, we want our customers to come and 24 experience the area. We don't want them to 25 just come and come to the resort. We want them</p>

<p style="text-align: right;">33</p> <p>1 to go out and visit your businesses, visit your 2 restaurants. If there's hotel rooms, we 3 partner share. And it's because, if the tide 4 rises, we want all the ships to rise with it. 5 Economic revitalization, there's an 6 interesting, we're in Harrah's Joliet, and many 7 of you may not even know where Joliet is, but 8 if you've ever seen The Blues Brothers, it's a 9 city that at one time was only known for its 10 prison. Today, it's one of the most vibrant 11 cities in all of Illinois. They had a 12 twenty-five year redevelopment plan and they've 13 achieved it in ten years, and it was because of 14 the capital investments, the people, the jobs, 15 the reinvestment in the community, that really 16 gave them the opportunity to create a vision, 17 and do it in an incredible time frame. 18 Local business partnership with Renu Oil. 19 Our partnership with Renu Oil is an 20 organization that collects and recycles cooking 21 oil, food waste and glass, from Caesars Resorts 22 in Las Vegas, and it exemplifies our commitment 23 to working with local businesses to and for 24 sustainability. 25 We actually came up with a program where</p>	<p style="text-align: right;">35</p> <p>1 said, they care about the communities they live 2 in. They care that we're partners, and this is 3 something that we're doing together. 4 We share a financial success with our 5 communities by donating a portion of company 6 profits to community and charitable events. 7 This is not something we do sometimes. This is 8 something we do all of the times. 9 (Whereupon, at this time a video is 10 played.) 11 JAN JONES: We made a focus on seniors, 12 because we thought that often they were 13 forgotten, and we were very pleased that we 14 could have made such an impact in so many 15 important programs, but we also give to 16 education. We give to healthcare. We give to 17 children's charities. We try to be there for 18 every part of the community where there's a 19 place we can help. 20 As I said when I started, we want to be a 21 part of your community. We're very excited 22 about the opportunity for this project. We see 23 it as a long-term relationship, and we want you 24 to know that tonight is just the beginning of 25 the relationship. We're not coming to come in</p>
<p style="text-align: right;">34</p> <p>1 many of our minivans, actually, are running on 2 Ethanol fuel, which is a byproduct of these 3 reused cooking oils. 4 Our foundation, Caesars Foundation last 5 year gave out over seventy million dollars to 6 reinvest in the communities where we do 7 business. We're actually the single largest 8 gift giver to Meals On Wheels. In over ten 9 years, we've given over fifty vehicles that 10 augment the Meals On Wheels programs in 11 communities where we do business. 12 Clean The World, which is a program where 13 we take all of our used soaps and shampoos and 14 conditioners, and send them to other countries, 15 where they have huge need for these supplies. 16 It's been incredibly successful. 17 We were actually the first casino company 18 to be part of Earth Day. We were the first 19 casino to turn off all of our neon lights, and 20 tried to set the standard for others to follow. 21 From Jan 2010 through the first half of 22 2011, our Hero Volunteers contributed more than 23 a hundred and seventy-three hours to 24 communities and the environment. This is 25 employees giving of their time, because as I</p>	<p style="text-align: right;">36</p> <p>1 and then walk out. We're going to be here to 2 answer your questions, to work with you as we 3 develop the vendor programs, the supplies 4 programs, all of the goods and services that 5 local businesses can benefit from, all the 6 relationships with the people who will be 7 future employees, with the universities, who 8 can teach and give the skills for our new and 9 emerging work force, and the people that are 10 going to be here that you'll know, Joe Tyrell, 11 if you would stand up, Rico Izzigary, Michael 12 Saltzman, David Sachs, of course Asher and 13 David Flaum. All of us will be here. We're 14 here to answer your questions. We're here to 15 talk about any of your concerns, and we hope 16 that you are as anxious to be a partner with us 17 as we are to be with you. Thank you. 18 DEPUTY MAYOR EGAN: Okay. Thank you, Miss 19 Jones and Mr. Miller, for that presentation. 20 We're going to start the comments and 21 questions tonight with the Village Board, then 22 we'll go to the consultants, followed by the 23 public. We'll start with the Village Board. 24 Trustee Sutz, thoughts or comments. 25 TRUSTEE SUTZ: I have a few --</p>

<p style="text-align: right;">37</p> <p>1 DEPUTY MAYOR EGAN: Wait a second. 2 TRUSTEE SUTZ: I guess this question would 3 be addressed to Mr. Miller. When you were 4 talking about the resort, you were mentioning 5 that there would be three hundred rooms in the 6 hotel, and you said to start. Is there, or are 7 there plans to make more than three hundred 8 rooms for the hotel, or are there plans to make 9 it bigger? 10 GREG MILLER: Does this work, or no? On 11 is good. 12 So, we don't have plans to go beyond the 13 three hundred. If I said to start, it wasn't 14 intended to imply anything beyond that. Our 15 program is what I had mentioned, which is the 16 three hundred, and I apologize if I misspoke 17 and said to start, to imply something 18 different. 19 TRUSTEE SUTZ: Okay. That's fine. I just 20 wanted to clarify that. Thank you. 21 I guess my other question was, and I just 22 wanted to clarify this, as well, when you 23 showed a slide of Woodbury potential revenue, 24 it showed ten million dollars as a state game 25 tax, and I'm assuming, from the way you</p>	<p style="text-align: right;">39</p> <p>1 TRUSTEE SUTZ: I'm good. 2 TRUSTEE CROUSE: Okay. I don't want to 3 ask too many questions. I want to give an 4 opportunity to hear from the public. I do have 5 one question. 6 On the traffic proposal that you had 7 there, have you been speaking to, or planning 8 to speak with the New York State DOT? Because 9 there right now is, on the board they have 10 their own designs. Are you going to be 11 coordinating with them to make sure that the 12 flow of traffic is eased through this 13 intersection? 14 GREG MILLER: We haven't started a formal 15 conversation yet. We've gone through and been 16 studying the situation and coming up with the 17 point of view that we shared up here today on 18 how to augment the existing plan that we're 19 quite familiar with, with the New York 20 Department of Transportation. Obviously, we 21 would have to coordinate in a cooperative way 22 relative to funding and scope, in order to 23 proceed. 24 TRUSTEE CROUSE: I would believe that 25 would be very critical, because we spent years,</p>
<p style="text-align: right;">38</p> <p>1 presented it, that that ten million dollars 2 goes directly to Woodbury and nowhere else, if 3 the revenue that you hoped to reach was 4 achieved. Is that correct? 5 GREG MILLER: Yeah, that's correct. The 6 way the legislation was drafted, it would be 5 7 percent of the gross gaming revenue, it will go 8 directly to the -- the local community, in this 9 case, Woodbury. 10 TRUSTEE SUTZ: The host community. 11 GREG MILLER: Yes. The host community, 12 yes. 13 TRUSTEE SUTZ: And then the nineteen 14 million dollars in property tax, that's total 15 tax, school, property, whatever, village and 16 town tax, as well? 17 GREG MILLER: It is town property tax 18 specific. There are almost certainly taxes 19 beyond that, things like hotel taxes that would 20 be included. For purposes of that slide, we 21 focused on the property taxes. 22 TRUSTEE SUTZ: Just to clarify, you're not 23 asking for any kind of tax abatement of any 24 kind? 25 GREG MILLER: That's correct.</p>	<p style="text-align: right;">40</p> <p>1 and the DOT has spent years in the local 2 municipalities in this area, on looking at a 3 design for that, and I would think it would be 4 vital to the project that this was -- that this 5 was coordinated, and coordinated well with the 6 DOT. 7 GREG MILLER: Yeah, we respect that point, 8 and it's the same in every jurisdiction we 9 operate in, we wouldn't have a right to do the 10 work on our own. What you hear from us is our 11 commitment to make a substantial capital 12 investment to help those projects, enable those 13 projects, because we understand there have been 14 frustrated at times historically based on lack 15 of funding. 16 JAN JONES: This is just an update, we 17 actually have begun those conversations with 18 the department of transportation. 19 TRUSTEE CROUSE: Thank you. Anything, I 20 want to reserve. I would be interested in 21 hearing from the public. 22 TRUSTEE FLOOD: You might as well stay 23 there. 24 Thank you. I just have one question. 25 What are your plans on -- to impact -- to</p>

<p style="text-align: right;">41</p> <p>1 mitigate the impact on our local services, such 2 as our policemen, our fire department, and our 3 EMS departments? 4 GREG MILLER: Yeah, we've certainly 5 started detailed conversations on each of those 6 different areas. We're very mindful of water 7 and sewer, as well. Our goal is as simple as, 8 whatever impact we create, then we will offset 9 and make sure there's funding sufficient to 10 offset it. So, there's different examples in 11 each of those obviously, but those 12 conversations are clearly have already begun. 13 TRUSTEE FLOOD: Would that include the 14 Harriman, as well, one of our great neighbors? 15 GREG MILLER: Yeah, it would potentially 16 -- it would certainly potentially include 17 Harriman, as well. I think Harriman might be a 18 very important player on the water side of the 19 equation, for example, so... 20 TRUSTEE FLOOD: Thank you. 21 DEPUTY MAYOR EGAN: Okay. You've already 22 answered the DOT questions that I had, because 23 there is a substantial plan in place, as 24 Trustee Crouse has stated, and you're clearly 25 going to have to work with the DOT, so I'm not</p>	<p style="text-align: right;">43</p> <p>1 to make a commitment to the traffic issue down 2 there, because there are many issues in the 3 situation here, and I look forward to reviewing 4 the studies and the plans, when you have 5 detailed plans. 6 DEPUTY MAYOR EGAN: Thank you, Dennis. 7 Mr. Turner, our Village Planner, I know 8 he's in the room. Do you have any comments? 9 MR. TURNER: I have no comment at this 10 point. I think Dennis indicated, there's going 11 to be a series of studies that will be coming 12 forth addressing all of the questions that you 13 have raised and others will raise. 14 DEPUTY MAYOR EGAN: Okay. Thank you, Stu. 15 As you -- as the public comes up to make 16 any comment, please just leave the mic on the 17 table. It's sensitive enough for people to 18 hear, and it causes too much background noise. 19 First, before we go any further, I would 20 like to recognize Assemblyman James Skoufis, 21 who came in, and Town Councilman Tim Marone, 22 who is also here in the room. 23 Before we go to the printed list, I'd like 24 to ask any public officials that are in the 25 room that would like to make any comment, that</p>
<p style="text-align: right;">42</p> <p>1 going to reiterate that. But I do have a 2 question on the salaries, because there was 3 little bit of discrepancy. One slide said 4 50,000 including benefits, the other slide said 5 50,000 plus benefits. So, I would like some 6 clarification on that, because that could be 7 pretty substantial. For example, a family plan 8 for health insurance with good dental could be 9 close to \$20,000. That would be a big 10 discrepancy. 11 GREG MILLER: Okay. The first slide that 12 was in the presentation that I went through was 13 very detailed, certainly indicated it was all 14 inclusive, the 50,000, for the average employee 15 across all functions in the casino. 16 DEPUTY MAYOR EGAN: Okay. So, with 17 benefits. 18 GREG MILLER: Including benefits, all 19 inclusive. 20 DEPUTY MAYOR EGAN: Okay. Thank you. 21 Okay. That was it for me. Thanks. 22 Gentlemen. 23 MR. GOLDEN: I have none. 24 MR. LINDSEY: The only thing I have to say 25 is that, it's nice to see that you're prepared</p>	<p style="text-align: right;">44</p> <p>1 hasn't already made anything, to please come 2 up, so we can have you guys speak. Just as you 3 come up, state your name for the Stenographer, 4 please. 5 HARRY POOR: Yes. My name is Harry Poor, 6 and I'm here as the representative of County 7 Executive Steven Neuhaus, and the reason why 8 I'm here tonight -- and by the way, I want to 9 thank my friend Sam Fratto of Local 363 for 10 making this available, and thank the board 11 also, Deputy Mayor, Trustees, for having this 12 forum. I think it's very important. I think 13 the turnout shows how important it really is to 14 have this. 15 I'm here representing the County Executive 16 because we, in the county, are surprised 17 somewhat that Orange County is in play. I've 18 lived most of my life in the Hudson Valley, and 19 whenever there was talk through the decades, 20 any decades, about casinos, it was always 21 Sullivan County. Now when it comes down to 22 actually happening, Orange County is in the 23 mix. Why is Orange County in the mix? We're 24 in the mix because we have the population and 25 because we have the market place, and the</p>

<p style="text-align: right;">45</p> <p>1 County Executive and his staff has looked at 2 all of the positives and possible negatives of 3 this opportunity, and we see it as a very 4 strong positive, and it's for all the obvious 5 reasons that was stated by those in the 6 presentation. We're going to have non-property 7 tax revenues to a degree that does not come 8 along every day. There will also be property 9 taxes, property taxes by the development 10 itself. There will be employment opportunities 11 that we desperately need in this county. There 12 will be linkages with our county college for 13 training. When you look at it in every aspect, 14 it all seems to be a positive thing.</p> <p>15 Now, having said that, we are very hopeful 16 that there will be one, at least, wonderful if 17 you can get two, casinos in Orange County, but 18 it will be up to the local governments where 19 these things are going to be located, to say 20 yes or no, and we in the county, County 21 Legislature Katie Bonelli is here tonight, 22 passed a resolution, I think it was 20 to 0, or 23 20 to 1, saying, we want a casino somewhere in 24 Orange County, but if it will be in Woodbury, 25 or if it will be in Newburgh, or if it will be</p>	<p style="text-align: right;">47</p> <p>1 that. So, there's a lot of people that do come 2 up that route, and will be impacted by whatever 3 traffic will occur.</p> <p>4 I am encouraged, though, by what I saw 5 here, the fact that significant tax benefits to 6 the village and town, and to the county itself, 7 and also the fact of additional jobs, both 8 construction and permanent. All these things 9 we need, but again, my own concern, and the 10 only thing I'm here for, for Hamptonburgh, is 11 to just talk about the traffic. Thank you, 12 gentlemen.</p> <p>13 DEPUTY MAYOR EGAN: Thank you. 14 Any other elected officials? 15 Okay. We're now going to move onto names 16 from the sign-up list. Each speaker will have 17 three minutes to speak. Please try not to 18 repeat any comments already made by somebody 19 before you, just say that you agree or disagree 20 with what was said. Please excuse my 21 pronunciations, if I mess anything up.</p> <p>22 We will start with Saaed Moslem. 23 SAAED MOSLEM: Good evening, Town Board, 24 ladies and gentlemen. As a business owner here 25 in Woodbury, as a long-time resident in</p>
<p style="text-align: right;">46</p> <p>1 in some other place in the county, it will be 2 up to the local governments to do that, but we 3 think on whole, on balance, this is a wonderful 4 opportunity for Orange County, an opportunity 5 that does not come along very often, and an 6 opportunity that will have a substantial 7 positive impact for the local government that 8 hosts it, and for the county that it's in. 9 Thank you.</p> <p>10 DEPUTY MAYOR EGAN: Thanks, Mr. Poor. 11 Any other elected officials before we move 12 onto the public? Okay. I see none. 13 Oh, excuse me.</p> <p>14 RICH COCCHIARA: Gentlemen, my name is 15 Rich Cocchiara, Town Councilman for the Town of 16 Hamptonburgh. I will be respectful of the fact 17 that this is your decision, and the town and 18 village will do what they feel prudent, but 19 from the Town of Hamptonburgh's perspective, 20 the only thing we're concerned about, is that a 21 majority, say a signature amount of our people, 22 do come down Route 208, get on 17, and take the 23 New York State Thruway south into Jersey. So, 24 any kind of traffic impact, please be mindful 25 of the fact that, we're going to be added to</p>	<p style="text-align: right;">48</p> <p>1 Woodbury, twenty years I -- twenty years ago, I 2 could never believe that we'd have the 3 opportunity to have a casino in Woodbury, but 4 with the growth that Woodbury has had, this is 5 a win/win situation for everybody. This is a 6 one in a million opportunity. This is almost 7 like hitting the lottery. We cannot let this 8 opportunity pass us by. With the amount of 9 revenue that it will generate, with the jobs 10 that it will generate, with fixing the traffic 11 problem, which is our biggest problem in 12 Woodbury, this is just a win/win, and I don't 13 see anything that can go wrong here. Thank 14 you.</p> <p>15 DEPUTY MAYOR EGAN: Jan Palaia from Palaia 16 Vineyards. 17 JAN PALAIA: I just wanted to add that we 18 are for this, as well. We live -- we are at 19 the complete opposite end of town, on a 200 20 year old property, and I cannot see how this 21 is, in any way, bad for our town. I was just 22 at a Governors Conference for beer, wine and 23 cider, and the Governor is very interested in 24 getting tourism out of the city and up the 25 Hudson Valley, and improving the Hudson Valley,</p>

<p style="text-align: right;">49</p> <p>1 and I'm for that, also. 2 I just wanted to say that everyone up in 3 our neck of woods, at the other end of town, is 4 for this, and we encourage you to be for this 5 also. Thank you. 6 DEPUTY MAYOR EGAN: Next up is Peter 7 McGoldrick. Is that correct? 8 PETER MCGOLDRICK: That's correct. My 9 father would be proud of the pronunciation. 10 Peter McGoldrick, long-time resident of Central 11 Valley, and I think I classify myself as a 12 long-time volunteer and a person dedicated to 13 the Town of Woodbury and the Village of 14 Woodbury, and I do agree with what's been said 15 about traffic. It's a tremendous issue, and I 16 am encouraged by what we saw, you know, on the 17 commitment to -- to fix the traffic issues that 18 we have, especially the monetary commitment to 19 do that. 20 I am in favor of this, and that really is 21 the message that I want to bring to the board. 22 I'd like the board to -- to really consider 23 approving this and moving this on to the 24 planning process, where, you know, all of these 25 issues that we, we as residents of Woodbury,</p>	<p style="text-align: right;">51</p> <p>1 The casino promised thousands and thousands of 2 jobs. I think it's very patriotic. I think 3 it's a great deal, and I'm 100 percent for it. 4 Thank you. 5 DEPUTY MAYOR EGAN: Fred Unger. 6 FRED UNGER: I respectfully decline to 7 speak. 8 DEPUTY MAYOR EGAN: James Weber. 9 JAMES WEBER: Good evening, Deputy Mayor 10 Egan, Trustees, neighbors. Thanks for this 11 opportunity to be able to speak this evening. 12 I'm going to apologize, because I'm not a 13 long-term resident. We're fairly new here. We 14 had a brief thirty-two year hiatus in the Air 15 Force. So, we're back in New York now. And I 16 do have some concerns, because as I read it, 17 you mentioned ten million dollars in gambling 18 proceeds, but it's my understanding that ten 19 million is supposed to be split between Orange 20 County and the -- the environments of Woodbury. 21 Also, I'm sorry, also, the -- I truly 22 would like to see a guarantee upfront that a 23 corporation like Caesars is not going to apply 24 for a ten year property tax abatement. And I 25 have nothing against Caesars. I've left plenty</p>
<p style="text-align: right;">50</p> <p>1 are concerned about, can be vetted out, you 2 know, with a good DEIS and good scoping session 3 and, you know, a good plan to make this work. 4 So, I appreciate the time, and thank the 5 board for their consideration. 6 DEPUTY MAYOR EGAN: Thank you. 7 Next up is Wayne Corts. 8 WAYNE CORTS: Wayne Corts, 3 Victoria 9 Court. I've lived in town for twenty-five 10 years, and I run a local business, Fallkirk 11 Estate & Country Club, and I would urge the 12 board to move as quickly as possible to get, 13 you know, get a first class project like this 14 approved, and get it done. It would help me 15 tremendously. And I want to thank the Asher 16 group and Caesars for coming to our town, and I 17 would urge the board to do whatever it could to 18 move forward quickly. Thank you. 19 DEPUTY MAYOR EGAN: Barry Fixler. 20 BARRY FIXLER: I think -- I think it's 21 great, excuse me, I think it's great. My 22 family thinks it's great. I'm a returning war 23 veteran. I've served this country. Orange 24 County has a huge veterans population, and 25 veterans coming back from the war, needs jobs.</p>	<p style="text-align: right;">52</p> <p>1 of money with you folks, and the siren song of 2 having you close by is hard to resist. 3 The other thing, the other concern that we 4 have, my neighbors have, is the interchange, 5 because it's my understanding, from the time 6 that you are approved, if you're approved, that 7 you have to have the casino built in two years. 8 Is that correct? 9 GREG MILLER: The law requires two years 10 after license is awarded. Very recently the 11 gaming commission clarified that to be two 12 years after the completion of the SEQRA 13 process. 14 JAMES WEBER: Okay. Because, again, I 15 grew up on Long Island. So, one of the things 16 I'm really good at is cynical, and getting the 17 plan changed from starting the interchange 18 construction, I think it's 2017, get a whole 19 new plan, move track trestles, get rights of 20 way, widen roads and everything, within the two 21 years that you're going to build, just seems to 22 be aggressive. Thank you, gentlemen. 23 DEPUTY MAYOR EGAN: Andrew Lubeskie. 24 Excuse me. 25 GREG MILLER: If I could, the previous</p>

<p style="text-align: right;">53</p> <p>1 gentleman had a comment. My wife tells me I 2 talk enough. The previous gentleman had 3 mentioned a concern that the ten million dollar 4 benefit to the -- to Woodbury, was -- was 5 divided somehow. The way we represented it up 6 on the screen actually was accurate relative to 7 the law. The expectation is it would be ten 8 million dollars to Woodbury, and plus ten 9 million dollars to the county. It was the way 10 the law is written.</p> <p>11 JAMES WEBER: So then you're saying the 12 State of New York calculations were off by 6.2 13 million dollars.</p> <p>14 GREG MILLER: I have to look at the 15 details of what you're saying, but based on our 16 revenue projections and the regulations that 17 are in place, we're quite confident in that 18 number.</p> <p>19 JAMES WEBER: The original New York State 20 numbers were 13.8 million, of which 6.9 would 21 go to Woodbury, and 6.9 to Orange County.</p> <p>22 GREG MILLER: That is true. That was the 23 state estimates. Again, our revenue estimates, 24 we tend to estimate more revenue, because we're 25 more successful. It was based on our internal</p>	<p style="text-align: right;">55</p> <p>1 the town payroll, because how's -- they tell us 2 they're going to give us an impact fee. To me, 3 an impact is a one-time deal, but once someone 4 is on the payroll, it's all the time.</p> <p>5 So, this ten million they're going to give 6 our town, the people might have high 7 inspirations, oh, ten million dollars, it's 8 going to be a wash with salaries for EMS, 9 firefighters, court and whatever police we may 10 need, maintenance workers, sewer department, 11 highway. Other 19 million to reduce our taxes. 12 Our school budget is a 157 million dollars.</p> <p>13 The biggest question for me is, the money 14 that they're going to bring into our town, if 15 you break it down by a month, what is maybe 16 \$100 a month worth for me for the inconvenience 17 for the traffic. No one mentioned morality. 18 No one mentioned anything else. But I'm just 19 saying, for any inconvenience that our citizens 20 will deal with, for 80 to \$100 a month, that 21 they -- their projections that we might get, is 22 it really going to be worth it?</p> <p>23 DEPUTY MAYOR EGAN: Caesars, would you 24 like to respond to that at all?</p> <p>25 JAN JONES: I think there are always</p>
<p style="text-align: right;">54</p> <p>1 projections beyond that. That is an accurate 2 statement.</p> <p>3 DEPUTY MAYOR EGAN: Okay. Move on now. 4 Andrew Lubeskie.</p> <p>5 ANDREW LUBESKIE: Hello, I'm Andrew 6 Lubeskie. I've only been living in Woodbury, 7 Highland Mills, for eleven years. I'm a good 8 fan of Caesars. I've gone to Atlantic City and 9 Las Vegas, but for all the reasons Caesars is a 10 good product, I don't want them here. I worry 11 -- I'm worried that the ten million dollars 12 that they estimate, which the state estimates 13 is less, with the town is going to be a wash. 14 They tell us, they came to Brigadoon, where I 15 live, they told us that they're going to have 16 an impact fee. How could our one EMS 17 volunteer, how could our one Harriman fire 18 department, which is volunteer, service our 19 community, and the three hundred bed hotel?</p> <p>20 These are going to have to come full-time 21 positions. I'm not going to talk about the 22 police. I grew up near Philadelphia. The Vet, 23 for Eagles games, brought it in the community. 24 Our courts are going to have to become more 25 involved. We're going to have more people on</p>	<p style="text-align: right;">56</p> <p>1 concerns when a project of this scope comes to 2 a community. When it comes to the traffic, I 3 would respectfully say that you already have 4 the problem. The problem exists. I think that 5 we're an opportunity to rationally address that 6 problem and come up with a solution that is 7 good for the city and is good for the increased 8 people that will be coming to the community.</p> <p>9 The questions, increase services, that's 10 absolutely correct, and I would restate, we're 11 committed to work with the city in coming up 12 with whatever it is that you need in increased 13 fire or police, any services as a result.</p> <p>14 When it comes to questions of, and it was 15 referred to of crime --</p> <p>16 AUDIENCE MEMBER: Morality.</p> <p>17 JAN JONES: Well, morality is a question 18 that I would say, 68 percent of citizens in the 19 United States are perfectly fine with casino 20 entertainment. The average casino gambler is 21 higher educated, earns more money than the 22 average person. So, I absolutely respect 23 people who are opposed to gambling, but there's 24 70 percent of the public who is absolutely not 25 opposed to gambling, and I would go back that</p>

<p style="text-align: right;">57</p> <p>1 these resorts, the gambling is a piece of the 2 entertainment. The entertainment that's 3 offered goes far beyond. It's a tourist 4 destination that not only brings new people, 5 new revenues, and to Greg's point, it's not 6 just the gaming tax. There's sales tax. 7 There's room tax. There's all of the new 8 revenues that are as a result of growing a new 9 vibrant industry.</p> <p>10 And the last thing I would say, because I 11 think it's really important, and I know there 12 was an editorial in the paper this morning 13 talking about the increase of crime associated 14 with casinos, and I will tell you that that is 15 categorically untrue. The 1999 Federal Impact 16 Gambling Study, as well as the University of 17 Chicago, the National Opinion Research Center, 18 they both did studies that showed there was 19 statistically no increase in crime. In fact, 20 communities with these resorts have actually 21 found that crime has gone down, because of the 22 regulatory environment, because of the public 23 safety and the security that we have in these 24 facilities, and I think just of interest, that 25 they found, that there is more increase in</p>	<p style="text-align: right;">59</p> <p>1 amounts that are required on the -- that are 2 based upon the gaming tax.</p> <p>3 DEPUTY MAYOR EGAN: Okay. Moving on, I'm 4 not going to attempt the last name, Christine, 5 so why don't you just come on up? You can tell 6 me how to pronounce it later, if you'd like.</p> <p>7 CHRISTINE DEROHANNESIAN: It is 8 Derohannesian. And you did say three minutes, 9 right?</p> <p>10 DEPUTY MAYOR EGAN: Yes.</p> <p>11 CHRISTINE DEROHANNESIAN: In my next 12 lifetime I promise to be brief, but for now, 13 I'm not.</p> <p>14 My name is Christine Derohannesian, and my 15 sight includes experience as a current member, 16 previous vice-president of the Woodbury Chamber 17 of Commerce, affiliation and close relationship 18 with many local and county organizations and 19 networking groups. I'm a local business owner 20 of Bungafly, current resident of Woodbury, and 21 a mother of two in the Monroe-Woodbury School 22 District.</p> <p>23 My business has evolved over the past few 24 years in town, all focusing on my efforts of 25 community connection and enrichment. I have</p>
<p style="text-align: right;">58</p> <p>1 crime associated with big box stores, such as 2 Wal-Mart, than with casino resorts.</p> <p>3 DEPUTY MAYOR EGAN: One other thing, as an 4 objective point, that I would like to point out 5 that, Caesars and Flaum has to work with the 6 emergency services organization in our village, 7 and anything they decide we need in order to 8 handle the project, they have to pay for, over 9 and above what we currently have, just as an 10 objective point.</p> <p>11 AUDIENCE MEMBER: Is that a one-time deal 12 or is it an annual deal?</p> <p>13 DEPUTY MAYOR EGAN: As far as I understand 14 it, whatever needs to happen annually and 15 forever, they will pay for it.</p> <p>16 MR. GOLDEN: Just also as a point of 17 clarification from a legal point of view, the 18 amounts that were discussed here, either the 19 6.9 million per year the state comptroller has 20 estimated generally in the Orange County area, 21 or the 10 million that's estimated, those -- 22 those are yearly amounts. And in addition to 23 that amount, there's another amount that goes 24 to the county, but those are yearly amounts. 25 That's not a one-time fee. Those are yearly</p>	<p style="text-align: right;">60</p> <p>1 organized many community events in chamber, and 2 through my own business, proven that I keep 3 community interests first.</p> <p>4 I was brought up in a home with a warm and 5 loving father, who was a gambler. I'm trying 6 not to cry. He had the American Dream to come 7 and offer his children the best he possibly 8 could, but his trade would never support that.</p> <p>9 In gambling, you know, how that story can 10 positively go. When I heard the proposed 11 casino, my heart dropped to the pit of my 12 stomach, as I was immediately attaching 13 gambling to my experiences. I started 14 extensive research on the proposal, facility 15 and what it was all about. I even wrote the 16 developers my personal concerns and interests 17 in the community.</p> <p>18 With all my finding, as I was 19 surprisingly -- surprisingly I saw many 20 positive opportunities. First, I was pleased 21 to see that gaming and the casinos took 22 responsibility and action and awareness of 23 potential problems of gambling. It's not like 24 days past where you sweep those things silently 25 under the rug.</p>

<p style="text-align: right;">61</p> <p>1 I recognize that gaming was also a 2 fraction of the proposal, and the big picture 3 was a bunch of larger and greater than that. I 4 started to weigh the pros and cons of the 5 issues at hand, and facts at hand, from all of 6 heart. My dedication and best interest for the 7 community quickly outweighed my personal 8 experiences. 9 I found the best option to preserve and 10 promote Woodbury's current struggling 11 businesses was this opportunity with the 12 resort. I found, when considering preserving 13 family lifestyle, including to provide 14 additional jobs, so parents can work from home, 15 remain involved in their children's communities 16 and lives, and had to even afford to stay here 17 in the acclaimed Woodbury, we need this 18 opportunity. 19 I'm 100 percent in support of the 20 opportunity it brings to support the local 21 businesses, to support the community, and the 22 resort, the highly acclaimed Caesars 23 Foundation, and what I found they stand for in 24 community and societies, is absolutely my 100 25 percent choice in having them in my backyard,</p>	<p style="text-align: right;">63</p> <p>1 cannot possibly mitigate the ongoing problems 2 we have periodically, and those periods are 3 increasing in frequency. I don't see that this 4 is the correct solution at all to our traffic 5 problems in this town. 6 My other question is for Flaum Management. 7 I hear from some of my friends up county, this 8 is -- this is not the first casino proposal 9 that you floated in the Hudson valley. That 10 there was something floated up in the 11 Shawangunk Ridge. Is that correct? 12 DAVID FLAUM: Yes. 13 JOHN BARANOWSKI: Has that disappeared? 14 That's no longer -- I haven't seen that in the 15 various applications for the licenses. 16 DAVID FLAUM: Yeah. I own the land, 17 350 acres up there. I've owned it for about 18 fifteen years, and when many people hear 19 described it was going to be Sullivan, I 20 thought it was going to be Sullivan. Then when 21 they included Orange County, I knew that Orange 22 County was definitely the place. 23 JOHN BARANOWSKI: So, you withdrew your 24 interest in that other property based on 25 knowing where casinos could be sited here in</p>
<p style="text-align: right;">62</p> <p>1 versus all of our other options. Thank you. 2 DEPUTY MAYOR EGAN: Next up is John 3 Baranowski. 4 JOHN BARANOWSKI: Thank you. John 5 Baranowski, Central Valley. Am I allowed to 6 ask questions to the presenters? I have two 7 questions and one general comment. 8 The traffic statistics, they showed, in 9 regard to the number of trips and potential 10 increase, was that based on an actual traffic 11 study? 12 GREG MILLER: Yes. 13 JOHN BARANOWSKI: I think you said 14 commuter trips. You didn't specify what time 15 of day. 16 GREG MILLER: Peak hour. 17 JOHN BARANOWSKI: Peak hour being Memorial 18 Day weekend, 4th of July weekend, Columbus Day 19 weekend, Labor Day weekend, every weekend 20 during the summer, spring and fall, not to 21 mention Thanksgiving weekend. 22 I'm concerned that any mitigation problem 23 -- any mitigation project that's put into 24 place, in conjunction with -- with the state, 25 in conjunction with the private developer,</p>	<p style="text-align: right;">64</p> <p>1 Orange County? 2 DAVID FLAUM: I didn't withdraw my 3 interest. I love that piece of property, but I 4 will not be building a casino on that piece 5 of property. 6 JOHN BARANOWSKI: Okay. Thank you. 7 My general comment is that, over the past 8 few years, both the town and the village, 9 through the work of their comprehensive plan 10 committees, and I was a member of the town 11 comprehensive plan committee, the approach was, 12 we spent months and months devising a plan for 13 growth for this community, careful, considering 14 organic growth, considering thoughtful 15 development, as we continue through housing, 16 businesses, and I think that was something that 17 members of both the village and the town 18 comprehensive plan committee were quite proud 19 of, that it was a careful, well thought out, 20 well discussed process. 21 Suddenly, something falls out of the sky, 22 and the feeling I get is that, let's just throw 23 that all over our shoulders and run 24 willy-nilly, because a deadline has been set 25 up, and let's forget what we said about the</p>

<p style="text-align: right;">65</p> <p>1 importance of careful thoughtful growth. 2 I'm concerned that the size and scope of 3 this is so large, against the deadline that 4 seems so unreasonable, that we cannot possibly 5 make a good decision by accepting this 6 proposal, or approving a resolution to have it 7 go forward. Thank you. 8 THE COURT: Thank you. Okay. Next up is 9 George Sewitt. 10 GEORGE SEWITT: Good evening, George 11 Sewitt, Highland Mills. First off, I'd like to 12 thank the village board for being prudent and 13 for making the tough decisions and keeping 14 their budget below the 2 percent cap that's 15 recommended by the state, and that's without 16 cutting services. I applaud you for that. It 17 hasn't gone unnoticed, or not appreciated. 18 Don't count that against my three minutes. 19 If I may, I'd just like to say that it's 20 no surprise and no secret to anyone that New 21 York State is in financial difficulty. Our 22 county is in financial difficulty. And it 23 won't be long before Woodbury is in financial 24 difficulty. That just runs true to form. 25 We have an opportunity here to partner</p>	<p style="text-align: right;">67</p> <p>1 circulating a petition, and they gave it to me 2 because they thought I wouldn't lose it, but 3 there are about 150 signatures on this of 4 people that are residents that are for this 5 project, and most of them couldn't attend this 6 evening. So, I would just like you to know 7 that. Thank you. 8 DEPUTY MAYOR EGAN: Harold Reynolds. 9 HAROLD RENYOLDS: Good evening, Harold 10 Reynolds, owner of Reynolds, Incorporated, oil 11 company for 79 years, keeping people warm. 12 Spent about six years in the Navy. 13 Very upsetting to see so many houses for 14 sale around here. It's not a good sign. And 15 people moving, going out of state as well. 16 Something has to be done. Hopefully you guys 17 are the answer, because nobody seems to care. 18 It's not a good situation. Thank you so much. 19 DEPUTY MAYOR EGAN: Scott Doscher. 20 SCOTT DOSCHER: Good evening. So -- so, 21 I'm here to share my opinion. I thank you for 22 the opportunity. 23 My father was a compulsive gambler, like 24 this lady'S over here, and it didn't work out 25 so well. It bankrupted him. So, the comment</p>
<p style="text-align: right;">66</p> <p>1 with a situation that was not available. By 2 the way, I was the chairman of the 3 comprehensive plan committee in Woodbury. I 4 was also the chairman of the town planning 5 board, and the village planning board, through 6 four administrations. That means I play well 7 in the sandbox with people, and I understand 8 the difficulties of getting a project through, 9 as well as mitigating it. 10 I believe, of all the opportunities that 11 have presented itself in Woodbury, this is 12 probably the most important that has ever come 13 along. We face many issues from outside 14 communities that have very serious expansion 15 plans, and we're left to go unabated. We have 16 lawsuits that we have to fund. And also, we 17 have properties that we need to buy to make 18 sure that they're not in the wrong hands. This 19 is a good partnership. We should not let it 20 slip through our fingers. I appreciate your 21 consideration. Thank you. 22 Can I just say one thing, because I didn't 23 use up my three minutes? 24 Someone handed this to me tonight, another 25 resident, and I guess they just started</p>	<p style="text-align: right;">68</p> <p>1 about losing, leaving a lot of money with 2 Caesars, is not really that funny, although, 3 you know, it got kind of a nice chuckle, but 4 I'm speaking not from an emotional standpoint 5 on this issue, although I have seen it 6 personally. 7 I think that in this day and age, I'm in a 8 high-tech business myself, so I know that 9 there's tons of ways to abate huge problems. 10 So, I have -- I have a lot of confidence that 11 the -- with the proper planning and 12 engineering, that all of the stuff we saw on 13 the slide could help. I really do believe 14 that. It was a very polished presentation, but 15 I think there's a lot of smoke and mirrors 16 going on here with the money. 17 I think it's a very short-sighted plan, 18 quite frankly. I'm all about economic and 19 community development, but this is not the kind 20 of business that I want in my community. You 21 know, the lady from the vineyards up there said 22 that everybody in, you know, her part of the 23 neck of the woods is for this. I'm in that 24 neck of woods and I'm not for this. So, I just 25 want to present an alternative view for the</p>

<p style="text-align: right;">69</p> <p>1 folks here tonight.</p> <p>2 Jan, when she opened up the meeting, she</p> <p>3 said that the City of Woodbury was great. It's</p> <p>4 not a city. It's a village. It's a town.</p> <p>5 Can I finish, please?</p> <p>6 JAN JONES: Oh, no. I'm just going to</p> <p>7 tell you, coming from a city, I always forget.</p> <p>8 So, I apologize.</p> <p>9 SCOTT DOSCHER: I know. You forgot who we</p> <p>10 were, yeah. We're a town. We're a village.</p> <p>11 But if we start to go down this direction,</p> <p>12 guess what, we will be a city. And the</p> <p>13 important thing here is, once we go down this</p> <p>14 road, and we bring all the things along with</p> <p>15 it, there is no turning back. You do not undue</p> <p>16 something like this. Okay? So, anybody</p> <p>17 that's, you know, driven anywhere near Atlantic</p> <p>18 City, you know, Las Vegas, you look at those</p> <p>19 places, you look at what's going on there, it's</p> <p>20 just a matter of time. I don't want to sound</p> <p>21 like an alarmist. I'm not. But I'm just</p> <p>22 saying, once you go down this road, there's no</p> <p>23 turning back. You don't undue it.</p> <p>24 So, thank you very much for the</p> <p>25 opportunity just to be heard.</p>	<p style="text-align: right;">71</p> <p>1 some degree, that I'm hoping will be addressed</p> <p>2 as we move forward looking at this project.</p> <p>3 We have the revenue projections from the</p> <p>4 state slightly different than the one from the</p> <p>5 developer. I'm hoping that the village and/or</p> <p>6 town together, will try to come up with</p> <p>7 realistic projections. Even if we have to lay</p> <p>8 out some money for a study ourselves, I think</p> <p>9 it would be worthwhile.</p> <p>10 Secondly, the traffic, obviously, is a</p> <p>11 major consideration. Not only will the DOT</p> <p>12 have to be consulted, but I believe that for</p> <p>13 that ramp from the Thruway, we may have to work</p> <p>14 with the Thruway Authority, who are really a</p> <p>15 pain in the ass to deal with. They could make</p> <p>16 our traffic situation much easier already, if</p> <p>17 they had any interest in doing so. They've</p> <p>18 resisted that.</p> <p>19 One thing that wasn't touched on, I have</p> <p>20 no idea of the answer to this, but in other,</p> <p>21 perhaps similar developments, what has the</p> <p>22 effect on home values been?</p> <p>23 And lastly, emergency services was</p> <p>24 mentioned. I'd just be a little specific. The</p> <p>25 police department can rely on the town. The</p>
<p style="text-align: right;">70</p> <p>1 DEPUTY MAYOR EGAN: Robert DeBenigno.</p> <p>2 ROBERT DeBENIGNO: Close.</p> <p>3 DEPUTY MAYOR EGAN: Say it correctly.</p> <p>4 ROBERT DeBENIGNO: I will. My name is</p> <p>5 Robert DeBenigno. I'm a resident of the Town</p> <p>6 of Woodbury, at 6 Olympus Road. I've been</p> <p>7 there ten years. I'm a former resident of the</p> <p>8 Village of Harriman for about forty years.</p> <p>9 I've seen this area go from a farm community to</p> <p>10 a, I guess to a community that commutes to the</p> <p>11 city, and I'm also a Local 17 laborer.</p> <p>12 We really have to -- we really need jobs</p> <p>13 here, and we really have to have -- to have</p> <p>14 this -- have this project here. We're going to</p> <p>15 have traffic problems no matter where this</p> <p>16 project goes. Even if it goes to Sullivan</p> <p>17 County, we're still going to have problems.</p> <p>18 We're still going to have problems on Route 17,</p> <p>19 and also getting off of Route 6, and also the</p> <p>20 Thruway.</p> <p>21 So, I am for this project very much, and</p> <p>22 that's all I have to say. Thank you very much.</p> <p>23 DEPUTY MAYOR EGAN: Jonathan Swiller.</p> <p>24 JONATHAN SWILLER: I just have four</p> <p>25 questions that mostly have been touched on to</p>	<p style="text-align: right;">72</p> <p>1 fire department is supported by the village.</p> <p>2 The ambulance service is totally independent,</p> <p>3 not supported by either. Right now, nearly 20</p> <p>4 percent of our calls are coming from Woodbury</p> <p>5 Common, and they, I believe, they contribute</p> <p>6 nothing to us. Pretty much, yes. So, I would</p> <p>7 very much hope that we get a very clear</p> <p>8 commitment, before we move forward, on taking</p> <p>9 care of whatever added expenses. Our ambulance</p> <p>10 corps. right now is one of the few fully</p> <p>11 voluntary ones. If our call volume goes way</p> <p>12 up, that may have to change, and that would be</p> <p>13 quite expensive. Thank you.</p> <p>14 GREG MILLER: If I could respond to the</p> <p>15 ambulance point, which I find to be a very</p> <p>16 important and valid point.</p> <p>17 So, we had met with one of the gentleman's</p> <p>18 colleagues recently, and we understood the</p> <p>19 point that they're -- that it's challenging for</p> <p>20 them to imagine providing any more service than</p> <p>21 they already do, and as a result of that, our</p> <p>22 internal plan right now is to hire a certified</p> <p>23 private company that would service and provide</p> <p>24 all the needs of our destination. So, there</p> <p>25 would be no additional burden on that -- that</p>

<p style="text-align: right;">73</p> <p>1 area of EMS at all. 2 JAN JONES: And I understand the concern 3 on towns and villages and cities, but we don't 4 just operate in cities. We also operate in 5 Cherokee, Council Bluff, North Kansas City, 6 Tunica, Mississippi, Joliet, and those are all 7 still towns and villages. They just have the 8 resources now to give back to their 9 communities, build their communities, and the 10 residents have jobs that allow them to buy 11 houses and live the American Dream. 12 DEPUTY MAYOR EGAN: Janet Acosta. Janet 13 Acosta. 14 JANET ACOSTA: Good evening. I'd like to 15 echo the concerns regarding the tax issues, and 16 the traffic concerns in this area. As everyone 17 knows, during the weekend, this area does go 18 into a lock-down. Residents cannot get to 19 their homes, and often times we have to drive 20 out two to three exits to get to our homes. 21 I'm not against the casino. I'm sort of 22 right in the. Middle I think the casino would 23 be a good idea for Woodbury. However, I see 24 there are very valid concerns raised by 25 residents of Woodbury.</p>	<p style="text-align: right;">75</p> <p>1 concert. I just don't think this is the arena, 2 the neighborhood for this type of facility. 3 And those are my -- those are my concerns. 4 I think that if Caesars and Flaum do address 5 these concerns, many more residents would be 6 open to having the casino in our backyard. 7 So, I would like to thank you this 8 evening. 9 DEPUTY MAYOR EGAN: Thank you. 10 Colleen Pearce. 11 COLLEEN PEARCE: Okay. I'm Colleen 12 Pearce. I've been a resident for about forty 13 years, and I'm also a business owner. So, I 14 look at this from both sides. 15 I think, as a business owner, I think it's 16 definitely a plus for all of us, but I'm also 17 looking at it as a resident. Most of you know 18 me, and I would never do anything to hurt this 19 community. Everything that I do is for it. 20 When I first met the people from Caesars, 21 I was quite surprised that, I was thinking 22 casino, like Monticello, Yonkers, Atlantic 23 City. This isn't like that. This is, they 24 want to partner with us and help our community. 25 They want to help us grow. If you look at the</p>
<p style="text-align: right;">74</p> <p>1 I would like to see some kind of guarantee 2 that residents of Woodbury, some sort of a 3 commitment that they would employ at least 20 4 percent from the Woodbury area, because I feel 5 that the Woodbury Commons doesn't do enough. I 6 mean, our taxes have gone up astronomically, 7 and that continues to happen, and we really 8 haven't seen any benefits from the Woodbury 9 Commons in the Woodbury area. 10 I also would like to see a study conducted 11 on crime. I disagree with crime not being an 12 issue. I believe that casinos do bring crime 13 to the area, and I'd like to see the impacts of 14 crime in our neighborhood, with a casino in our 15 neighborhood, and how that would impact our 16 property values. We all moved into this area 17 for a reason. 18 I didn't see anything in the proposal 19 addressing our youth. We have the 20 Monroe-Woodbury, Harriman School Districts. We 21 have many thousands of school children in this 22 district. I saw a film addressing certain 23 parts of the community, but I would like to see 24 some type of facility for family and youth. 25 And I'm vehemently against an outdoor</p>	<p style="text-align: right;">76</p> <p>1 communities around us, we're all going 2 downhill. There's no positive growth. I think 3 Caesars will come in. I think we'll have some 4 good things happen. If you have any doubts, if 5 any of the people have doubts, talk to them. 6 They have plenty of money behind them to back 7 up these promises. 8 Roads, roads, yeah, we have major problems 9 with traffic. I don't see anything good 10 happening. If they don't work on this to make 11 it better, they're not going to benefit from 12 it. 13 I think most of the things I heard tonight 14 are the same things I have to say. I think it 15 would be a sin if we let this opportunity go 16 by, because I think this is a first class group 17 that wants to help us and become part of our 18 community. 19 Also, from a moral standpoint, I've had a 20 couple of people say to me, no, no, gambling is 21 against the Bible, we shouldn't do this. I 22 consider myself a very moral person. I try to 23 do good every day. I talk to God a lot, and 24 God kind of tells me, do what I have to do to 25 make things work, and I think there's more</p>

<p style="text-align: right;">77</p> <p>1 pluses with this than minuses, and I think it 2 will help our community. Most of the people 3 that I talk to are for it. I have a few that 4 are against it, but I think their concerns can 5 be addressed if they would talk to the people 6 and -- from Caesars, and see that they will 7 back up their promises, and that's about it. 8 That's all I have to say. 9 DEPUTY MAYOR EGAN: Daniel Vaughn. 10 DANIEL VAUGHN: Hi, good evening. I'm 11 Daniel Vaughn. I've been a resident here for 12 well over twenty years. I also have a business 13 here. 14 I think this is a great opportunity. I 15 think the jobs are well needed. I think that 16 the income is well needed. I'm also a real 17 estate agent, and I do see a lot of vacant 18 homes becoming available too. So, I'm hoping 19 this would put a stop to it and help us out. 20 Thank you very much. 21 DEPUTY MAYOR EGAN: Marc Stomer. 22 MARC STOMER: Goodnight. Yeah, this 23 opportunity with Caesars coming here, I think 24 that's the best thing that would ever happen to 25 us. Basically the biggest employee we have</p>	<p style="text-align: right;">79</p> <p>1 We need some help. For example, the sewer 2 system can't handle the sewer. The state is 3 broke. Caesars is rich. So, why don't we 4 invite them to come in? 5 A couple more things. I have a suggestion 6 for the -- one minute, suggestion for the 7 traffic. Why don't you back up the property 8 and cut a ramp that way to Caesars Palace? 9 Instead of coming to Exit 16, you have Exit 15 10 and 1/2, and that's for the casino. You 11 understand me? I may not be the smartest one 12 in here, but I have a lot of common sense. 13 Let's make this thing happen. Get behind them. 14 Have a good night. 15 DEPUTY MAYOR EGAN: Toby Schack. 16 TOBY SCHACK: Hello, I'm Toby Schack from 17 Central Valley, and I'll stand up like this or 18 -- 19 DEPUTY MAYOR EGAN: You can stand, if you 20 like. 21 TOBY SCHACK: Good. It's sort of low. 22 I have heard a lot of really rose-colored 23 predictions here. I've heard these 24 rose-colored predictions before with every new 25 big development throughout the county, not just</p>
<p style="text-align: right;">78</p> <p>1 here is the Woodbury Commons, and basically 2 they pay minimum wages. These taxes we have, 3 they can't pay the taxes. I went today down to 4 where I live in Highland Mills, and I went down 5 to the -- they told me my property went down 22 6 percent. I pay close to 600 seven years ago, 7 brand new house, and it's worth nothing. You 8 understand me? So, with Caesars and Flaum 9 deciding to come into the community, I think 10 that's the best opportunity. 11 And the guys, I heard them say one thing 12 that, they don't want a tax abatement. That's 13 like a gift. The Woodbury Commons come here, 14 they have abatement for many years, and this 15 company comes and invests in our community. I 16 don't see what is -- what is -- what is not to 17 give them the way to go. 18 They're talking about the crimes in the 19 community. Commons is about two miles away. 20 We have a very good police force. They know 21 everyone who live in our community. So, if 22 they see strange car driving around, they're 23 going to knock on their door, ask them what 24 they're doing. So, I don't believe that it's 25 going to be like a burden to us.</p>	<p style="text-align: right;">80</p> <p>1 here in Woodbury, and I just don't believe it. 2 Orange County has always been a water-poor 3 county, and I don't know what the situation is 4 locally for this, but not only the three 5 hundred people in the hotel, but all the 6 toilets flushing, and all the other things that 7 are associated with it, I just don't think the 8 water is there to support it. 9 Sewage, where does all that water go, you 10 know, from all that -- those toilets flushing? 11 Where does that water go? We've had problems 12 with the Harriman Sewage Treatment Plant. The 13 county has had a hard time dealing with it. I 14 just don't see that being resolved, mitigated 15 very easily. 16 Traffic wise, yes, everybody has admitted 17 there are traffic problems, but I apologize, I 18 came a little bit late, but what about all 19 those buses that are going to be bused in with 20 people coming in for the day. It's not just 21 those three hundred people. All the support 22 people you've mentioned. Yes, it will create 23 jobs. It will create some growth. But it will 24 also create induced growth, and the need for 25 more housing, and that would be another problem</p>

<p style="text-align: right;">81</p> <p>1 in of itself.</p> <p>2 Someone else mentioned, you know, what we</p> <p>3 see here in Woodbury, and the type of business</p> <p>4 that we want, and the view sheds here. You</p> <p>5 know, I just don't think it's as nice as it</p> <p>6 was, as it was thirty years ago. I understand</p> <p>7 we need growth, but I really need to question,</p> <p>8 again, like a previous speaker, what type of</p> <p>9 growth do we want, and also, you know, as</p> <p>10 another previous speaker, the master plan. We</p> <p>11 had a plan. They were good plans. Why do we</p> <p>12 throw them out every five to ten years? Okay.</p> <p>13 There you go. Thank you.</p> <p>14 DEPUTY MAYOR EGAN: Okay. Rich Cocchiara.</p> <p>15 RICH COCCHIARA: I've already spoken.</p> <p>16 DEPUTY MAYOR EGAN: Oh, you spoke. My</p> <p>17 apologies.</p> <p>18 Tim Muller.</p> <p>19 TIM MULLER: Gentlemen, good evening. My</p> <p>20 name is Tim Muller. I'm an Orange County</p> <p>21 resident. I've been a resident about 47 years.</p> <p>22 I'm also a business representative with the</p> <p>23 Operating Engineers Local 825. Local 825 has</p> <p>24 over 6,400 members throughout its jurisdiction,</p> <p>25 which includes Monroe, Woodbury, and the</p>	<p style="text-align: right;">83</p> <p>1 project, allowing it to go forward in the</p> <p>2 application process. Thank you for your time</p> <p>3 and consideration.</p> <p>4 DEPUTY MAYOR EGAN: Paul Cassel.</p> <p>5 PAUL CASSEL: Good evening, I'm Paul</p> <p>6 Cassel, and I currently reside in Wallkill, and</p> <p>7 have been a resident in the Hudson Valley for</p> <p>8 the past 43 years. I'm a representative for</p> <p>9 the Northeast Regional Council of Carpenters</p> <p>10 Local 279.</p> <p>11 I'm in favor of this project. I currently</p> <p>12 believe that it will bring many construction</p> <p>13 jobs to the area. It will benefit the local</p> <p>14 business owners, and it will also be a win/win</p> <p>15 for a good citizen partner, Caesars.</p> <p>16 Once again, I am in favor of this project.</p> <p>17 Please move forward.</p> <p>18 DEPUTY MAYOR EGAN: J. Malcolm.</p> <p>19 JIM MALCOLM: Good evening. My name is</p> <p>20 Jim Malcolm. I also am a representative of the</p> <p>21 Northeast Regional Council of Carpenters. I</p> <p>22 happen to be the president of the Carpenters</p> <p>23 Local 279, which is 2,700 members strong in the</p> <p>24 area.</p> <p>25 In this day and age, when businesses are</p>
<p style="text-align: right;">82</p> <p>1 Harriman areas here in Orange County. I'm here</p> <p>2 tonight to speak in support of the Caesars</p> <p>3 Entertainment casino project, and there are a</p> <p>4 few brief points I would like to make.</p> <p>5 Caesars is committed to build a world</p> <p>6 class casino, and using local resources during</p> <p>7 and after construction. Once completed, this</p> <p>8 project will generate millions in yearly tax</p> <p>9 revenues in Woodbury and Orange County.</p> <p>10 Caesars is working on a comprehensive</p> <p>11 traffic mitigation plan, and is committed to</p> <p>12 use their own funds for a significant portion</p> <p>13 of the Route 17 Exit 131 project. Caesars</p> <p>14 policy is to hire locally, buy locally, and</p> <p>15 support the local community and its charities.</p> <p>16 Lastly, this project would provide,</p> <p>17 literally, thousands of good-paying, permanent</p> <p>18 operational jobs when completed, with hiring</p> <p>19 preferences being given to local residents and</p> <p>20 veterans, and good-paying construction jobs</p> <p>21 during the build phase.</p> <p>22 While everyone is very passionate about</p> <p>23 their position on this issue, I would</p> <p>24 respectfully request that the Woodbury Village</p> <p>25 Board pass the resolution in favor of this</p>	<p style="text-align: right;">84</p> <p>1 leaving New York in droves, you have someone</p> <p>2 willing to make a seven hundred and</p> <p>3 fifty million-dollar commitment to this area,</p> <p>4 and that's just -- that's just the iceberg.</p> <p>5 The peripheral businesses may push the</p> <p>6 investment up over a billion dollars.</p> <p>7 I can say one thing, for an entity to come</p> <p>8 in and partner with a community, and also to</p> <p>9 come in and make a commitment to serving the</p> <p>10 area standards, not bringing in substandard</p> <p>11 labor prices, people who take the money and</p> <p>12 run, but people who stay here and spend the</p> <p>13 money in the community.</p> <p>14 On behalf of the Northeast Regional</p> <p>15 Council of Carpenters and its 27,000 members,</p> <p>16 we whole-heartily endorse this project and we</p> <p>17 would ask you to act in the same capacity.</p> <p>18 Thank you very much.</p> <p>19 DEPUTY MAYOR EGAN: Dean Tamburri.</p> <p>20 DEAN TAMBURRI: Thank you. Good evening,</p> <p>21 my name is Dean Tamburri. I'm an Orange County</p> <p>22 resident. I believe this is going to be a</p> <p>23 great project, especially the company like</p> <p>24 Caesars and Flaum Management. They have the</p> <p>25 experience and the resources to make this one</p>

<p style="text-align: right;">85</p> <p>1 of the best facilities in New York State. It 2 will draw from all over across America. 3 I'm also a field representative for 4 Laborer's Local 17. We're always looking for 5 work for our members. It's been a very slow 6 few years. They've signed a project agreement 7 that will -- that shows their commitment to the 8 community. They'll be paying full assessment 9 on taxes. Most projects are looking for tax 10 abatements. They're willing to pay full tax, 11 full taxes on these projects. 12 I urge the board to approve the project 13 and allow Caesars Entertainment to continue 14 with the process of approval. Thank you. 15 DEPUTY MAYOR EGAN: Todd Diorio. 16 TODD DIORIO: Thank you for the 17 opportunity to speak today. Speaking on behalf 18 of the Hudson Valley Construction Trades 19 Council, I represent roughly 10,000 members in 20 Hudson Valley, Orange, Ulster, Sullivan, 21 Dutchess County, many of them in Orange County, 22 I do want to say, I've been dealing with a lot 23 of casino developers. I had to meet with all 24 of them before this process gets done. There's 25 some that you meet with that you don't have</p>	<p style="text-align: right;">87</p> <p>1 females in the Hudson Valley, and are committed 2 to bringing in new members. 3 Obviously when these casinos go, I never 4 thought I would have to say this in the Hudson 5 Valley, but we may have a labor shortage and 6 we'll be bringing in new members, premised on 7 minorities, females, residents, the whole 8 points of the Hudson Valley, it will be the 9 Hudson Valley around here, so, we support this 10 group 100 percent. Even the jobs after 11 construction are going to be good jobs. 12 They're all union. There's not a big union 13 density of hotel workers and people that do 14 jobs in hotel industry. They're going to be 15 good wages, with benefits, health and pension. 16 So, on behalf of the Hudson Valley 17 Building Construction Trades Council, we 18 whole-heartily support this project. Thank 19 you. 20 DEPUTY MAYOR EGAN: Ryan Maxwell. 21 RYAN MAXWELL: Good evening. My name is 22 Ryan Maxwell. I'm a resident of Highland 23 Mills. Just one quick question for the folks 24 here. Can you tell me what the annual revenue 25 is for Caesars?</p>
<p style="text-align: right;">86</p> <p>1 that warm cozy feeling of trust. This group, I 2 got to say, I spent the last couple of days 3 with some of the people from this organization 4 Caesars, and I kind of shuffle the cards around 5 a little bit, I have a lot of business cards 6 here in the last couple of days, and Caesars is 7 very good to deal with. I feel very trust from 8 them. Some of them I don't, some of the other 9 casino developers. They've committed to a 10 project labor agreement, not only for this 11 project and new construction. They're 12 committed to renovations and additions after 13 they're done, and there's a commitment to the 14 maintenance work in here moving on. They have 15 good-paying jobs. They didn't ask for any 16 concessions. We're pretty much in full labor 17 agreement for this project. 18 Some people mentioned veterans even in 19 their language. They were instrumental in 20 including language in the agreement with us 21 that the labor agreement will include language 22 that incorporates and establishes 23 apprenticeship training, or training programs 24 which shall benefit, create construction work 25 opportunities for veterans, minorities and</p>	<p style="text-align: right;">88</p> <p>1 GREG MILLER: Yeah. It's approximately 2 nine billion dollars. 3 RYAN MAXWELL: Nine billion dollars? 4 GREG MILLER: Correct. 5 RYAN MAXWELL: About nine billion dollars. 6 GREG MILLER: Approximately. 7 RYAN MAXWELL: Just on your sheet here, 8 you have \$62 million given to charity over the 9 last twelve years, yeah. So, that's like five 10 million dollars a year. Nine billion dollars a 11 year? 12 JAN JONES: Actually, I'm sorry, it's 13 significantly more than that. I think that the 14 62 million is just -- 15 RYAN MAXWELL: Well, it says 62 million. 16 JAN JONES: It was for senior programs, 17 but we give to a wide variety of proper 18 organizations. 19 RYAN MAXWELL: I want to know what kind of 20 neighbor you're going to be, because this, to 21 me, doesn't sound very good. You're giving 22 away five million dollars a year and you made 23 nine billion dollars a year. Something you 24 should think about in your sheet that you're 25 passing out.</p>

<p style="text-align: right;">89</p> <p>1 Minor point, Meals On Wheels is nice, 2 seeing all that stuff is nice, but you're 3 putting a casino in it, and I would like to 4 know more about the casino. The restaurants, 5 the spa, the shops, those are all things that 6 are inclusive. So, the idea is that you go to 7 the casino and you stay at the casino. You 8 don't go to the local stores. You don't go to 9 the local shops. You go there. You stay there 10 and you spend Honor money there. I think 11 that's a problem, especially for a community 12 where you kind of branch out. You have a nice 13 community.</p> <p>14 My experience, I'd much rather see us go 15 back to looking at the programs that we had, 16 plans that we have laid out, and utilize some 17 of that community resources to develop 18 businesses, local businesses, local jobs in a 19 more organic manner than look for one quick 20 fix. The whole thing going on right now in New 21 York State, everyone is trying to get a casino 22 in the neighborhood. Here's millions of 23 dollars we're going to drop it right here. 24 What's going to happen five years down the 25 road? Rockland County is going to want a</p>	<p style="text-align: right;">91</p> <p>1 the Town of Monroe, and I just had a couple of 2 questions.</p> <p>3 One of the problems we have here is the 4 rail system, the single line that we have, and 5 I went to the Blooming Grove presentation from 6 Kordish and Penn National, and someone in the 7 audience asked, were there any mitigation plans 8 for the rail system at all. I don't know if 9 anybody looked at that, or if it's a 10 possibility, but that's one question.</p> <p>11 Water and sewer, I know that our sewer is 12 just about at capacity, our sewer plant, and 13 any growth to that, I just wonder where all 14 the, you know, waste water is going to go, and 15 if they've looked at adding to the sewer plant 16 that we have here in Harriman.</p> <p>17 And when they showed the map of the road 18 that they were going to put in, it actually 19 went right in front of the Central Valley 20 Elementary School off of 32 and Nininger, and 21 almost looked like it was taking up some of 22 that property to the school. So, I mean, maybe 23 it wasn't an exact map, I don't know, but it 24 looked very close to where the school was, and 25 a gentleman had came up before and mentioned</p>
<p style="text-align: right;">90</p> <p>1 casino. The closest casino to the city wins. 2 New Jersey is going to want to put one closer 3 to the city. The closest casino to the city 4 wins. So, whatever we're left with here, is 5 going to fall apart, and I hate to see that ten 6 years from now, we have some delapidated 7 properties down the road, much more houses on 8 the market, a lot more people out of work, and 9 we're saying, what are we going to do. We 10 create the problem now, we're not going to get 11 out of it.</p> <p>12 So, I think we have to take a lot of time 13 to look at it. It shouldn't be a rush 14 decision. It shouldn't just show up here and, 15 I need an answer from you in two weeks, can you 16 do it. This is a much bigger issue. This is a 17 long-term project. This is a community that I 18 think we have to really come together to do the 19 homework. That's all I'm asking, do the 20 homework. Is this going to be here ten years 21 from now? Is this the way we want to go about 22 doing this, where we become a city and no 23 longer a town? So, thank you very much.</p> <p>24 DEPUTY MAYOR EGAN: Liz Ridgeway. 25 LIZ RIDGEWAY: Hi, Liz Ridgeway. I'm in</p>	<p style="text-align: right;">92</p> <p>1 something about fifteen and a half or whatever 2 he said the exit, new exit could be, but they 3 discussed something like that for the Tuxedo 4 proposal, where they would put a 15B in over 5 there. Why have the traffic come in front of 6 an elementary school, instead of maybe come 7 prior to that, and in that way, rather than up 8 where we're already very problematic in front 9 of a school like that.</p> <p>10 And, you know, we're asking the casino, 11 what are they going to do, what are they going 12 to do, what money are we getting, but the money 13 that we do get, the Blooming Grove project was 14 mentioning that ten million dollars was going 15 to go automatically right to the 16 Monroe-Woodbury Central School District, and I 17 wonder what money is going to go to the school 18 district from this project. I didn't hear that 19 come up, I don't think. If it did, I missed 20 it. But how is the county and the state going 21 to spend this money? I think that we are in an 22 environment here where we have problems with 23 our government, and how they make decisions and 24 spend our money.</p> <p>25 So, I wonder if this revenue coming in, is</p>

<p style="text-align: right;">93</p> <p>1 it going to be spent wisely, and how -- what 2 the county and state projections on how they're 3 going to spend the money that's coming in from 4 a project like this, but I think our area is 5 very stagnant, and it really needs some help, 6 and I think if we address a lot of the issues 7 that are on the table, it would be a good, 8 maybe, fit, I don't know, but we definitely 9 need something here, because we can't wait for 10 any other small businesses or bigger businesses 11 to come. Nobody has come. Nobody has fixed 12 the roads. So, I think it's a good thing, and 13 we need to get our house prices back on the 14 rebound where we're just kind of stagnant right 15 now, and employment opportunities, I think, 16 will do that.</p> <p>17 DEPUTY MAYOR EGAN: Does anyone want to 18 respond to those questions? There was a series 19 of questions there. I would ask you to come up 20 to the mic, please.</p> <p>21 GREG MILLER: Yeah. As I understand the 22 series of questions, and please add any that I 23 missed, there were questions related to the 24 traffic solutions that we put forward, and one 25 of the members of the board had asked earlier</p>	<p style="text-align: right;">95</p> <p>1 other local areas. We -- we, as a company, 2 don't presuppose that we would be influencing 3 that public policy. We think the law already 4 contemplates that, although I can't tell you 5 exactly what apportionment the law is at this 6 moment.</p> <p>7 And I think there was another question on 8 trains and train capacity and --</p> <p>9 DEPUTY MAYOR EGAN: Single versus two 10 lines.</p> <p>11 GREG MILLER: Yeah. We have not, to date, 12 engaged in meaningful conversations around 13 adding to the train capacity to the area. 14 We've had preliminary conversations, but not 15 meaningful conversations on that. We've really 16 focused on the vehicular traffic to date.</p> <p>17 TRUSTEE SUTZ: And there was a certain 18 issue about water and sewer.</p> <p>19 GREG MILLER: We know that we're going to 20 have to work with the county on sewer, and I 21 believe it's the Village of Harriman on water, 22 but broadly, with water, to make sure that we 23 have a clear proposal in place that offsets the 24 impacts that we create. We know that. We 25 don't have those agreements finalized at all</p>
<p style="text-align: right;">94</p> <p>1 if this is an independent plan of Caesars or 2 something that's coordinated with the New York 3 Department of Transportation. I believe that 4 the specific solutions that were just 5 referenced related to the school area were a 6 part of the public right-of-way and were, at 7 least, contemplated of the pre-existing plans 8 that have been in place, and I do want to 9 re-emphasize if I wasn't clear before, and I 10 apologize if I wasn't, that the traffic 11 solutions that we're discussing were really 12 derivative of, and we believe, cohesive with, 13 the overall plan that the state has been 14 working on for many years.</p> <p>15 The areas we were focusing on were the 16 areas we found most important to ensure that we 17 weren't creating an additional burden based on 18 our project, down to the south. And I'm sorry, 19 if -- were there other questions there?</p> <p>20 DEPUTY MAYOR EGAN: So, school money, what 21 money would be going to the school district and 22 how it would be spent.</p> <p>23 GREG MILLER: My understanding is that the 24 law very clearly calls out that there will be a 25 sharing of the proceeds between the schools and</p>	<p style="text-align: right;">96</p> <p>1 yet, but we hope to have that in the very near 2 future.</p> <p>3 AUDIENCE MEMBER: Can I just ask that 4 question in a different way?</p> <p>5 DEPUTY MAYOR EGAN: I'm sorry. Please 6 come up to the microphone, but before you do, 7 and I'll just say, and you can be the first 8 one, if there's anybody else that wishes to 9 speak, that was the lift as I have it. So, 10 after this gentleman, if anyone else wishes to 11 speak, just start to come forward, please.</p> <p>12 CRAIG SHITTEL: Craig Shittel, Highland 13 Mills. I was also on the Citizen Action 14 Committee for DOT with the 131 interchange, and 15 yes, in deed, the Central Valley ramp piece of 16 property was part of that plan.</p> <p>17 I really just have one question in terms 18 of sewer. Is the water and sewer part of the 19 additional services that you would have to -- 20 that you would have to pay a fee?</p> <p>21 You know, so, we talk about police and 22 fire. So, is the additional --</p> <p>23 DEPUTY MAYOR EGAN: I think if I 24 understand your question, you're asking is, do 25 they have to cover the cost of the additional</p>

<p style="text-align: right;">97</p> <p>1 water and sewer that that project would use, is 2 that correct? Is that what you're asking? 3 CRAIG SHITTEL: Yes, including 4 infrastructure. 5 GREG MILLER: So, the short answer is yes. 6 If there's additional capacity that's required 7 based on our project, we're committed to 8 funding that, and we have to reach the 9 agreements with the bodies I described earlier, 10 on how we're doing that, to make sure it's 11 acceptable to you. So, obviously these are 12 very complicated issues around capacity, public 13 infrastructure. So, that's what I was 14 specifically commenting on earlier, is that the 15 capacity needed, as well as the on-going costs, 16 we need to reach agreements on -- with the 17 governing bodies on that. 18 DEPUTY MAYOR EGAN: To expand on that just 19 a little bit, the applicant would have to go 20 through the full planning process, as I stated 21 earlier. They would have to go through SEQRA, 22 all the environmental reviews. They've already 23 started that process with the pre-planning 24 needs of the planning board, and they, like any 25 other project, would have to go through that</p>	<p style="text-align: right;">99</p> <p>1 development. So, there is an existing phase 2 one and phase two from the previous development 3 that we will be doing an update for, yes. 4 FRANCES WONG: The Nepera property has 5 been abandoned for quite a long time. They 6 have Mercury underneath their parking lot, 7 which was supposed to be kept covered. I used 8 to be on the tap for Nepera. That's why I know 9 all this. They have not. They have not kept, 10 maintained the parking lot. It has a lot of 11 cracks in it. So, I'm sure that Mercury has 12 come out and could be going downstream 13 somewhere, and it's just a very big concern 14 that that could be going somewhere. 15 Also, when you were speaking before, you 16 had said something about, we're going to 17 contribute money to the traffic we create. So, 18 does that mean you're going, like if you think 19 you're going to create 20 percent more traffic, 20 that's how much of the bill you'll pay for 21 improvements to the roadways? 22 GREG MILLER: That's a question? 23 FRANCES WONG: Yes. 24 GREG MILLER: Okay. Yeah. What I had 25 said earlier in the presentation was that our</p>
<p style="text-align: right;">98</p> <p>1 planning board process, and all of those issues 2 with regard to the water and sewer would be 3 dealt with during the planning process. 4 Are there any other -- okay. 5 FRANCES WONG: Francis Wong, Woodbury. 6 Something I haven't heard anybody talk about at 7 all, and I think it's important, we never 8 talked about the property next-door to where 9 you're thinking about building, Nepera. I 10 don't know where they dumped their stuff. They 11 have some in Maybrook that had to go into a 12 super fund site. That's a super fund site at 13 Nepera. Have we looked at any of that? Have 14 we done any kind of soil samples? How far 15 down? 16 DEPUTY MAYOR EGAN: That is, before Asher 17 responds that, that also will be dealt with 18 during the planning process. I can tell you 19 that the parcel they're looking at is not the 20 Nepera site, but I understand your concern. 21 I'll ask Asher, it looked like you wanted 22 to answer that question. 23 AHSER FLAUM: Yeah, there's some existing 24 baseline studies from when the property was, 25 you know, previously being contemplated for</p>	<p style="text-align: right;">100</p> <p>1 intention is to not only offset the traffic 2 that we're creating, but to go beyond that. 3 Now, we're not saying that we're going to fund 4 the entire state plan that was there, but we 5 are very clear in our intention to pay for 6 whatever we would cause, and then go beyond 7 that, to try to help that. 8 FRANCES WONG: How much? 9 GREG MILLER: Well, it's really a function 10 of how we would interact with the state, but 11 our commitment would go beyond that, because 12 the most important thing is, if that traffic 13 problem doesn't get solved, it's not good for 14 our business. So, we haven't, as I mentioned 15 earlier in response to a question, had the 16 in-depth conversations with NYDOT yet on how we 17 solve it, but those economic conversations, I'm 18 sure, will be part of it, but we're committed 19 to going beyond just that which we're causing, 20 to help find the solution. 21 FRANCES WONG: Okay, because the problem 22 is, the DOT in New York State has said they 23 don't have anymore money for any of that 24 funding, and that's why they keep putting it 25 off and off.</p>

<p style="text-align: right;">101</p> <p>1 GREG MILLER: Again, from our perspective, 2 if we don't solve that, we lose. 3 FRANCES WONG: I don't expect you to pick 4 up the whole thing, but if the state doesn't 5 have money. 6 GREG MILLER: Right, right. 7 FRANCES WONG: Thank you. 8 DEPUTY MAYOR EGAN: Ma'am. Ma'am. 9 DAWN HOGLER: Hello, my name is Dawn 10 Hogler, and I'm a homeowner in Woodbury, and my 11 value of my home is sinking, but I am more 12 concerned about the state of our economy 13 generally, the whole United States. Since the 14 crash of 2008, the two big banks have only 15 gotten bigger. Derivatives in the investments 16 that they're investing in has been increased, 17 and everyone is lying about the economy, saying 18 it's getting better slowly, but getting better. 19 That's a lie. 20 We are about to experience another crash 21 even worse than 2008, and so to invest in 22 something where people need extra kind of 23 luxury funds to go to something like gambling 24 in a casino, I think is very foolish at this 25 point, and I know in New Jersey, because the</p>	<p style="text-align: right;">103</p> <p>1 DEPUTY MAYOR EGAN: I can't speak for New 2 York State. 3 DAWN HOGLER: Because if they stick us 4 with any kind of a, you know, loss risk, we'll 5 be paying taxes on a casino that's long gone, 6 and I don't see it as a good investment at this 7 moment. Until the Glass Legal Act is 8 reinstated, and we can really stabilize our 9 financial system, I don't see it. 10 DEPUTY MAYOR EGAN: Thank you. 11 Jan, do you want to respond? 12 JAN JONES: Just to reiterate, there are 13 no subsidies by the town. There are no 14 subscribers by the state. This is totally 15 private financing, and there would be nothing 16 that changes that. We won't come forward ever 17 in front of you and say we want something else. 18 DEPUTY MAYOR EGAN: Mr. Golden has 19 comments. 20 MR. GOLDEN: The statute itself that 21 created this, has no provisions in the state 22 statute that created this, for the state to be 23 on the hook for anything with respect to any of 24 the casino developments. There's nothing in 25 the state statute with respect to requirements</p>
<p style="text-align: right;">102</p> <p>1 laws were past for allowing casinos to be in 2 New York State now, Atlantic city is going 3 bankrupt, the casinos there. Caesars, in -- in 4 Atlantic city, unless I'm completely wrong, do 5 you not own the Rubell? 6 GREG MILLER: No. 7 DAWN HOGLER: Who does? 8 GREG MILLER: It's a privately owned 9 company. It's not owned by any of the one big 10 casino companies. 11 DAWN HOGLER: Okay. Well, there are some 12 casinos in Atlantic City that are now going 13 bankrupt, because they're losing business to 14 other places, and New York -- New Jersey 15 taxpayers are on the hook for 40 percent of 16 that investment loss, because that's the deal 17 that they made. 18 I don't know what New York State or 19 county, you know, if you're making any deals 20 like that, if there was to be a bankruptcy. 21 Are you? 22 DEPUTY MAYOR EGAN: I can tell you that 23 the village has not invested any money in this 24 project. 25 DAWN HOGLER: What about New York State?</p>	<p style="text-align: right;">104</p> <p>1 that the county or the local municipalities do 2 so. As you heard from the Deputy Mayor, the 3 village is not investing any money in this. 4 Mr. Poor may be able to, from the county, 5 represent the county. My understanding is, the 6 county is certainly not investing any money 7 either in this, but Mr. Poor can respond to 8 that, if he wishes. 9 HARRY POOR: That is absolutely true. 10 There is no intention, no plan, no interest in 11 investing any county money in this project at 12 all. As a matter of fact, just the opposite. 13 Our enthusiasm for the project is based on the 14 fact that this will create new non-property tax 15 revenues for the county, as well as property 16 tax revenues for the development, and jobs. 17 CLAUDIA ANNATUCCI: My name is Claudia 18 Annatucci. I live in the valley. I live 19 nearby. I just am afraid that the need for 20 good jobs, the lure of revenue in the county 21 and village coffers is blinding us to the fact 22 that this is an entertainment facility to which 23 people will come, and then they will leave, and 24 they -- they don't benefit local businesses. 25 They may or may not pay create such great jobs,</p>

<p style="text-align: right;">105</p> <p>1 as I think Woodbury Commons is a great example 2 of promises not met. I think a lot of 3 skepticism and carefulness needs to be brought 4 into play here. The major issues have already 5 been addressed. 6 You can't buy a dedicated exit with DOT. 7 They're not going to work with you on that. 8 Water cannot be created from the air. Water 9 and sewage are huge, and you want to build a 10 whole new water treatment plant, then maybe we 11 can talk. You know, the time frame is 12 impossible to get those other, just, 13 infrastructure things done in time. There is 14 no trickle down to the local economy, I don't 15 think, and the whole thing about outdoor noise, 16 thank heavens one person did refer to it, that 17 hadn't been talked about at all in any of the 18 publicity or leads that I heard about, outdoor 19 facility, outdoor music concerts. For those of 20 you that live closer than I do, that could be a 21 nightmare. 22 I just -- I just think not enough thought. 23 I think we're being blinded by our needs, and I 24 think you should be very careful. 25 ED JONES: Good evening. I'm Ed Jones.</p>	<p style="text-align: right;">107</p> <p>1 outlet center, and things like this, and the 2 political clout that they had, for one thing 3 is, you see the New York State police out there 4 directing traffic on the holidays. This is 5 something that you don't really see too much in 6 New York State. It's because of the tax 7 dollars that are going back up to Albany, and 8 Orange County. We don't get our fair share of 9 it, as far as I'm concerned with any of that. 10 But what my main concern is, is traffic. I 11 don't know if you make a commitment that you're 12 in favor of this to go forward, are we locked 13 in? And my concern is, I think that 14 interchange is a main -- my main concern. No 15 matter where in the Hudson valley this casino 16 goes, traffic is going to impact us. It 17 doesn't matter where, if it's Blooming Grove, 18 if it's in Tuxedo, if it goes up to Sullivan 19 County, because we're going to get the traffic. 20 So, that interchange down there is very 21 important us, and I think with Caesars, and the 22 clout that they have, and the money that they 23 have behind them, that maybe that should be 24 addressed really, to make sure that that 25 interchange is going to be completed before the</p>
<p style="text-align: right;">106</p> <p>1 I'm a resident of Highland Mills. 2 DEPUTY MAYOR EGAN: Take your hand off the 3 mic. 4 ED JONES: I'm sorry? 5 DEPUTY MAYOR EGAN: Just take your hand 6 off the mic. It's giving a lot more sound. 7 ED JONES: My family and my ancestors have 8 all been from this particular area. In fact, 9 I've got four generations in the house I live 10 in now. 11 I started my police career in 1965 in the 12 Town of Woodbury, and it lasted for 34 years. 13 You talk about changes, and changes that are 14 inevitable really, back in 1965, when I 15 started, we didn't have any traffic lights, and 16 very, even, small population, and quite a few 17 farms, but we realized that there's going to be 18 changes. 19 I was instrumental as far as being part of 20 the development of Woodbury Commons, the 21 traffic. I saw some of the problems that we 22 were going to have, and we put our heads 23 together and we stormed all kinds of problems 24 that could be seen. They had some political 25 clout, because it was going to be a very big</p>	<p style="text-align: right;">108</p> <p>1 casino opens, and that's -- that's my concern. 2 If we say it's okay and you give them your 3 blessings, okay, I'm just concerned, if push 4 comes to shove, and there's a legal matter that 5 comes about, because you're preventing them 6 from opening, I think their money is -- is 7 going to be much more valid -- available to 8 them, than it is going to be to the village and 9 the Town of Woodbury. So, that's my biggest 10 concern. Thank you. 11 DEPUTY MAYOR EGAN: Thank you. 12 Anybody else? We're going to limit it one 13 or two more people and then move on. 14 DAVID LINDSTROM: David Lindstrom, 15 resident of Highland Mills. I do have a 16 concern also on the traffic, and I understand 17 the plans were derived from the plans that were 18 probably put forth before -- before a second 19 tourist traction was even conceived. So, you 20 know, I'm hoping that, you know, what was 21 created in those plans, also takes into account 22 a second attraction that may not have been 23 thought of in the first, because I would think 24 that the -- that was to fix the problem of 25 Woodbury Commons, not divert traffic to another</p>

<p style="text-align: right;">109</p> <p>1 place.</p> <p>2 And also, as, you know, somebody who's</p> <p>3 been in a lot of those traffic jams on the</p> <p>4 weekend, a lot of the traffic is really created</p> <p>5 by people leaving, you know, not coming to, you</p> <p>6 know, our area. So, with -- you know, with a</p> <p>7 dedicated lane to go towards our area, those</p> <p>8 people have to leave also. Would there be</p> <p>9 dedicated lanes to leave?</p> <p>10 The other thing I noticed is, with the</p> <p>11 train trestle, you know, getting taken away,</p> <p>12 there is a baseball fields right there. This</p> <p>13 community can ill afford to lose any kind of</p> <p>14 fields for the kids. So, would taking that</p> <p>15 away impact at all, because it's right next to</p> <p>16 it. You know, would we lose any time for even</p> <p>17 a season, because there's another baseball</p> <p>18 field right across from it. Widening the roads</p> <p>19 at that point, would we lose those baseball</p> <p>20 fields, or that park right there, because</p> <p>21 that's also part of the plan is widening the</p> <p>22 roads, would that create an issue. That's what</p> <p>23 I have to say.</p> <p>24 DEPUTY MAYOR EGAN: Thank you.</p> <p>25 GREG MILLER: Were there two questions</p>	<p style="text-align: right;">111</p> <p>1 So, what would happen is that if they get</p> <p>2 approved by the state, if the board does give</p> <p>3 that resolution, and if they get chosen for</p> <p>4 that site, they then are going through the</p> <p>5 local planning process, and the local planning</p> <p>6 process through the environmental review says</p> <p>7 that they can't get an approval at the very end</p> <p>8 if they haven't sufficiently mitigated all of</p> <p>9 those significant adverse environmental</p> <p>10 impacts, such as traffic, such as water, such</p> <p>11 as sewer and the other issues. So, those</p> <p>12 issues are all going to be involved with the</p> <p>13 local, your local village planning board.</p> <p>14 If they need any variances from the local</p> <p>15 zoning, they're going to have to go to the</p> <p>16 local zoning board of appeals, just like other</p> <p>17 residents do when they have their projects.</p> <p>18 So, there's still a long review process</p> <p>19 that happens with respect to the project should</p> <p>20 they, the board vote in favor of having them</p> <p>21 submit their application license, and should</p> <p>22 the state actually site them, approve the</p> <p>23 siting of their facility in Woodbury. There's</p> <p>24 still a long planning process that would</p> <p>25 address all of these environmental issues.</p>
<p style="text-align: right;">110</p> <p>1 here?</p> <p>2 DEPUTY MAYOR EGAN: First, I'm just going</p> <p>3 to ask you to hold your response until we</p> <p>4 finish up with any other board comments, then</p> <p>5 you can make a final statement, but our</p> <p>6 attorney would like to make a couple of points.</p> <p>7 MR. GOLDEN: This is in response to a</p> <p>8 couple of different comments near the end. One</p> <p>9 of which, and the others stem from it, if the</p> <p>10 board passes a resolution at its subsequent</p> <p>11 meeting to go ahead and support the</p> <p>12 application, Caesars application for a gaming</p> <p>13 license, does that mean that Caesars then is</p> <p>14 all approved and they go ahead and just build</p> <p>15 it as they want and make whatever arrangements</p> <p>16 they want for water, sewer and traffic, and the</p> <p>17 answer to that is no. This is just to start</p> <p>18 the process for them, and then if the state</p> <p>19 selects them for this particular site, the</p> <p>20 state has been very careful to say that it's</p> <p>21 not co-opting, or otherwise aborting, the</p> <p>22 normal local zoning process, and the</p> <p>23 environmental reviews through what's known as</p> <p>24 SEQRA, the State Environmental Quality Review</p> <p>25 Act.</p>	<p style="text-align: right;">112</p> <p>1 DEPUTY MAYOR EGAN: Thank you, Rick.</p> <p>2 Okay. I'm going to move on to the board</p> <p>3 comment, unless there's anybody else. Last</p> <p>4 chance.</p> <p>5 Okay. Thank you.</p> <p>6 Trustee Sutz.</p> <p>7 TRUSTEE SUTZ: Thank you. Sorry, guys.</p> <p>8 Also, I just wanted to clarify a few things</p> <p>9 that I heard earlier, and I didn't have the</p> <p>10 opportunity. We talked about a comprehensive</p> <p>11 plan that the village had put together. We</p> <p>12 spent a lot of time on it. I know the town had</p> <p>13 tried prior to -- is that better, and the town</p> <p>14 had tried. The property that we're talking</p> <p>15 about, as far as the comprehensive plan, was</p> <p>16 originally set up for commercial businesses,</p> <p>17 warehousing, and some affordable housing.</p> <p>18 So, we're not really changing the</p> <p>19 comprehensive plan from what that site was</p> <p>20 originally designed for. It was designed for</p> <p>21 businesses. It was designed for, what they</p> <p>22 called back then, a trans development -- thank</p> <p>23 you, a transit oriented development, and it was</p> <p>24 supposed to be restaurants and some nightlife,</p> <p>25 and some other type of businesses, that when</p>

113

1 people got off the train, they would have a
2 place to go, a place to eat, and there would be
3 some housing down there, and there would be a
4 lot of warehousing, and big box retailers, as
5 well.
6 So, that's what the property was designed
7 for, and that's what it's actually zoned for.
8 The state says, and we never knew about casino
9 property coming there, or we probably could
10 have included that, as well. So, that's what
11 it was. I just wanted to clarify that, so
12 there was no misunderstanding, that it wasn't
13 designed for anything other than what would be
14 there.
15 TRUSTEE CROUSE: I just want to thank the
16 public for coming out tonight, and I want to
17 thank Caesars and Flaum for their
18 presentation, and I have no other comments.
19 Thank you again for coming.
20 TRUSTEE FLOOD: I also want to second
21 that. We had about twenty-eight people come up
22 for comments, which was excellent. We expect
23 continued dialogue with our community. We have
24 other opportunities. So, we look forward to
25 all your feedbacks. Thank you everybody for

114

1 being here tonight.
2 DEPUTY MAYOR EGAN: Okay. Now, I just
3 want to remind everybody that you can submit
4 additional comments in writing to the Board of
5 Trustees, provided they're received prior to 4
6 p.m. on June 2nd.
7 I'm sorry, Rick, Dennis, do you have any
8 further comment?
9 MR. LINDSEY: No further comments.
10 DEPUTY MAYOR EGAN: Okay. At this point I
11 would like to get a motion to close the public
12 hearing.
13 TRUSTEE CROUSE: I make that motion.
14 TRUSTEE SUTZ: Second.
15 DEPUTY MAYOR EGAN: All in favor?
16 TRUSTEE SUTZ: Aye.
17 TRUSTEE CROUSE: Aye.
18 TRUSTEE FLOOD: Aye.
19 DEPUTY MAYOR EGAN: Okay. Could I have a
20 motion to close the village board meeting?
21 TRUSTEE SUTZ: I'll make that motion.
22 TRUSTEE FLOOD: I'll second it.
23 DEPUTY MAYOR EGAN: All in favor?
24 TRUSTEE CROUSE: Aye.
25 TRUSTEE SUTZ: Aye.

115

1 TRUSTEE FLOOD: Aye.
2 DEPUTY MAYOR EGAN: I'm sorry. I forgot
3 to give you guys, do you have anything further?
4 I just wanted one more time to thank the
5 IBEW for the use of their hall tonight.
6 Thank you, everybody, for coming out.
7 * * * * *
8 Certified to be a true and accurate
9 record of the within proceedings.
10
11 _____
12 Michael DeCelestino
13
14
15
16
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18

A	62:10	afford...	30:13	81:17	14:8	asks 30:15	56:20
abandoned	adapta...	112:17	ambulance	apologize	15:10	aspect	56:22
99:5	22:3	afraid	72:2,9	37:16	17:25	45:13	award
abate	adaptive	104:19	72:15	51:12	18:17	Aspen	29:23
68:9	22:17	age 68:7	America	69:8	18:22	18:10	awarded
abatement	add 16:16	83:25	85:2	80:17	20:3	ass 71:15	52:10
38:23	48:17	agencies	American	94:10	22:25	Assemb...	awareness
51:24	93:22	30:3	60:6	appeals	23:3	43:20	12:17
78:12	added	agenda	73:11	111:16	26:13	assess...	60:22
78:14	46:25	2:10	amount	applaud	32:24	85:8	Aye 4:8,9
abatem...	72:9	agent	46:21	65:16	40:2	assist	4:10
85:10	adding	77:17	48:8	applicant	58:20	30:1	114:16
able 14:17	20:9	aggregate	58:23	6:9	70:9	associ...	114:17
16:3	91:15	23:8	58:23	97:19	73:1,16	57:13	114:18
51:11	95:13	aggres...	amounts	applic...	73:17	58:1	114:24
104:4	addition	52:22	58:18	7:11,16	74:4,9	80:7	114:25
aborting	58:22	ago 8:21	58:22	applic...	74:13	assuming	115:1
110:21	additi...	12:1	58:24	1:6 5:6	74:16	37:25	
absolu...	24:11	48:1	59:1	5:11,16	83:13	astron...	B
10:10	47:7	78:6	amphit...	6:24	83:24	74:6	B 1:12
56:10	61:14	81:6	16:25	83:2	84:3,10	Atlantic	back 2:17
56:22	72:25	agree	17:2	110:12	93:4	54:8	3:24
56:24	94:17	47:19	analyst	110:12	94:5	69:17	12:16
61:24	96:19	49:14	24:20	111:21	95:13	75:22	12:20
104:9	96:22	agreement	ancestors	applic...	106:8	102:2,4	12:21
accept...	96:25	25:13	106:7	63:15	109:6,7	102:12	12:23
21:1	97:6	25:14	Andrew	apply	areas	attaching	27:24
97:11	114:4	85:6	52:23	51:23	18:11	60:12	50:25
accepted	additions	86:10	54:4,5	apport...	18:12	attempt	51:15
7:18	86:12	86:17	54:5	95:5	22:6	59:4	56:25
accepting	address	86:20	and/or	apprec...	23:16	attend	69:15
65:5	13:9	86:21	71:5	2:23	28:2	67:5	69:23
acclaimed	20:21	agreem...	Annatucci	50:4	41:6	attorney	73:8
61:17	29:16	29:4	104:17	66:20	82:1	2:14	76:6
61:22	56:5	95:25	104:18	apprec...	94:15	3:13	77:7
account	75:4	97:9,16	annual	65:17	94:16	110:6	79:7
16:7	93:6	ahead	58:12	appren...	95:1	attract	89:15
108:21	111:25	110:11	87:24	86:23	arena	19:2	93:13
accurate	addressed	110:14	annually	approach	75:1	attrac...	106:14
53:6	37:3	AHSER	58:14	20:11	Armed 3:2	108:22	107:7
54:1	71:1	8:15	answer	64:11	25:24	attrac...	112:22
115:8	77:5	98:23	36:2,14	approval	26:2	32:22	backgr...
achieve	105:5	air 51:14	67:17	85:14	arrang...	110:15	5:25
20:24	107:24	105:8	71:20	111:7	110:15	56:16	43:18
24:4	address...	alarmist	90:15	approve	art 16:6	58:11	backyard
achieved	43:12	69:21	97:5	85:12	artist	91:7	61:25
31:24	74:19	Albany	98:22	111:22	18:16	96:3	75:6
33:13	74:22	107:7	110:17	approved	Asher 8:8	augment	bad 3:14
38:4	admini...	aligned	answered	6:4	8:9,14	27:18	48:21
Acosta	66:6	20:23	41:22	50:14	11:2	34:10	balance
73:12	admitted	Allegi...	antici...	52:6,6	15:18	39:18	20:17
73:13	80:16	3:1,3	5:18	110:14	36:12	Australia	46:3
73:14	admitt...	allow	anxious	111:2	50:15	31:8	bankrupt
acres 7:2	22:20	22:14	36:16	approving	98:16	Authority	102:3
63:17	ado 9:21	22:14	anybody	49:23	98:21	71:14	102:13
act 4:22	advantage	73:10	69:16	65:6	asked	automa...	bankru...
84:17	15:6	85:13	91:9	approx...	91:7	92:15	102:20
103:7	adverse	allowed	96:8	7:1	93:25	available	bankru...
110:25	111:9	62:5	98:6	20:6,9	asking	44:10	67:25
action	Affairs	allowing	108:12	88:1,6	9:1	66:1	banks
32:10	8:11	13:17	112:3	archit...	30:17	77:18	101:14
60:22	affili...	83:1	anymore	18:1	38:23	108:7	Barano...
96:13	59:17	102:1	100:23	archit...	90:19	average	62:3,4
active	afford	altern...	apart	17:23	92:10	25:20	62:5,13
26:7	61:16	68:25	90:5	18:9	96:24	28:24	62:17
actual	109:13	ambass...	apologies	area 7:14	97:2	42:14	63:13

63:23	24:10	113:4	66:5,5	33:8	33:1,23	82:13	casino
64:6	benefit	bigger	82:25	brought	36:5	83:15	5:4,9
Barry	12:8	37:9	85:12	54:23	61:11	84:24	6:3,4
50:19	20:2	90:16	93:25	60:4	61:21	85:13	7:13
50:20	23:15	93:10	97:24	105:3	64:16	86:4,6	16:6,9
bars 11:8	23:17	101:15	98:1	budget	83:25	87:25	16:20
16:17	24:1	biggest	110:4	55:12	84:5	94:1	17:19
baseball	36:5	26:19	110:10	65:14	89:18	102:3	18:19
109:12	53:4	48:11	111:2	build	89:18	107:21	18:21
109:17	76:11	55:13	111:13	52:21	93:10	110:12	18:23
109:19	83:13	77:25	111:16	73:9	93:10	110:13	19:20
based	86:24	108:9	111:20	82:5,21	104:24	113:17	23:6
25:2	104:24	bill 99:20	112:2	105:9	112:16	calcul...	24:14
40:14	benefits	billion	114:4	110:14	112:21	24:8	24:15
53:15	10:16	84:6	114:20	building	112:25	calcul...	28:18
53:25	25:21	88:2,3	Bob 3:17	29:1,5	buy 66:17	53:12	29:15
59:2	28:25	88:5,10	Bobby	32:7,8	73:10	call 11:24	30:6
62:10	32:14	88:23	11:10	64:4	82:14	28:6	34:17
63:24	42:4,5	bit 21:20	bodies	87:17	105:6	72:11	34:19
94:17	42:17	25:1	97:9,17	98:9	byproduct	called	42:15
97:7	42:18	27:25	Bonelli	buildings	34:2	30:13	45:23
104:13	47:5	28:3	3:19	31:20	C	112:22	48:3
baseline	74:8	31:12	45:21	built	Caesars	calls	51:1
98:24	87:15	42:3	bottom	52:7	1:8	72:4	52:7
basically	best 13:5	80:18	15:3	bunch	2:12	94:24	56:19
77:25	60:7	86:5	box 7:21	61:3	4:13	cap 65:14	56:20
78:1	61:6,9	97:19	58:1	Bungafly	5:4,15	capacity	58:2
basis	77:24	black	113:4	59:20	6:1,13	27:13	60:11
21:3	78:10	10:24	branch	burden	6:24	84:17	63:8
beautiful	85:1	Blackh...	89:12	72:25	8:6,13	91:12	64:4
18:12	better	9:4,23	brand	78:25	9:3,5	95:8,13	73:21
becoming	9:13	 blessings	16:7	94:17	9:13,24	97:6,12	73:22
77:18	26:23	108:3	18:24	Burke	10:12	97:15	74:14
bed 54:19	30:21	blinded	18:24	3:16	10:19	capital	75:6,22
beer 48:22	76:11	105:23	78:7	bused	10:24	23:20	79:10
befitting	101:18	blinding	branded	80:19	11:24	33:14	82:3,6
16:6	101:18	104:21	15:25	buses	14:1,22	40:11	85:23
began	112:13	Block 7:8	brands	80:19	15:24	car 78:22	86:9
28:5	beverage	Blooming	10:24	business	15:25	carbon	89:3,4
beginning	28:22	91:5	break	4:1	16:6	15:21	89:7,7
35:24	beyond	92:13	19:17	7:25	17:20	cards	89:21
begun	22:19	107:17	55:15	11:21	18:18	86:4,5	90:1,1
40:17	22:20	Blues	brief	11:22	18:24	care 35:1	90:3
41:12	24:11	33:8	51:14	13:1	20:20	35:2	92:10
behalf	37:12	Bluff	59:12	14:12	24:17	67:17	101:24
3:20	37:14	73:5	82:4	17:8	28:5	72:9	102:10
84:14	38:19	board 1:2	Brigadoon	20:8,25	29:5,10	career	103:5
85:17	54:1	2:8 3:7	54:14	31:14	30:11	28:9,23	103:24
87:16	57:3	4:15,18	bring	32:19	33:21	106:11	107:15
believe	100:2,6	5:13	19:21	33:18	34:4	careers	108:1
29:7,8	100:11	6:3,7	49:21	34:7,11	50:16	12:7	113:8
31:16	100:19	6:20	55:14	47:24	51:23	careful	casinos
39:24	Bible	7:12,15	69:14	50:10	51:25	64:13	4:24,25
48:2	76:21	8:2	74:12	59:19	54:8,9	64:19	5:19,23
66:10	big 17:13	13:14	83:12	59:23	55:23	65:1	10:21
68:13	20:14	21:25	bringing	60:2	58:5	105:24	26:18
71:12	26:20	36:21	84:10	68:8,20	61:22	110:20	29:11
72:5	42:9	36:23	87:2,6	75:13	68:2	carefu...	44:20
74:12	58:1	39:9	brings	75:15	75:4,20	105:3	45:17
78:24	61:2	44:10	57:4	77:12	76:3	caring	57:14
80:1	79:25	47:23	61:20	81:3,22	77:6,23	32:16	60:21
83:12	87:12	49:21	broadly	83:14	78:8	Carpen...	63:25
84:22	99:13	49:22	95:22	86:5	79:3,8	83:9,21	74:12
94:3,12	101:14	50:5,12	broke	100:14	82:2,5	83:22	87:3
95:21	102:9	50:17	79:3	102:13	82:10	84:15	102:1,3
benefi...	106:25	65:12	Brothers	busine...		case 38:9	102:12

Cassel	106:13	73:5	clubs	56:6	97:14	79:12	76:18
83:4,5	106:18	75:23	11:8	59:5	comments	Commons	77:2
83:6	changing	90:1,3	Cocchiara	60:6	5:14	74:5,9	78:9,15
category...	112:18	90:3,22	46:14	66:12	7:18	78:1,13	78:19
57:15	charge	102:2,4	46:15	71:6	36:20	78:19	78:21
cause	13:12	102:12	81:14	76:3	36:24	105:1	82:15
100:6	charit...	clarif...	81:15	78:9,13	43:8	106:20	84:8,13
causes	32:3	42:6	code 6:6	79:4	47:18	108:25	85:8
43:18	35:6	58:17	11:25	84:7,9	103:19	Commun...	89:11
causing	charities	clarified	11:25	90:18	110:4,8	8:11	89:13
100:19	35:17	52:11	12:1,4	92:5,6	113:18	commun...	89:17
celebrity	82:15	clarify	12:14	92:19	113:22	13:16	90:17
11:9	charity	37:20	28:7	93:11	114:4,9	25:19	109:13
cell 2:19	88:8	37:22	31:13	93:11	Commerce	26:22	113:23
center	chart	38:22	32:10	93:19	1:21	26:23	commuter
7:3,14	19:16	112:8	coffers	96:6,11	6:22	27:1,3	62:14
57:17	checks	113:11	24:13	99:12	7:3	28:11	commutes
107:1	5:25	class	104:21	103:16	59:17	34:6,11	70:10
Central	chefs	9:12,14	cohesive	104:23	commer...	34:24	companies
7:22	11:9	18:23	94:12	113:21	112:16	35:1,5	18:2
49:10	Cherokee	50:13	collea...	comes	commis...	57:20	102:10
62:5	73:5	76:16	21:22	14:13	5:22	61:15	company
79:17	Chicago	82:6	72:18	19:5	52:11	66:14	2:13
91:19	19:4	classify	collect	20:20	commit...	73:9,9	6:15,25
92:16	57:17	49:11	22:10	43:15	11:25	76:1	8:7
96:15	chiefs	Claudia	collects	44:21	11:25	community	10:13
CEO 9:6	27:2,3	104:17	33:20	56:1,2	12:5,10	5:10	10:20
certain	children	104:17	Colleen	56:14	12:14	6:2	11:20
30:12	60:7	Clean	75:10	78:15	12:20	10:17	13:18
74:22	74:21	34:12	75:11	108:4,5	23:10	12:5,6	14:11
95:17	childr...	clear	75:11	coming	28:7	12:9,16	14:16
certainly	35:17	26:15	college	8:17	30:9	12:19	16:8,19
10:9	61:15	31:14	45:12	9:23	33:22	12:25	25:11
16:3	choice	72:7	Columbia	13:16	40:11	13:4	26:17
26:1,8	61:25	94:9	5:2	22:10	43:1	14:3,25	26:17
27:10	chosen	95:23	Columbus	35:25	49:17	19:12	26:24
38:18	111:3	100:5	62:18	39:16	49:18	20:2,20	29:7,15
41:4,16	Christine	clearly	combined	43:11	72:8	22:15	34:17
42:13	59:4,7	41:12	14:8	50:16	74:3	23:15	35:5
104:6	59:11	41:24	combines	50:25	84:3,9	26:9	67:11
certif...	59:14	94:24	18:12	56:8,11	85:7	27:2,6	72:23
31:19	chuckle	clerk 8:3	come 10:4	69:7	86:13	27:23	78:15
certified	68:3	close	11:5	72:4	100:11	28:1,16	84:23
72:22	cider	27:25	12:25	77:23	107:11	30:22	95:1
115:8	48:23	32:11	13:2	79:9	commit...	32:2,7	102:9
cetera	circul...	42:9	14:6,20	80:20	26:14	32:8	compen...
26:7	67:1	52:2	15:12	92:25	26:23	33:15	25:20
chairman	cities	59:17	15:13	93:3	committed	35:6,18	compete
66:2,4	33:11	70:2	15:17	109:5	25:11	35:21	16:3
challenge	73:3,4	78:6	18:7,7	113:9	25:23	38:8,10	compet...
18:3	citizen	91:24	18:17	113:16	27:14	38:11	24:22
19:9	83:15	114:11	18:19	113:19	56:11	54:19	complete
challe...	96:13	114:20	24:22	115:6	82:5,11	54:23	48:19
72:19	citizens	closed	25:18	commence	86:9,12	56:2,8	completed
chamber	55:19	32:12	26:12	4:11	87:1	59:25	82:7,18
59:16	56:18	closer	27:24	comment	97:7	60:1,3	107:25
60:1	city 10:7	90:2	30:20	22:1	100:18	60:17	comple...
chance	32:11	105:20	32:23	43:9,16	committee	61:7,21	102:4
112:4	33:9	closest	32:25	43:25	64:11	61:24	comple...
change	48:24	90:1,3	32:25	53:1	64:18	64:13	52:12
72:12	54:8	clout	35:25	62:7	66:3	68:19	compli...
changed	56:7,11	106:25	44:1,3	64:7	96:14	68:20	97:12
52:17	69:3,4	107:2	45:7	67:25	commit...	70:9,10	component
changes	69:7,12	107:22	46:5,22	112:3	64:10	74:23	15:21
103:16	69:18	Club 9:15	47:1	114:8	common	75:19	compre...
106:13	70:11	50:11	54:20	commen...	72:5	75:24	64:9,11

64:18	confer...	30:1	85:19	84:21	104:25	customers	22:22
66:3	11:17	72:5	87:17	85:21	109:22	9:16	80:13
82:10	confid...	99:17	Counci...	85:21	created	12:10	85:22
112:10	68:10	contri...	3:17	89:25	26:20	14:5	deals
112:15	confident	34:22	43:21	92:20	103:21	17:12	102:19
112:19	24:5	conven...	46:15	93:2	103:22	32:23	dealt
comptr...	53:17	17:11	Counci...	95:20	105:8	cut 79:8	98:3,17
58:19	conjun...	conven...	3:18	102:19	108:21	cutting	Dean 84:19
compu...	62:24	7:14	Counsel	104:1,4	109:4	65:16	84:20
67:23	62:25	conver...	1:17	104:5,6	creating	cynical	84:21
conceived	connec...	39:15	counselor	104:11	94:17	52:16	DeBenigno
108:19	59:25	conver...	3:12	104:15	100:2		70:1,2
concern	cons 61:4	40:17	6:10	104:20	creation	D	70:4,5
47:9	conseq...	41:5,12	count	107:8	29:24	Daniel	decade
52:3	25:9	95:12	20:22	107:19	crime	77:9,10	12:1
53:3	consider	95:14	21:17	couple	56:15	77:11	decades
73:2	49:22	95:15	65:18	2:17	57:13	data 19:24	11:21
98:20	76:22	100:16	Counties	8:21	57:19	20:4	44:19
99:13	consid...	100:17	5:3	76:20	57:21	date 5:21	44:20
107:10	50:5	cooking	countries	79:5	58:1	5:22	DeCele...
107:13	66:21	33:20	10:22	86:2,6	74:11	95:11	115:11
107:14	71:11	34:3	10:22	91:1	74:11	95:16	decide
108:1	83:3	cooper...	29:18	110:6,8	74:12	Dated 8:1	58:7
108:10	consid...	39:21	31:8	course	74:14	David	deciding
108:16	61:12	cooper...	34:14	25:4	crimes	1:14	78:9
concerned	64:13	19:12	country	36:12	78:18	3:8 9:6	decision
46:20	64:14	coordi...	16:15	courses	criteria	36:12	4:14
50:1	consis...	39:21	17:4	11:18	4:23	36:13	5:15
62:22	15:4	coordi...	25:12	court	critical	63:12	46:17
65:2	18:23	40:5,5	50:11	50:9	39:25	63:16	65:5
101:12	construct	94:2	50:23	55:9	Cromwell	64:2	90:14
107:9	6:3	coordi...	county	65:8	11:12	108:14	decisions
108:3	constr...	39:11	3:19,20	courts	cross	108:14	5:19
concer...	25:10	corner	6:16	54:24	22:12	Dawn 101:9	65:13
6:23	47:8	2:18	24:12	cover	crosses	101:9	92:23
concerns	52:18	corporate	44:6,15	96:25	23:1	102:7	decline
10:16	82:7,20	29:22	44:16	covered	Crouse	102:11	51:6
36:15	83:12	corpor...	44:17	99:7	1:15	102:25	dedicate
51:16	85:18	6:14,25	44:21	cozy 86:1	3:9 4:9	103:3	23:20
56:1	86:11	51:23	44:22	co-opting	39:2,24	day 6:18	dedicated
60:16	86:24	corps	44:23	110:21	40:19	23:21	21:6
73:15	87:11	72:10	45:1,11	cracks	41:24	34:18	22:8,9
73:16	87:17	correct	45:12	99:11	113:15	45:8	49:12
73:24	consul...	38:4,5	45:17	Craig	114:13	62:15	105:6
75:3,5	36:22	38:25	45:20	96:12	114:17	62:18	109:7,9
77:4	consulted	49:7,8	45:20	96:12	114:24	62:18	dedica...
concert	71:12	52:8	45:24	97:3	cry 60:6	62:19	61:6
17:3	contem...	56:10	46:1,4	crash	Cuomo	68:7	deed 96:15
75:1	23:24	63:4,11	46:8	101:14	4:20	76:23	deep 24:15
concerts	94:7	88:4	47:6	101:20	current	80:20	defini...
16:12	98:25	97:2	50:24	create	16:24	83:25	21:16
105:19	contem...	correctly	51:20	12:6	19:14	19:14	63:22
conces...	95:4	70:3	53:9,21	18:14	19:18	19:18	75:16
86:16	context	corridor	58:20	21:5	59:15	59:20	93:8
condition	4:14	21:15	58:24	27:9	59:20	61:10	degree
5:8	contin...	Corts	59:18	33:16	61:10	5:7	45:7
condit...	10:23	50:7,8	63:7,21	41:8	currently	64:24	71:1
34:14	continue	50:8	63:22	80:22	58:9	65:3	DEIS 50:2
condit...	64:15	cost 96:25	64:1	80:23	83:6,11	deal 51:3	delapi...
19:15	85:13	costs	65:22	80:24	curric...	55:3,20	90:6
19:23	continued	97:15	70:17	86:24	27:19	58:11	Delaware
20:17	113:23	Council	79:25	90:10	customer	58:12	5:3
conducted	continues	29:23	80:2,3	95:24	11:3	71:15	deliver
74:10	74:7	73:5	80:13	99:17	14:19	86:7	13:6
Confer...	contri...	83:9,21	81:20	99:19	19:4	102:16	19:7
48:22	21:12	84:15	82:1,9	104:14	30:5,15	dealing	23:11

26:23	84:19	14:4	different	15:5	73:19	35:16	112:1
delivered	85:15	15:5,8	11:4	23:7	driven	effect	114:2
7:23	87:20	16:20	26:21	27:15	69:17	71:22	114:10
delivers	90:24	18:15	37:18	29:7	driving	effective	114:15
18:25	93:17	19:10	41:6,10	35:3	78:22	30:9	114:19
Dennis	94:20	22:23	71:4	71:17	drop 89:23	effect...	114:23
1:18	95:9	57:4	96:4	78:24	dropped	27:20	115:2
3:12	96:5,23	72:24	110:8	90:22	18:18	effici...	either
43:6,10	97:18	detail	diffic...	97:10	60:11	31:18	18:19
114:7	98:16	21:11	66:8	99:3	droves	efforts	58:18
density	101:8	21:20	diffic...	dollar	84:1	32:4	72:3
87:13	102:22	detailed	65:21	5:5	dumped	59:24	104:7
dental	103:1	21:24	65:22	24:1,9	98:10	Egan 1:13	elected
42:8	103:10	41:5	65:24	53:3	Dutchess	2:1,9	46:11
depart...	103:18	42:13	Diorio	dollars	5:2	3:5,10	47:14
39:20	104:2	43:5	85:15	12:25	85:21	4:6,11	elemen...
40:18	106:2,5	details	85:16	24:6		8:4	91:20
41:2	108:11	2:13	direct	34:5	E	36:18	92:6
54:18	109:24	8:25	30:15	37:24	E 1:12,12	37:1	elements
55:10	110:2	13:25	directing	38:1,14	Eagles	41:21	17:17
71:25	112:1	19:17	107:4	51:17	54:23	42:16	eleven
72:1	114:2	53:15	direction	53:8,9	earlier	42:20	54:7
94:3	114:10	develop	69:11	53:13	14:10	43:6,14	eliminate
depart...	114:15	13:25	directly	54:11	15:19	46:10	21:10
41:3	114:19	16:10	22:21	55:7,12	93:25	47:13	22:15
deploying	114:23	16:18	24:13	84:6	97:9,14	48:15	emergency
26:4	115:2	17:9	38:2,8	88:2,3	97:21	49:6	2:16
Deputy	deriva...	20:2	disagree	88:5,10	99:25	50:6,19	58:6
1:13	94:12	36:3	47:19	88:10	100:15	51:5,8	71:23
2:1,9	Deriva...	89:17	74:11	88:22	112:9	51:10	emerging
3:5,10	101:15	developed	disapp...	88:23	early	52:23	36:9
4:6,11	derived	15:24	63:13	89:23	4:18	54:3	emotional
8:4,15	Deroha...	developer	discre...	92:14	earns	55:23	68:4
10:8	108:17	5:10	42:3,10	107:7	56:21	58:3,13	employ
15:20	59:7,8	62:25	discuss	donating	Earth	59:3,10	74:3
36:18	59:11	71:5	9:19	35:5	34:18	62:2	employee
37:1	59:14	develo...	discussed	door 78:23	eased	67:8,19	12:24
41:21	described	5:5	58:18	Doscher	39:12	70:1,3	28:24
42:16	15:4	60:16	64:20	67:19	easier	70:23	30:11
42:20	19:11	85:23	92:3	67:20	71:16	73:12	30:13
43:6,14	24:24	86:9	discus...	69:9	easily	75:9	32:2
44:11	63:19	develo...	94:11	DOT 39:8	80:15	77:9,21	42:14
46:10	97:9	16:24	discus...	40:1,6	east 7:4	79:15	77:25
47:13	descri...	develo...	10:18	41:22	eat 113:2	79:19	employees
48:15	16:22	4:22	13:10	41:25	echo 13:14	81:14	11:7
49:6	17:17	7:3	Disney	71:11	73:15	81:16	26:12
50:6,19	descri...	8:12	18:3	96:14	economic	83:4,18	28:8
51:5,8	27:25	13:12	distance	100:22	4:21	84:19	29:8
51:9	design	45:9	23:6	105:6	23:9	85:15	30:10
52:23	17:23	64:15	district	doubts	33:5	87:20	32:12
54:3	40:3	68:19	59:22	76:4,5	68:18	90:24	32:15
55:23	designed	79:25	74:22	downhill	100:17	93:17	34:25
58:3,13	112:20	99:1,2	92:16	76:2	economy	94:20	36:7
59:3,10	112:20	104:16	92:18	downst...	101:12	95:9	employ...
62:2	112:21	106:20	94:21	99:12	101:17	96:5,23	45:10
67:8,19	113:6	112:22	Districts	drafted	105:14	97:18	93:15
70:1,3	113:13	112:23	74:20	38:6	Ed 105:25	98:16	EMS 27:9
70:23	designs	develo...	diverse	dramatic	105:25	101:8	41:3
73:12	39:10	71:21	26:8	19:14	106:4,7	102:22	54:16
75:9	Desiree	103:24	diversity	draw 85:2	editorial	103:1	55:8
77:9,21	8:3	devising	14:15	Dream	57:12	103:10	73:1
79:15	desper...	64:12	divert	60:6	educated	103:18	enable
79:19	45:11	dialogue	108:25	73:11	30:21	106:2,5	40:12
81:14	destin...	113:23	divided	drive	56:21	108:11	encourage
81:16	4:24	dialogues	53:5	1:21	education	109:24	49:4
83:4,18	14:1,2	27:7	doing	6:23	12:22	110:2	encour...

47:4	57:22	17:7	expect	104:14	58:25	finish	58:5
49:16	92:22	19:13	20:8	104:21	96:20	21:18	63:6,12
endorse	enviro...	29:10	25:15	106:8	feedback	69:5	63:16
84:16	6:8	48:5	101:3	facts	27:23	110:4	64:2
energy	12:17	68:22	113:22	61:5	feedbacks	fire 27:2	75:4
31:18	97:22	80:16	expect...	fact-b...	113:25	27:9	78:8
engaged	110:23	113:25	53:7	20:10	feel 46:18	41:2	84:24
95:12	110:24	114:3	expect...	fair 23:6	74:4	54:17	98:23
engage...	111:6,9	115:6	25:2	26:6	86:7	56:13	113:17
32:3	111:25	evolved	expenses	107:8	feeling	72:1	Flay 11:10
engineer	enviro...	59:23	72:9	fairly	64:22	96:22	flexible
1:18	51:20	exact	expensive	51:13	86:1	firefi...	16:10
3:14	envision	91:23	72:13	fall 62:20	feet 11:16	55:9	floated
engine...	23:1	exactly	experi...	90:5	females	firm 5:20	63:9,10
21:23	equation	95:5	8:20	Fallkirk	87:1,7	first 4:1	Flood
68:12	41:19	example	14:17	50:10	field	8:7,21	1:16
Engineers	especi...	41:19	15:1	falls	85:3	9:12	3:10
19:25	49:18	42:7	16:1	64:21	109:18	12:4	4:5,10
81:23	84:23	79:1	32:24	familiar	fields	13:24	40:22
enjoy	89:11	105:1	59:15	13:22	109:12	18:16	41:13
11:22	ESQ 1:17	examples	84:25	13:22	109:14	22:7	41:20
14:7	establ...	41:10	89:14	20:1	109:20	23:18	113:20
17:6	86:22	excellent	101:20	39:19	Fieri	28:5	114:18
enrich...	establ...	113:22	experi...	family	11:9	29:15	114:22
59:25	27:17	excited	60:13	9:9	fifteen	29:22	115:1
ensure	estate	8:23,23	61:8	32:17	25:10	29:24	floor
94:16	50:11	9:17	extensive	32:17	63:18	30:3	16:6
entert...	77:17	10:6	16:4	32:17	92:1	34:17	30:14
1:8	estimate	35:21	60:14	32:17	fifty	34:18	flow 39:12
2:12	53:24	exciting	extra	42:7	34:9	34:21	flushing
6:14,24	54:12	9:8	101:22	50:22	84:3	42:11	80:6,10
8:6,13	estimated	exclusion	e-mail	61:13	fill 9:19	43:19	focus
9:3,13	58:20	30:4	7:20	74:24	film 74:22	50:13	35:11
9:24	58:21	excuse	F	106:7	final	60:3,20	focused
10:13	estimates	46:13	F 1:12	fan 54:8	12:20	63:8	38:21
10:19	53:23	47:20	face 23:21	far 3:7	110:5	65:11	95:16
10:20	53:23	50:21	66:13	57:3	finalized	75:20	focusing
14:9	54:12	52:24	facili...	58:13	95:25	76:16	59:24
16:9,11	et 26:7	Exec 3:20	57:24	98:14	finalizes	96:7	94:15
16:13	Ethanol	Executive	85:1	106:19	25:7	108:23	folks
16:20	34:2	8:10,12	facility	107:9	finally	110:2	52:1
17:6	evening	44:7,15	2:11,22	112:15	21:12	fit 93:8	69:1
28:18	2:6	45:1	2:22	farm 70:9	22:17	fitting	87:23
29:5,14	8:18	exempl...	6:13	farms	26:14	15:16	follow
30:11	9:4	33:22	10:10	106:17	finance	five 10:22	34:20
56:20	20:5	existing	16:11	father	28:21	10:23	followed
57:2,2	47:23	9:15	17:14	9:6	81:12	81:12	8:9
82:3	51:9,11	19:22	20:14	49:9	5:24	88:9,22	36:22
85:13	65:10	22:3,22	60:14	60:5	35:4	89:24	food 28:22
104:22	67:6,9	39:18	74:24	67:23	65:21	fix 49:17	33:21
enthus...	67:20	98:23	75:2	favor 4:7	65:22	89:20	foolish
104:13	73:14	99:1	104:22	49:20	65:23	108:24	101:24
entire	75:8	exists	105:19	82:25	103:9	fixed	foot 16:10
29:17	77:10	56:4	111:23	83:11	financing	93:11	footprint
100:4	81:19	exit 79:9	111:23	83:16	103:15	fixing	31:22
entity	83:5,19	79:9	fact 11:10	107:12	find 20:24	48:10	force
84:7	84:20	82:13	13:18	111:20	21:1	Fixler	23:19
entrance	87:21	92:2,2	20:9	114:15	22:4	50:19	36:9
31:5	105:25	105:6	23:8	114:23	72:15	50:20	51:15
entry	events	exits	28:19	faxed	100:20	Flaum 1:9	78:20
15:8,14	35:6	2:17	31:7	7:21	finding	2:12	forces
23:5	60:1	73:20	46:16	Federal	60:18	6:14,25	3:2
enviro...	everybody	expand	46:25	57:15	fine 37:19	8:7,8,8	25:24
28:13	2:1,4	97:18	47:5,7	fee 5:6	56:19	8:15	26:3,8
31:14	9:19	expansion	57:19	54:16	fingers	9:6,6	forever
34:24	14:24	66:14	104:12	55:2	66:20	36:13	58:15

64:25	FRANCES	43:19	48:9,10	glass	goes 38:2	89:24	65:5,10
69:7	98:5	114:8,9	82:8	33:21	57:3	89:25	66:19
forgot	99:4,23	115:3	genera...	103:7	58:23	90:2,5	67:9,14
69:9	100:8	future	106:9	go 3:25	70:16	90:9,10	67:18
115:2	100:21	36:7	gentleman	12:22	70:16	90:20	67:20
forgotten	101:3,7	96:2	53:1,2	13:21	72:11	91:14	73:14
35:13	Francis		91:25	14:3	107:16	91:18	73:23
form 65:24	98:5	G	96:10	19:15	107:18	92:11	76:4,9
formal	frankly	gambler	gentle...	19:21	going 2:2	92:11	76:23
25:24	68:18	56:20	72:17	20:16	2:4	92:14	77:10
39:14	Fratto	60:5	gentlemen	21:2,10	9:22	92:17	78:20
formally	44:9	67:23	42:22	22:1	16:9,16	92:20	79:14
13:19	Fred 51:5	gambles	46:14	24:4,12	17:20	93:1,3	79:21
former	51:6	29:10	47:12	26:10	18:22	94:21	81:11
7:6	frequency	gambling	47:24	27:1,24	19:11	95:19	81:19
70:7	63:3	2:11	52:22	33:1	19:15	99:12	83:5,15
forth	friend	6:13	81:19	36:22	19:16	99:14	83:19
43:12	44:9	51:17	geogra...	37:12	20:13	99:16	84:20
108:18	friends	56:23	14:15	38:7	21:7,21	99:18	86:7
forty	63:7	56:25	George	43:19	22:24	99:19	87:11
70:8	front	57:1,16	65:9,10	43:23	23:9,10	100:3	87:15
75:12	91:19	60:9,13	65:10	48:13	23:19	100:19	87:21
forty-...	92:5,8	60:23	getting	53:21	25:8	102:2	88:21
9:14	103:17	76:20	27:22	56:25	27:8,11	102:12	93:7,12
11:2	frustr...	101:23	48:24	60:10	27:24	105:7	100:13
forty-...	40:14	game 37:24	52:16	65:7	32:5	106:17	103:6
11:14	fuel 34:2	games	66:8	66:15	36:1,10	106:22	104:20
forum	full 5:7	54:23	70:19	69:11	36:20	106:25	105:25
44:12	8:25	gaming	92:12	69:13	39:10	107:7	Goodnight
forward	85:8,10	4:21	101:18	69:22	41:25	107:16	77:22
10:17	85:11	5:12,16	101:18	70:9	42:1	107:19	goods
27:16	86:16	5:22,23	109:11	73:17	43:10	107:25	12:22
27:22	97:20	7:14	Giaga	76:15	45:6,19	108:7,8	36:4
27:24	fully	9:14	11:12	78:17	46:25	108:12	good-p...
43:3	23:11	10:20	gift 34:8	80:9,11	47:15	110:2	82:17
50:18	72:10	12:3,13	78:13	81:13	51:12	111:4	82:20
65:7	full-time	24:3,7	give 12:16	83:1	51:23	111:12	86:15
71:2	54:20	24:21	12:20	87:3	52:21	111:15	Gordon
72:8	fun 14:4	28:11	12:21	89:6,8	54:13	112:2	11:9
83:1,17	17:7	28:20	12:23	89:8,9	54:15	Golden	gotten
93:24	29:12	29:6,16	19:18	89:14	54:20	1:17	101:15
96:11	29:14	29:24	22:4	90:21	54:21	3:11	governing
103:16	function	29:25	35:15	91:14	54:24	6:11,12	97:17
107:12	100:9	30:3,10	35:16	92:15	54:25	42:23	govern...
113:24	functions	30:12	35:16	92:17	55:2,5	58:16	8:11
found	42:15	30:19	36:8	97:19	55:8,14	103:18	46:7
16:13	fund 66:16	30:23	39:3	97:21	55:22	103:20	92:23
57:21	98:12	31:6,7	55:2,5	97:25	59:4	110:7	govern...
57:25	98:12	38:7	73:8	98:11	63:19	golf 11:18	29:18
61:9,12	100:3	52:11	78:17	100:2,6	63:20	good 2:6	45:18
61:23	funded	57:6	88:17	100:11	67:15	11:22	46:2
94:16	29:24	59:2	108:2	101:23	68:16	17:8	Governor
founda...	funding	60:21	111:2	107:12	69:6,19	20:18	4:20
34:4,4	39:22	61:1	115:3	109:7	70:14	25:16	48:23
61:23	40:15	110:12	given	110:11	70:17	27:18	Governors
four 4:23	41:9	garage	29:23	110:14	70:18	28:24	48:22
5:19	97:8	17:19	34:9	111:15	76:1,11	37:11	grab 3:23
23:4	100:24	general	82:19	113:2	78:23	39:1	graphical
66:6	funds	13:23	88:8	goal 19:21	78:25	42:8	21:20
70:24	82:12	62:7	giver	31:23	80:19	47:23	graphi...
106:9	101:23	64:7	34:8	31:25	84:22	50:2,2	21:8
fraction	funny	generally	giving	41:7	87:11	50:3	great
61:2	68:2	58:20	32:3	goals	87:14	51:9	8:20
frame	further	101:13	34:25	20:25	88:20	52:16	16:9,21
33:17	9:21	generate	88:21	God 76:23	89:20	54:7,10	16:21
105:11	22:21	24:21	106:6	76:24	89:23	56:7,7	16:22

26:3	92:13	89:24	105:18	61:22	108:20	87:8,9	107:16
41:14	107:17	111:1	112:9	highway	Horseshoe	87:16	109:15
50:21	grow 75:25	happening	hearing	55:11	10:25	107:15	impacted
50:21	growing	44:22	1:5	high-tech	hospit...	huge 34:15	47:2
50:22	57:8	76:10	2:11,20	68:8	11:20	50:24	impacts
51:3	growth	happens	4:2,14	hire 26:6	14:19	68:9	19:22
69:3	48:4	111:19	5:12	26:10	host 5:10	105:9	74:13
77:14	64:13	hard 52:2	6:11,12	72:22	6:1	human	95:24
84:23	64:14	80:13	6:20	82:14	26:6	28:21	111:10
104:25	65:1	Harold	7:10	hiring	38:10	hundred	impera...
105:1	76:2	67:8,9	40:21	26:8	38:11	7:1	31:14
greater	80:23	67:9	114:12	82:18	hosting	11:7,15	imply
61:3	80:24	Harrah's	heart	histor...	10:9	15:22	37:14
green	81:7,9	10:24	60:11	40:14	hosts	25:10	37:17
12:14	91:13	32:18	61:6	history	46:8	34:23	import...
31:13	guarantee	33:6	heavens	26:2	hotel	37:5,7	65:1
Greene	51:22	Harriman	105:16	hit 32:10	7:13	37:13	important
5:3	74:1	1:22	Hello	hitting	11:14	37:16	5:25
Greg 8:11	guess	3:16	54:5	48:7	15:21	54:19	14:11
9:4	9:21	6:23	79:16	Hogler	15:22	80:5,21	16:18
13:11	37:2,21	7:5	101:9	101:9	17:18	84:2	19:13
13:13	66:25	41:14	help 20:1	101:10	18:19	hundreds	20:13
37:10	69:12	41:17	20:3	102:7	28:22	12:24	22:4
38:5,11	70:10	41:17	21:17	102:11	29:4	Hunter	23:16
38:17	guest	54:17	28:11	102:25	33:2	3:17	25:5
38:25	19:1	70:8	29:25	103:3	37:6,8	hurt 75:18	28:16
39:14	guests	74:20	30:15	hold 110:3	38:19		29:13
40:7	14:24	80:12	30:16	holidays	54:19	I	30:18
41:4,15	15:17	82:1	30:17	107:4	80:5	IBEW 2:21	35:15
42:11	28:10	91:16	35:19	Hollywood	87:13	6:22	41:18
42:18	Guy 11:9	95:21	40:12	11:1	87:14	115:5	44:12
52:9,25	guys 44:2	Harry	50:14	home 17:3	hotels	84:4	44:13
53:14	67:16	3:21	68:13	60:4	32:21	iceberg	57:11
53:22	78:11	44:5,5	75:24	61:14	hour 20:5	84:4	66:12
62:12	112:7	104:9	75:25	71:22	20:5,7	idea 15:4	69:13
62:16	115:3	hate 90:5	76:17	101:11	62:16	73:23	72:16
72:14		head 22:21	77:2,19	homeowner	62:17	89:6	94:16
88:1,4	H	26:20	79:1	101:10	hours	ideas	98:7
88:6	half 34:21	heads	93:5	homes	7:25	13:17	100:12
93:21	92:1	106:22	100:7	30:7	12:25	19:18	107:21
94:23	hall 6:22	health	100:20	73:19	34:23	identi...	imposs...
95:11	7:23	32:14	Hero 34:22	73:20	house	21:2	105:12
95:19	115:5	42:8	Heroes	77:18	78:7	ill 109:13	improve
97:5	Hampto...	87:15	26:5	homework	93:13	Illinois	19:19
99:22	46:16	health...	Hi 77:10	90:19	106:9	33:11	19:22
99:24	47:10	35:16	90:25	90:20	houses	imagery	20:3,15
100:9	Hampto...	healthy	hiatus	Honor	67:13	18:8	20:17
101:1,6	46:19	28:12	51:14	89:10	73:11	imagine	20:24
102:6,8	hand 61:5	hear 5:13	high 12:7	honored	90:7	72:20	21:13
109:25	61:5	8:24,24	18:23	9:2	housing	immediate	23:3
Greg's	106:2,5	8:25	55:6	hook	64:15	3:9,11	improv...
57:5	handed	39:4	higher	102:15	80:25	26:13	19:14
grew 52:15	66:24	40:10	24:19	103:23	112:17	immedi...	21:4,4
54:22	handle	43:18	56:21	hope 32:6	113:3	60:12	99:21
gross	58:8	63:7,18	highest	36:15	how's	impact	improving
38:7	79:2	92:18	12:11	72:7	55:1	12:18	23:20
group	hands	heard	Highland	96:1	Hudson	19:20	48:25
9:17	66:18	6:19	7:24	hoped	5:1	32:18	incidents
50:16	happen	60:10	54:7	38:3	44:18	35:14	30:22
76:16	30:8	69:25	65:11	hopeful	48:25	40:25	31:7
86:1	58:14	76:13	78:4	45:15	48:25	41:1,8	include
87:10	74:7	78:11	87:22	Hopefully	63:9	46:7,24	15:21
groups	76:4	79:22	96:12	67:16	83:7	54:16	15:23
59:19	77:24	79:23	106:1	hoping	85:18	55:2,3	41:13
Grove	79:13	98:6	108:15	71:1,5	85:20	57:15	41:16
91:5	83:22	104:2	highly	77:18	87:1,4	74:15	86:21

included	87:14	intere...	82:23	83:20	July 62:18	43:7	laborer
38:20	inevit...	31:3	90:16	job 25:19	June 4:16	49:16	70:11
63:21	106:14	33:6	95:18	26:6	5:7	49:24	Laborer's
113:10	influe...	interests	109:22	jobs 12:6	7:19	50:2,3	85:4
includes	95:2	20:23	issues	12:7	114:6	50:13	lack 40:14
5:1	informal	60:3,16	23:21	25:10	jurisd...	57:11	ladies
7:13	8:22	internal	27:11	25:16	40:8	60:9	47:24
59:15	inform...	25:2	43:2	25:17	81:24	67:6	lady 68:21
81:25	28:22	53:25	49:17	28:15		68:3,8	lady's
including	infras...	72:22	49:25	28:19	K	68:21	67:24
4:25	27:14	intern...	61:5	28:20	Kansas	68:22	laid 89:16
6:7	97:4,13	30:2	66:13	28:24	73:5	69:9,17	land 63:16
10:24	105:13	inters...	73:15	28:24	Katie	69:18	lane 22:13
11:9	initia...	39:13	93:6	33:14	3:18	75:17	109:7
25:20	21:12	introduce	97:12	47:7	45:21	78:20	lanes
42:4,18	input	3:7	98:1	48:9	Katrina	80:3,10	23:4
61:13	7:17	10:12	105:4	50:25	32:10	81:2,5	109:9
86:20	inquiry	13:10	111:11	51:2	keep 60:2	81:9	language
97:3	7:16	introd...	111:12	61:14	100:24	88:19	86:19
inclusive	inspir...	13:19	111:25	70:12	keeping	89:4	86:20
42:14	18:8	introd...	Izzigary	73:10	65:13	91:8,11	86:21
42:19	inspir...	27:21	36:11	77:15	67:11	91:14	large
89:6	55:7	introd...		80:23	kept 32:12	91:23	65:3
income	instit...	28:6	J	82:18	32:14	92:10	larger
77:16	27:19	invest	J 83:18	82:20	99:7,9	93:8	22:13
inconv...	instru...	25:6	James	83:13	kids	95:19	61:3
55:16	86:19	101:21	43:20	86:15	109:14	95:24	largest
55:19	106:19	invested	51:8,9	87:10	kind 10:13	96:21	10:20
incorp...	insurance	102:23	52:14	87:11	38:23	98:10	34:7
31:18	42:8	investing	53:11	87:14	38:24	98:25	Las 15:24
Incorp...	integrate	101:16	53:19	89:18	46:24	99:8	33:22
67:10	27:6	104:3,6	jams 109:3	104:16	68:3,19	101:25	54:9
incorp...	integr...	104:11	Jan 8:9	104:20	74:1	102:18	69:18
86:22	28:1	invest...	9:4,21	104:25	76:24	102:19	lasted
increase	integrity	20:14	9:23	Joe 36:10	86:4	103:4	106:12
31:6	12:12	20:19	10:1	John 3:16	88:19	105:11	lastly
56:9	28:10	40:12	13:13	62:2,4	89:12	107:11	71:23
57:13	intend	84:6	14:10	62:4,13	93:14	108:20	82:16
57:19	13:25	102:16	14:15	62:17	98:14	108:20	late 80:18
57:25	17:9	103:6	27:24	63:13	101:22	109:2,5	law 4:20
62:10	intended	invest...	28:3	63:23	103:4	109:6,6	23:24
increased	37:14	33:14	34:21	64:6	109:13	109:11	52:9
56:7,12	intending	101:15	35:11	Joliet	kinds	109:16	53:7,10
101:16	25:5	invests	40:16	33:6,7	106:23	112:12	94:24
increa...	intention	78:15	48:15	73:6	knew 63:21	knowing	95:3,5
63:3	100:1,5	invite	48:17	Jonathan	113:8	19:21	laws 102:1
incred...	104:10	79:4	55:25	70:23	knock	63:25	lawsuits
33:17	interact	involved	56:17	70:24	78:23	known 7:2	66:16
incred...	100:10	17:8	69:2,6	Jones	know 9:11	7:7	lay 71:7
34:16	interc...	54:25	73:2	8:10	9:18,19	33:9	lead 12:3
increm...	7:3	61:15	88:12	9:4,23	11:21	110:23	12:13
24:9	52:4,17	111:12	88:16	10:1	13:4	knows	13:9
indepe...	96:14	in-depth	103:11	28:3	15:17	73:17	leader
72:2	107:14	100:16	103:12	35:11	16:8	Kordish	9:14
94:1	107:20	in-person	Janet	36:19	17:5,11	91:6	leaders
indicated	107:25	7:23	73:12	40:16	19:3,5		27:2
42:13	interest	Island	73:12	55:25	19:8	L	leads
43:10	57:24	52:15	73:14	56:17	22:22	Labor	105:18
induced	61:6	issue	Jan's	69:6	25:8	25:13	leave
80:24	63:24	5:23	13:14	73:2	26:14	29:4	43:16
industry	64:3	20:21	Jersey	88:12	26:15	62:19	104:23
12:3,13	71:17	22:22	46:23	88:16	26:22	84:11	109:8,9
24:15	104:10	43:1	90:2	103:12	27:10	86:10	leaving
24:16	intere...	49:15	101:25	105:25	33:7	86:16	68:1
29:18	40:20	68:5	102:14	105:25	35:24	86:21	84:1
57:9	48:23	74:12	Jim 83:19	106:4,7	36:10	87:5	109:5

lead 31:19	91:4	70:11	31:17	Lubeskie	marketing	81:14	56:16
left 3:8,9	lines	81:23	31:21	52:23	28:21	81:16	58:11
22:12	30:16	81:23	43:3	54:4,5	30:7	83:4,18	59:15
51:25	95:10	82:6,15	45:13	54:6	markets	84:19	64:10
66:15	linkages	82:19	53:14	lure	31:9	85:15	96:3
90:4	45:12	83:10	69:18	104:20	Marone	87:20	members
legal	list 43:23	83:13	69:19	luxury	43:21	90:24	3:7
28:21	47:16	83:23	75:14	15:21	master	93:17	64:17
58:17	listen	85:4	75:25	101:23	81:10	94:20	81:24
103:7	13:17	89:8,9	89:19	lying	materials	95:9	83:23
108:4	literally	89:18	90:13	101:17	18:13	96:5,23	84:15
legisl...	82:17	89:18	113:24	<hr/>	31:19	97:18	85:5,19
38:6	little	95:1	looked	M	matter	98:16	87:2,6
legisl...	21:20	104:1	45:1	mailed	6:19	101:8	93:25
29:21	24:25	104:24	91:9,15	7:21	69:20	102:22	Memorial
Legisl...	28:3	105:14	91:21	main	70:15	103:1	62:17
3:19	31:12	110:22	91:24	107:10	104:12	103:10	mention
45:21	42:3	111:5,5	98:13	107:14	107:15	103:18	25:4
letting	71:24	111:13	98:21	107:14	107:17	104:2	62:21
2:23	80:18	111:13	looking	mainta...	108:4	106:2,5	mentioned
let's	86:5	111:14	40:2	99:10	Maxwell	108:11	11:2
64:22	97:19	111:16	71:2	mainta...	87:20	109:24	14:10
64:25	live 12:8	locally	75:17	26:16	87:21	110:2	15:19
79:13	14:2	18:5	85:4,9	mainte...	87:22	112:1	15:20
level	28:12	27:8	89:15	55:10	88:3,5	114:2	22:7,18
19:2	35:1	80:4	98:19	86:14	88:7,15	114:10	23:18
30:13	48:18	82:14	lose 67:2	major	88:19	114:15	28:5
levels	54:15	82:14	101:2	71:11	Maybrook	114:19	37:15
12:11	73:11	located	109:13	76:8	98:11	114:23	51:17
license	78:4,21	6:15,22	109:16	105:4	Mayor	115:2	53:3
5:12,16	104:18	7:4,24	109:19	majority	1:13	mayors	55:17
52:10	104:18	45:19	losing	46:21	2:1,9	27:2	55:18
110:13	105:20	Locey	68:1	making	3:5,11	Ma'am	71:24
111:21	106:9	22:13	68:13	5:14	3:17	101:8,8	80:22
licenses	lived	locked	loss	12:15	4:6,11	McGold...	81:2
5:23	44:18	15:9	102:16	20:14	8:4,15	49:7,8	86:18
63:15	50:9	107:12	103:4	44:10	10:8	49:10	91:25
lie 101:19	lives	lock-down	lot 17:13	65:13	15:20	Meals	100:14
life 26:16	19:4	73:18	18:1	102:19	36:18	34:8,10	mentio...
44:18	61:16	long 52:15	47:1	Malcolm	37:1	89:1	37:4
lifestyle	living	65:23	68:1,10	83:18	41:21	mean 74:6	92:14
61:13	54:6	99:5	68:15	83:19	42:16	91:22	Mercury
lifetime	Liz 90:24	103:5	76:23	83:20	42:20	99:18	99:6,11
9:10	90:25	111:18	77:17	Manage...	43:6,14	110:13	mess 47:21
59:12	90:25	111:24	79:12	1:9	44:11	meanin...	message
lift 96:9	local 6:5	longer	79:22	2:12	46:10	95:12	49:21
Lifting	10:9	63:14	85:22	6:14,25	47:13	95:15	met 11:4
26:5	16:11	90:23	86:5	8:7,9	48:15	means	72:17
lightly	24:2	long-term	90:8,12	9:7	49:6	28:4	75:20
31:1	27:14	32:6	93:6	63:6	50:6,19	66:6	105:2
lights	30:2	35:23	99:6,10	84:24	51:5,8	meet 85:23	mic 43:16
34:19	32:20	51:13	99:10	manner	51:9	85:25	93:20
106:15	32:21	90:17	105:2	89:19	52:23	meeting	106:3,6
limit	33:18	long-time	106:6	map 15:2	54:3	1:1 2:7	Michael
108:12	33:23	47:25	109:3,4	91:17	55:23	2:15	36:11
Lindsay	36:5	49:10	112:12	91:23	58:3,13	8:20	115:11
3:12	38:8	49:12	113:4	maps 7:7	59:3,10	16:11	microp...
LINDSEY	40:1	look 14:22	Lots 7:9	Marc 77:21	62:2	21:25	96:6
1:18	41:1	15:2	lottery	77:22	67:8,19	69:2	Middle
42:24	44:9	17:16	48:7	Marilyn	70:1,3	110:11	73:22
114:9	45:18	20:7	love 64:3	3:18	70:23	114:20	Mike 9:5
Lindstrom	46:2,7	24:14	loving	market	73:12	meetings	miles
108:14	50:10	24:16	60:5	14:18	75:9	11:16	78:19
108:14	59:18	25:17	low 79:21	26:1	77:9,21	11:17	military
line 21:18	59:19	27:16	loyalty	44:25	79:15	16:12	26:6
29:25	61:20	27:22	11:3	90:8	79:19	member	Miller

8:12	84:3	mixed	56:16	national	neighbor	85:1	noticed
9:4	Mills	16:19	56:17	29:23	88:20	86:11	109:10
13:11	7:24	model	morning	29:25	neighb...	87:2,6	November
13:13	54:7	26:20	57:12	30:2	74:14	89:20	5:20
36:19	65:11	models	Moslem	57:17	74:15	90:2	number
37:3,10	78:4	29:17	47:22	91:6	75:2	92:2	25:7
38:5,11	87:23	modern	47:23	nation...	89:22	94:2	30:25
38:17	96:13	18:13	mother	29:6	neighbors	100:22	53:18
38:25	106:1	moment	59:21	30:4	41:14	101:25	62:9
39:14	108:15	2:3 3:1	motion	natural	51:10	102:2	numbers
40:7	mindful	3:4	4:2,4	15:14	52:4	102:14	24:25
41:4,15	20:8	21:8	114:11	18:13	Neil 1:15	102:14	53:20
42:11	23:8	95:6	114:13	Navy 67:12	3:9	102:18	NY 1:22
42:18	26:16	103:7	114:20	near 22:13	neon 34:19	102:25	NYDOT
52:9,25	41:6	monetary	114:21	54:22	Nepera	103:1	100:16
53:14	46:24	49:18	move 10:17	59:17	7:6	104:14	
53:22	minimal	money	21:14	96:1	98:9,13	105:10	O
62:12	12:18	52:1	22:11	110:8	98:20	107:3,6	O 1:12
62:16	minimum	55:13	22:13	nearby	99:4,8	Newburgh	objective
72:14	26:9	56:21	22:24	104:19	network	45:25	58:4,10
88:1,4	78:2	68:1,16	46:11	nearest	24:17	next-door	obtain
88:6	minivans	71:8	47:15	2:16	24:23	98:8	5:10
93:21	34:1	76:6	50:12	nearly	25:18	nice 15:23	obvious
94:23	Minor	84:11	50:18	11:6	32:1,4	31:16	45:4
95:11	89:1	84:13	52:19	72:3	networ...	42:25	obviously
95:19	minori...	89:10	54:3	necessary	59:19	68:3	17:23
97:5	86:25	92:12	71:2	21:18	Neuhaus	81:5	39:20
99:22	87:7	92:12	72:8	neck 49:3	3:20	89:1,2	41:11
99:24	minuses	92:17	83:17	68:23	44:7	89:12	71:10
100:9	77:1	92:21	108:13	68:24	never	night	87:3
101:1,6	minute	92:24	112:2	need 10:1	48:2	79:14	97:11
102:6,8	21:11	93:3	moved	34:15	60:8	nightlife	occur
109:25	79:6	94:20	74:16	45:11	75:18	112:24	16:12
million	minutes	94:21	moving	47:9	87:3	nightmare	47:3
5:5	2:14	99:17	49:23	55:10	98:7	105:21	offer
9:14	47:17	100:23	59:3	56:12	113:8	nine 88:2	14:18
11:3,16	59:8	101:5	67:15	58:7	new 4:21	88:3,5	14:24
24:1,6	65:18	102:23	86:14	61:17	6:16,21	88:10	16:9
24:9,12	66:23	104:3,6	Muller	66:17	6:23	88:23	30:3
25:6	mirrors	104:11	81:18	70:12	7:4,22	nineteen	60:7
32:20	68:15	107:22	81:19	79:1	7:24	38:13	offered
32:21	missed	108:6	81:20	80:24	8:1	ninety	57:3
34:5	92:19	Monroe	municipi...	81:7,7	11:11	11:7	offering
37:24	93:23	81:25	40:2	90:15	11:13	32:13	15:18
38:1,14	Missis...	91:1	104:1	93:9,13	14:1,22	Nininger	17:14
48:6	73:6	Monroe...	music	97:16	17:20	91:20	offerings
51:17	misspoke	59:21	105:19	101:22	19:5	noise	14:9
51:19	37:16	74:20	myriad	104:19	21:9	43:18	16:2,4
53:3,8	misund...	92:16	10:21	111:14	23:25	105:15	16:22
53:9,13	113:12	month		needed	31:6	non-pr...	officials
53:20	mitigate	4:18,19	N	19:2	32:10	45:6	43:24
54:11	41:1	25:8	name 2:8	77:15	32:18	104:14	46:11
55:5,7	63:1	55:15	3:10,24	77:16	36:8	normal	47:14
55:11	mitigated	55:16	11:1	97:15	39:8,19	7:25	offset
55:12	80:14	55:20	44:3,5	needs	46:23	110:22	19:20
58:19	111:8	months	46:14	50:25	51:13	north 7:7	20:16
58:21	mitiga...	8:21	59:4,14	58:14	51:15	22:16	41:8,10
88:8,10	66:9	64:12	70:4	72:24	52:19	73:5	100:1
88:14	mitiga...	64:12	81:20	93:5	53:12	Northeast	offsets
88:15	62:22	Montic...	83:19	97:24	53:19	83:9,21	95:23
88:22	62:23	75:22	84:21	105:3	57:4,5	84:14	offset...
92:14	82:11	moral	87:21	105:23	57:7,8	note 2:16	27:13
millions	91:7	76:19	101:9	negative	65:20	notice	oh 46:13
82:8	mix 44:23	76:22	104:17	12:18	78:7	4:12	55:7
89:22	44:23	morality	names	negatives	79:24	6:11,12	69:6
millio...	44:24	55:17	47:15	45:2	84:1	6:17	81:16

33:19	11:7,17	61:9	66:13	13:3	75:11	102:15	28:12
33:21	11:21	options	outwei...	28:4	75:12	perfectly	31:2,11
67:10	12:11	62:1	61:7	32:5,6	Penn 91:6	20:23	31:20
oils 34:3	28:6,10	Orange	overall	32:20	pension	56:19	35:19
okay 2:4,6	40:9	5:2	19:19	33:3	87:15	perform	41:23
3:6 8:5	73:4,4	6:16	23:4	36:16	people	24:17	44:25
36:18	operates	24:12	94:13	65:25	8:20	24:18	46:1
37:19	11:24	27:17	overpass	75:24	9:15	period	53:17
39:2	operating	44:17	23:1,2	83:15	12:8	22:1	62:24
41:21	11:11	44:22	overseas	84:8	14:2,3	period...	63:22
42:11	81:23	44:23	14:6	partne...	14:14	63:2	94:8
42:16	operat...	45:17	owned	27:16	17:5	periods	95:23
42:20	82:18	45:24	63:17	partners	18:17	63:2	109:1
42:21	operat...	46:4	102:8,9	13:3	22:10	periph...	113:2,2
43:14	29:16	50:23	owner	29:6	22:11	84:5	places
46:12	operat...	51:19	47:24	35:2	24:23	permanent	11:4
47:15	17:10	53:21	59:19	partne...	26:11	25:16	18:9
52:14	operators	58:20	67:10	32:7	28:18	47:8	69:19
54:3	11:22	63:21	75:13	33:18	33:14	82:17	102:14
59:3	opinion	63:21	75:15	33:19	36:6,9	person	plan 17:23
64:6	57:17	64:1	owners	66:19	43:17	49:12	28:1
65:8	67:21	80:2	83:14	partne...	46:21	56:22	33:12
69:16	opport...	81:20		29:9	47:1	76:22	39:18
75:11	28:9	82:1,9	P	parts	54:25	105:16	41:23
81:12	45:10	84:21	paid 5:5	16:14	55:6	personal	42:7
81:14	60:20	85:20	pain 71:15	74:23	56:8,23	60:16	50:3
98:4	66:10	85:21	Palace	pass 48:8	57:4	61:7	52:17
99:24	86:25	107:8	15:24	82:25	63:18	person...	52:19
100:21	93:15	order 4:1	16:7	passed	66:7	8:23	64:9,11
102:11	113:24	8:2	79:8	23:24	67:4,11	68:6	64:12
108:2,3	opport...	39:22	Palaia	45:22	67:15	perspe...	64:18
112:2,5	2:21	58:7	48:15	passes	75:20	46:19	66:3
114:2	9:8,11	organic	48:15	110:10	76:5,20	101:1	68:17
114:10	10:6	64:14	48:17	passing	77:2,5	Peter	72:22
114:19	15:13	89:19	paper	5:24	80:5,20	49:6,8	81:10
old 48:20	26:3	organi...	57:12	88:25	80:21	49:10	81:11
Olympus	33:16	33:20	parcel	passio...	80:22	petition	82:11
70:6	35:22	58:6	7:2	82:22	84:11	67:1	94:1,13
once 9:10	39:4	86:3	98:19	pathol...	84:12	phase	96:16
55:3	45:3	organi...	parents	30:23	86:3,18	82:21	100:4
69:13	46:4,4	59:18	61:14	patriotic	87:13	99:1,2	104:10
69:22	46:6	88:18	park	51:2	90:8	Philad...	109:21
82:7	48:3,6	organized	109:20	Paul 83:4	101:22	54:22	112:11
83:16	48:8	60:1	parking	83:5,5	104:23	philan...	112:15
ones 72:11	51:11	oriented	17:10	pay 58:8	108:13	12:23	112:19
one-time	56:5	112:23	17:12	58:15	109:5,8	phones	Planet
55:3	61:11	original	17:13	78:2,3	113:1	2:19	10:25
58:11	61:18	53:19	99:6,10	78:6	113:21	pick 101:3	Planner
58:25	61:20	origin...	part 13:4	85:10	percent	picture	43:7
ongoing	65:25	112:16	30:6	96:20	14:12	61:2	planning
63:1	67:22	112:20	34:18	99:20	24:19	pie 19:16	6:7
on-going	69:25	orleans	35:18	100:5	26:11	piece	15:22
97:15	76:15	32:11	35:21	104:25	30:24	57:1	39:7
on/off	77:14	32:18	68:22	paying	31:24	64:3,4	49:24
21:9	77:23	outdoor	76:17	12:7	38:7	96:15	66:4,5
22:14	78:10	16:25	94:6	25:17	51:3	pit 60:11	68:11
open 4:1	85:17	17:2	96:16	85:8	56:18	PLA 29:1	97:20
75:6	112:10	74:25	96:18	103:5	56:24	place	97:24
opened	opposed	105:15	100:18	payroll	61:19	4:13,16	98:1,3
69:2	17:13	105:18	106:19	32:13	61:25	12:1,12	98:18
opening	56:23	105:19	109:21	55:1,4	65:14	12:17	111:5,5
108:6	56:25	outlet	partic...	peak 20:4	72:4	14:3	111:13
opens	opposite	107:1	106:8	62:16	74:4	18:5	111:24
108:1	48:19	outlined	110:19	62:17	78:6	21:13	plans
operate	104:12	4:22	partner	Pearce	87:10	25:14	16:24
10:21	option	outside	10:6	75:10	99:19	25:25	22:3,19

37:7,8	43:10	positi...	15:7	80:25	34:12	104:11	99:4
37:12	57:5	60:10	preserve	89:11	37:15	104:13	104:15
40:25	58:4,4	positives	61:9	90:10	programs	111:19	112:14
43:4,5	58:10	45:2	preser...	100:13	12:13	projec...	113:6,9
66:15	58:16	possib...	61:12	100:21	12:15	25:1	proposal
81:11	58:17	91:10	president	108:24	12:18	53:16	5:8,9
89:16	72:15	possible	8:8	proble...	26:4	54:1	7:13,17
91:7	72:16	45:2	83:22	92:8	27:17	55:21	39:6
94:7	72:19	50:12	Prestia	problems	27:18	71:3,7	60:14
108:17	89:1	possibly	3:18	60:23	29:17	93:2	61:2
108:17	101:25	60:7	presup...	63:1,5	29:20	projects	63:8
108:21	109:19	63:1	95:2	68:9	31:1,10	18:2	65:6
plant	114:10	65:4	pretty	70:15	31:17	27:10	74:18
80:12	points	potential	42:7	70:17	34:10	40:12	92:4
91:12	22:3,5	14:23	72:6	70:18	35:15	40:13	95:23
91:15	82:4	37:23	86:16	76:8	36:3,4	85:9,11	propose
105:10	87:8	60:23	preven...	80:11	86:23	111:17	17:20
play 44:17	110:6	62:9	108:5	80:17	88:16	promise	proposed
66:6	Poker	potent...	previous	91:3	89:15	28:7	6:15,24
105:4	10:25	23:15	52:25	92:22	project	59:12	60:10
played	police	41:15	53:2	106:21	8:25	promised	pros 61:4
35:10	27:3,9	41:16	59:16	106:23	9:19	51:1	proud 9:2
player	54:22	Potvin	81:8,10	proceed	10:15	promises	26:25
41:18	55:9	8:3	99:2	6:6	10:18	13:6	29:2
players	56:13	powerh...	previo...	39:23	13:8,12	76:7	32:8,9
9:15	71:25	9:16	98:25	procee...	13:18	77:7	49:9
11:3	78:20	predict	pre-ex...	115:9	13:21	105:2	64:18
plaza	96:21	24:20	pre-pl...	proceeds	15:15	promote	proven
21:6	106:11	predic...	97:23	51:18	16:17	61:10	32:1
please	107:3	79:23	prices	94:25	23:13	pronounce	60:2
2:1,3,5	policemen	79:24	84:11	process	23:17	59:6	provide
2:16,18	41:2	prefer...	93:13	4:17,22	24:13	pronun...	28:9
2:25	policy	82:19	princi...	6:7	25:6	49:9	61:13
3:23	82:14	prelim...	10:14	49:24	26:5,12	pronun...	72:23
4:2	95:3	21:3	printed	52:13	35:22	47:21	82:16
6:17	polished	22:2	43:23	64:20	40:4	proper	provided
43:16	68:14	25:14	prior	83:2	50:13	31:10	114:5
44:1,4	political	95:14	5:14	85:14	56:1	68:11	providing
46:24	106:24	premiered	92:7	85:24	58:8	88:17	72:20
47:17	107:2	87:6	112:13	97:20	62:23	proper...	provis...
47:20	Poor 3:21	prepared	114:5	97:23	66:8	11:6	103:21
69:5	44:5,5	42:25	114:5	98:1,3	67:5	14:13	prudent
83:17	46:10	present	prison	98:18	70:14	14:21	46:18
93:20	104:4,7	3:7	33:10	110:18	70:16	15:25	65:12
93:22	104:9	7:11	private	110:22	70:21	24:18	public
96:5,11	popula...	68:25	62:25	111:5,6	71:2	66:17	1:1,5
pleased	30:24	presen...	72:23	111:18	82:3,8	90:7	2:10,20
35:13	44:24	4:13	103:15	111:24	82:13	property	4:2,12
60:20	50:24	8:5,22	privately	processes	82:16	7:6	5:12
pledge	106:16	10:5	102:8	25:25	83:1,11	11:12	6:11,12
2:25	portion	21:22	probably	procla...	83:16	24:9	6:20
3:3	35:5	36:19	66:12	15:20	84:16	38:14	7:10,12
plenty	82:12	42:12	108:18	product	84:23	38:15	7:17
51:25	portoc...	45:6	113:9	15:23	85:6,12	38:17	8:17
76:6	17:18	68:14	problem	16:19	86:10	38:21	13:24
plus 28:25	18:17	91:5	20:1	19:6	86:11	45:8,9	22:1
42:5	position	99:25	29:16	31:6	86:17	48:20	36:23
53:8	25:22	113:18	29:23	54:10	87:18	51:24	39:4
75:16	82:23	presented	29:25	produc...	90:17	63:24	40:21
pluses	positions	38:1	30:2	24:19	92:13	64:3,5	43:15
77:1	54:21	66:11	31:7	profits	92:18	74:16	43:24
point	positive	presen...	48:11	35:6	93:4	78:5	46:12
6:10	45:4,14	62:6	48:11	program	94:18	79:7	56:24
11:15	46:7	presen...	56:4,4	15:18	97:1,7	91:22	57:22
39:17	60:20	9:3	56:6	26:5	97:25	96:16	94:6
40:7	76:2	presents	62:22	33:25	102:24	98:8,24	95:3

97:12	questions	4:12	45:5	reinvest	97:6	22:23	30:4
113:16	21:24	ready	54:9	34:6	requir...	29:13	result
114:11	27:23	3:25	rebound	reinve...	103:25	32:25	56:13
publicity	30:22	real 77:16	93:14	32:2	requires	37:4	57:8
105:18	36:2,14	realistic	receive	33:15	29:3	61:12	72:21
public's	36:21	71:7	7:16	reiterate	52:9	61:22	retail
5:14	39:3	reality	received	42:1	research	resorts	11:15
purpose	41:22	24:14	29:22	103:12	57:17	33:21	16:2,4
7:10	43:12	realize	114:5	related	60:14	57:1,20	16:5
purposes	56:9,14	19:9	receives	21:14	reserve	58:2	retailers
38:20	62:6,7	realized	6:1	24:2,13	40:20	resources	113:4
push 21:17	70:25	106:17	recited	27:11	reside	28:21	return
22:19	91:2	really	3:4	93:23	83:6	73:8	20:18
22:20	93:18	2:23	recognize	94:5	resident	82:6	returning
84:5	93:19	9:1	29:15	relati...	47:25	84:25	50:22
108:3	93:22	10:12	43:20	14:14	49:10	89:17	reused
put 12:1	93:23	13:19	61:1	14:20	51:13	respect	34:3
12:12	94:19	13:25	recomm...	26:2	59:20	28:8	revenue
26:3	109:25	14:7,17	65:15	28:20	66:25	40:7	24:4,21
29:20	quick	15:12	record	35:23	70:5,7	56:22	24:24
31:1,11	87:23	16:1,19	26:25	35:25	75:12	103:23	25:3
31:20	89:19	17:2,5	32:2	59:17	75:17	103:25	37:23
62:23	quickly	17:7	115:9	relati...	77:11	111:19	38:3,7
77:19	50:12	18:3,23	recycled	14:5	81:21	respec...	48:9
90:2	50:18	19:12	31:18	24:23	81:21	17:24	53:16
91:18	61:7	20:11	recycles	26:21	83:7	46:16	53:23
92:4	quite	20:17	33:20	36:6	84:22	respec...	53:24
93:24	39:19	21:3	redeve...	relative	87:22	51:6	71:3
106:22	53:17	23:4,23	33:12	39:22	106:1	56:3	87:24
108:18	64:18	26:17	reduce	53:6	108:15	82:24	92:25
112:11	68:18	27:25	55:11	rely 71:25	residents	respond	104:20
putting	72:13	28:16	reducing	remain	8:24	55:24	revenues
12:17	75:21	29:12	31:21	61:15	9:9	72:14	12:21
89:3	99:5	29:21	reduction	remind	13:15	93:18	24:2,4
100:24	106:16	33:15	31:9	114:3	49:25	103:11	45:7
p.m 6:18		44:13	refer	remove	67:4	104:7	57:5,8
7:19	R	49:20	105:16	23:2	73:10	responds	82:9
114:6	R 1:12	49:22	refere...	rendering	73:18	98:17	104:15
P.O 7:21	rail 91:4	52:16	14:16	18:16	73:25	response	104:16
	91:8	55:22	94:5	renova...	74:2	100:15	review
Q	railroad	57:11	referred	86:12	75:5	110:3,7	110:24
Qua 16:1	22:25	68:2,13	56:15	Renu 33:18	82:19	respon...	111:6
quadrant	23:2	70:12	reflect	33:19	87:7	60:22	111:18
22:17	raise	70:12	26:9	RENYOLDS	111:17	respon...	reviewing
quality	43:13	70:13	regard	67:9	resist	12:11	43:3
18:23	raised	71:14	26:25	repeat	52:2	12:12	reviews
19:2	43:13	74:7	62:9	47:18	resisted	28:11	6:8
26:16	73:24	79:22	98:2	represent	71:18	28:14	97:22
110:24	ramp 21:6	81:7	regarding	85:19	resolu...	30:9,12	110:23
question	21:9	90:18	6:13	104:5	5:11	30:19	revita...
37:2,21	22:9	93:5	73:15	repres...	45:22	31:13	33:5
39:5	71:13	94:11	Region	44:6	65:6	rest 25:18	Reynolds
40:24	79:8	95:15	5:1	81:22	82:25	restate	67:8,10
42:2	96:15	96:17	Regional	83:8,20	110:10	56:10	67:10
55:13	Ramsey	100:9	83:9,21	85:3	111:3	restau...	re-emp...
56:17	11:10	103:8	84:14	repres...	resolved	11:11	94:9
63:6	rate 24:19	106:14	regularly	8:6	80:14	restau...	rich 46:14
81:7	ration...	107:5	30:1	repres...	resort	7:14	46:15
87:23	56:5	107:24	regula...	53:5	2:11	11:8	79:3
91:10	reach	109:4	53:16	repres...	4:24,25	16:16	81:14
95:7	38:3	112:18	regula...	3:21	6:3,13	16:21	81:15
96:4,17	97:8,16	reason	29:19	44:15	7:13	32:22	Rick 1:17
96:24	read 2:13	44:7	31:10	request	14:1	33:2	3:11
98:22	6:11	74:17	57:22	82:24	15:5	89:4	8:4
99:22	51:16	reasons	reinst...	required	16:5	112:24	112:1
100:15	reading	29:11	103:8	59:1	19:10	restri...	114:7

Rico 36:11	57:7	68:12	71:10	SEQRA	95:18	85:7	15:3,7
Ridge	rooms	74:22	secret	52:12	95:20	shuffle	15:9
63:11	11:14	106:21	65:20	97:21	96:18	86:4	24:22
Ridgeway	15:22	saying	Section	110:24	96:18	side 22:9	98:12
90:24	19:1	27:5	7:8	series	97:1	41:18	98:12
90:25	33:2	45:23	security	10:25	98:2	sides	98:20
90:25	37:5,8	53:11	57:23	17:3	110:16	75:14	110:19
right	rose-c...	53:15	see 15:3	43:11	111:11	sight	111:4
3:11,12	79:22	55:19	15:10	93:18	Sewitt	59:15	111:22
25:25	79:24	69:22	17:16	93:22	65:9,10	sign 30:7	112:19
29:8,11	roughly	90:9	17:18	serious	65:11	67:14	sited
39:9	85:19	100:3	17:18	66:14	shampoos	signal	63:25
40:9	route 7:4	101:17	35:22	seriously	34:13	21:10	sites
59:9	7:24	says 20:4	42:25	31:23	share	22:15	14:13
72:3,10	21:6,9	88:15	45:3	serve	13:17	signaling	24:16
72:22	46:22	111:6	46:12	29:17	22:2	22:18	siting
73:22	47:2	113:8	48:13	served	33:3	signals	4:23
89:20	70:18	Schack	48:20	50:23	35:4	21:14	6:3
89:23	70:19	79:15	51:22	service	67:21	signature	111:23
91:19	82:13	79:16	60:21	28:19	107:8	46:21	situation
92:15	Rubell	79:16	63:3	28:23	shared	signat...	39:16
93:14	102:5	79:21	67:13	54:18	39:17	67:3	43:3
101:6,6	rug 60:25	school	73:23	72:2,20	sharing	signed	48:5
109:12	run 50:10	38:15	74:1,10	72:23	94:25	3:22	66:1
109:15	64:23	55:12	74:13	services	Shawan...	4:20	67:18
109:18	84:12	59:21	74:18	12:22	63:11	29:1	71:16
109:20	running	74:20	74:23	27:9	sheds	85:6	80:3
rights	34:1	74:21	76:9	30:16	23:3	signif...	six 11:16
52:19	runs 65:24	91:20	77:6,17	36:4	81:4	47:5	67:12
right-...	rush 20:5	91:22	78:16	41:1	sheet	82:12	size 65:2
22:8	90:13	91:24	78:22	56:9,13	88:7,24	111:9	skepti...
right-...	Ryan 87:20	92:6,9	80:14	58:6	sheets	signif...	105:3
94:6	87:21	92:16	81:3	65:16	3:24	88:13	skills
rise 2:25	87:22	92:17	89:14	71:23	ships	sign-in	36:8
33:4	88:3,5	94:5,20	90:5	96:19	33:4	3:24	Skoufis
rises	88:7,15	94:21	103:6,9	servicing	Shittel	sign-up	43:20
33:4	88:19	schools	107:3,5	84:9	96:12	47:16	sky 64:21
risk 103:4		94:25	seeing	session	96:12	silence	slide
road 15:8	S	scope	89:2	50:2	97:3	2:19	37:23
15:12	Saad	39:22	seen 31:9	set 5:21	shops	3:1,4	38:20
22:10	47:22	56:1	33:8	29:21	11:15	60:24	42:3,4
22:24	47:23	65:2	63:14	34:20	89:5,9	similar	42:11
69:14	Sachs	scoping	68:5	64:24	short	4:16	68:13
69:22	36:12	50:2	70:9	112:16	97:5	18:11	slightly
70:6	safety	Scott	74:8	seven	shortage	18:11	71:4
89:25	57:23	67:19	106:24	10:22	87:5	71:21	slip 66:20
90:7	salaries	67:20	selected	11:18	short-...	71:21	slow 85:5
91:17	25:20	69:9	5:23	78:6	68:17	simple	slowly
roads	42:2	screen	6:2	84:2	shoulders	41:7	101:18
52:20	55:8	53:6	selection	seventy	64:23	simply	small
76:8,8	sale 67:14	se 19:16	5:18	11:6	shove	14:3	16:2
93:12	sales	season	33:8	34:5	108:4	18:11	30:25
109:18	57:6	109:17	63:14	34:20	19:20	19:20	93:10
109:22	Saltzman	seats 2:2	68:5	64:24	21:7	29:12	106:16
roadways	9:5	2:3,5	70:9	112:16	90:14	sin 76:15	smartest
99:21	36:12	second	74:8	80:9,12	showed	single	79:11
Robert	Sam 44:9	4:5	106:24	105:9	37:23	34:7	smoke
70:1,2	samples	22:16	selected	sewer	37:24	91:4	68:15
70:4,5	98:14	23:23	5:23	27:12	57:18	95:9	soaps
Rockland	sandbox	37:1	6:2	41:7	62:8	sinking	34:13
89:25	66:7	108:18	selection	55:10	91:17	101:11	societies
Roman	Saturday	108:22	5:18	79:1,2	shown	siren	61:24
17:1	20:6	113:20	selects	91:11	31:5	52:1	soil 98:14
room 19:5	saw 47:4	114:14	110:19	91:11	shows	site 5:18	solution
43:8,22	49:16	114:22	self 30:4	91:12	16:12	7:1,2	20:12
43:25	60:19	Secondly	30:4	91:15	44:13	13:23	56:6
			send 34:14				
			senior				
			13:11				
			88:16				
			seniors				
			35:11				
			sense				
			79:12				
			sensitive				
			43:17				
			sent 30:7				

63:4	82:2	31:10	54:12	Steve	subseq...	99:7	43:17
100:20	85:17	staff	58:19	3:17,20	110:10	112:24	93:7
solutions	96:9,11	45:1	62:24	Steven	subsidies	sure 12:15	take 2:1,3
20:2	103:1	stagnant	65:15	44:7	103:13	13:5	2:5,20
27:10	speaker	93:5,14	65:21	stewards	substa...	20:11	4:16
93:24	47:16	stakeh...	67:15	28:14	84:10	27:12	6:17
94:4,11	81:8,10	19:13	71:4	stewar...	substa...	30:8	9:22
solve	speaking	stand	79:2	31:13	17:9	39:11	10:11
100:17	8:7	10:14	85:1	stick	19:8	41:9	20:10
101:2	39:7	23:10	89:21	103:3	23:9,20	66:18	22:5,12
solved	68:4	36:11	92:20	stomach	40:11	95:22	23:4
100:13	85:17	61:23	93:2	60:12	41:23	97:10	29:19
somebody	99:15	79:17	94:13	Stomer	42:7	99:11	30:25
14:17	special	79:19	100:4	77:21	46:6	100:18	31:22
15:12	1:17	standard	100:10	77:22	success	107:24	34:13
47:18	2:7	12:2	100:10	stop 77:19	35:4	surface	46:22
109:2	14:25	29:22	101:4	stores	succes...	17:13	84:11
somewhat	15:16	34:20	101:12	58:1	16:14	surprise	90:12
44:17	specific	standards	102:2	89:8	34:16	65:20	106:2,5
song 52:1	15:10	84:10	102:18	stormed	53:25	surprised	taken 3:4
soon 6:18	21:4	standp...	102:25	106:23	Suddenly	44:16	109:11
sophis...	22:6	68:4	103:2	story	64:21	75:21	takes
18:5,14	38:18	76:19	103:14	60:9	suffic...	surpri...	16:7
18:22	71:24	start	103:21	strange	41:9	60:19	108:21
sorry	94:4	10:3	103:22	78:22	suffic...	60:19	talk 10:15
3:13	specif...	15:22	103:25	strong	111:8	surrou...	13:8
51:21	10:15	36:20	107:3,6	45:4	sugges...	12:9	27:1
88:12	97:14	36:23	110:18	83:23	79:5,6	13:16	28:3,15
94:18	specifics	37:6,13	110:20	structure	suits	14:8	28:17
96:5	13:8	37:17	110:24	17:10	13:5	18:12	32:4
106:4	specify	47:22	111:2	struct...	Sullivan	26:13	36:15
112:7	62:14	69:11	111:22	17:12	5:2	surrou...	44:19
114:7	spend	96:11	113:8	struct...	44:21	17:25	47:11
115:2	84:12	110:17	stated	29:19	63:19	sustai...	53:2
sort 73:21	89:10	started	41:24	strugg...	63:20	12:15	54:21
74:2	92:21	2:2,5	45:5	61:10	70:16	31:12	76:5,23
79:21	92:24	2:15	97:20	Stu 43:14	85:20	33:24	77:3,5
sound	93:3	3:6	statement	studies	107:18	Sutz 1:14	96:21
69:20	spending	27:7	54:2	31:3	summer	3:8 4:4	98:6
88:21	8:19	35:20	110:5	43:4,11	17:3	4:8	105:11
106:6	spent	39:14	states	57:18	62:20	36:24	106:13
source	32:20	41:5	10:22	98:24	SUNY 27:17	36:25	talked
23:17	39:25	60:13	14:6	study	super	37:2,19	31:12
south	40:1	61:4	31:5	24:15	98:12	38:10	98:8
1:21	64:12	66:25	56:19	57:16	98:12	38:13	105:17
6:23	67:12	97:23	101:13	62:11	Superv...	38:22	112:10
7:6	86:2	106:11	statewide	71:8	3:16	39:1	talking
15:8	93:1	106:15	5:19	74:10	supplies	95:17	23:7
22:21	94:22	starting	Station	studying	34:15	112:6,7	24:25
22:25	112:12	52:17	7:5	39:16	36:3	114:14	37:4
46:23	splendid	state	statis...	stuff	support	114:16	57:13
94:18	10:10	4:24	30:24	68:12	5:11,15	114:21	78:18
southb...	split	5:6,8	57:19	89:2	6:2	114:25	112:14
21:7,9	51:19	5:22,25	statis...	98:10	21:17	sweep	Tamburri
22:9,11	spoke	6:2 7:4	62:8	subject	60:8	60:24	84:19
spa 15:23	81:16	16:5	statute	6:5	61:19	Swiller	84:20
89:5	spoken	24:3,7	103:20	submit	61:20	70:23	84:21
space	81:15	25:1	103:22	5:7	61:21	70:24	tap 99:8
11:16	spring	29:3	103:25	111:21	80:8,21	system	targets
spas 16:22	62:20	37:24	stay 40:22	114:3	82:2,15	11:3	24:5
speak	square	39:8	61:16	submitted	87:9,18	79:2	tax 7:7
3:23	11:16	44:3	84:12	7:19	110:11	91:4,8	12:21
39:8	16:10	46:23	89:7,9	submit...	supported	103:9	24:3,7
44:2	stabilize	53:12	stem 110:9	5:9,15	72:1,3	<hr/>	24:9
47:17	103:8	53:19	Stenog...	subscr...	supposed	T	37:25
51:7,11	stabil...	53:23	44:3	103:14	51:19	table	38:14

38:15	90:5,20	109:24	15:19	105:23	6:17	45:21	106:12
38:16	92:14	112:1,5	17:22	105:24	tide 33:3	66:24	108:9
38:17	tenants	112:7	18:9,15	107:13	Tim 2:8	69:1	112:12
38:23	12:4	112:22	23:15	107:21	3:10	76:13	112:13
45:7	tend 14:11	113:15	26:1	108:6	43:21	82:2	towns
47:5	24:18	113:19	28:15	108:23	81:18	113:16	73:3,7
51:24	53:24	113:25	28:18	thinking	81:19	114:1	track
57:6,6	terms	115:4,6	30:20	19:18	81:20	115:5	26:25
57:7	12:16	thanks	31:3,15	75:21	time 8:14	tonight's	32:1
59:2	24:1	13:14	40:3	98:9	8:19	2:10	52:19
73:15	96:17	42:21	41:17	thinks	10:4,11	tons 68:9	traction
78:12	terrain	46:10	43:10	50:22	13:24	top 18:10	108:19
82:8	15:14	51:10	44:12	thirty	33:9,17	22:8	trade
85:9,10	18:11	113:17	44:12	81:6	34:25	topogr...	60:8
104:14	thank	Thanks...	45:22	thirty...	35:9	15:6	trades
104:16	2:21	62:21	46:3	51:14	50:4	total	29:2,5
107:6	3:5 4:6	theme	49:11	THOMAS	52:5	28:23	85:18
taxes	8:4,15	16:25	50:20	1:16	55:4	38:14	87:17
38:18	8:16,17	thing	50:20	thought	62:14	totally	traffic
38:19	9:22,25	20:22	50:21	23:13	69:20	72:2	19:15
38:21	10:4,7	29:8	51:2,2	35:12	80:13	103:14	19:19
45:9,9	13:13	30:18	52:18	63:20	83:2	touched	20:1,3
55:11	36:17	42:24	55:25	64:19	90:12	70:25	20:15
74:6	36:18	45:14	56:4	67:2	99:5	71:19	20:18
78:2,3	37:20	46:20	57:11	87:4	105:11	touches	20:21
85:9,11	40:19	47:10	57:24	105:22	105:13	18:13	20:24
103:5	40:24	52:3	62:13	108:23	109:16	tough	21:5
taxpayers	41:20	57:10	64:16	though...	112:12	65:13	23:21
102:15	42:20	58:3	68:7,15	64:14	115:4	tourism	39:6,12
teach	43:6,14	66:22	68:17	65:1	times	32:18	43:1
36:8	44:9,10	69:13	71:8	thoughts	35:8	48:24	46:24
team 9:5	46:9	71:19	73:22	36:24	40:14	tourist	47:3,11
9:12	47:11	77:24	75:1,4	thousand	73:19	19:3	48:10
techno...	47:13	78:11	75:15	11:6,14	TIMOTHY	57:3	49:15
10:2	48:13	79:13	75:15	25:16	1:13	108:19	49:17
21:14	49:5	84:7	76:2,3	thousands	tips 25:21	tourists	55:17
28:23	50:4,6	89:20	76:13	12:24	Toby 79:15	18:6	56:2
tell 54:14	50:15	93:12	76:14	51:1,1	79:16	town 3:15	62:8,10
55:1	50:18	100:12	76:16	74:21	79:16	3:17,18	63:4
57:14	51:4	101:4	76:25	82:17	79:21	4:17,18	70:15
59:5	52:22	105:15	77:1,4	three	today	38:16	71:10
69:7	62:1,4	107:2	77:14	11:7,15	13:20	38:17	71:16
87:24	64:6	109:10	77:15	15:22	20:4	43:21	73:16
95:4	65:7,8	things	77:15	25:15	29:1	46:15	76:9
98:18	65:12	17:5	77:23	37:5,7	33:10	46:15	79:7
102:22	66:21	31:2	78:9	37:13	39:17	46:17	80:16
tells	67:7,18	38:19	80:7	37:16	78:3	46:19	80:17
53:1	67:21	45:19	81:5	47:17	85:17	47:6,23	82:11
76:24	69:24	47:8	88:13	54:19	Todd 85:15	48:19	92:5
ten 16:16	70:22	52:15	88:24	59:8	85:16	48:21	93:24
24:1,6	72:13	60:24	89:10	65:18	toilets	49:3,13	94:10
24:11	75:7,9	69:14	90:12	66:23	80:6,10	50:9,16	95:16
32:19	77:20	76:4,13	90:18	73:20	told 54:15	54:13	99:17
33:13	81:13	76:14	92:19	80:4,21	78:5	55:1,6	99:19
34:8	83:2	76:25	92:21	thrilled	toll 21:6	55:14	100:1
37:24	84:18	79:5	93:4,6	14:23	22:10	59:24	100:12
38:1	84:20	80:6	93:12	throw	Tom 3:10	63:5	106:15
51:17	85:14	89:5	93:15	64:22	tonight	64:8,10	106:21
51:18	85:16	105:13	95:3,7	81:12	2:24	64:17	107:4
51:24	87:18	107:1	96:23	Thruway	3:15,23	66:4	107:10
53:3,7	90:23	112:8	98:7	46:23	5:12	69:4,10	107:16
53:8	101:7	think	99:18	70:20	8:8,22	70:5	107:19
54:11	103:10	9:11	101:24	71:13	10:5,11	71:6,25	108:16
55:5,7	105:16	13:22	105:1,2	71:14	35:24	90:23	108:25
70:7	108:10	14:25	105:15	Thursday	36:21	91:1	109:3,4
81:12	108:11	15:15	105:22	1:23	44:8	103:13	110:16

111:10	3:8,9	twelve	29:13	85:12	15:24	47:6	10:3
train 7:5	3:10	88:9	30:19	use 2:21	33:22	49:13	11:19
95:8,13	4:4,5,8	twenty	40:13	2:23	54:9	58:6	13:1,3
109:11	4:9,10	10:23	58:13	6:4	69:18	64:8,17	13:3,4
113:1	36:24	48:1,1	66:7	10:9	veheme...	65:12	13:8
trained	36:25	77:12	73:2	16:19	74:25	66:5	18:6
30:12	37:2,19	twenty...	78:8	31:18	vehicles	69:4,10	19:6
30:14	38:10	113:21	79:11	66:23	34:9	70:8	28:3
training	38:13	twenty...	81:6	82:12	vehicular	71:5	29:2
27:18	38:22	7:9	93:21	97:1	95:16	72:1	30:5,6
29:19	39:1,2	33:12	96:24	115:5	vendor	82:24	32:23
30:10	39:24	50:9	98:20	usually	36:3	95:21	32:24
45:13	40:19	twenty...	108:16	30:23	vernac...	102:23	32:25
86:23	40:22	7:2	unders...	utilize	17:1	104:3	33:4
86:23	41:13	two 4:25	51:18	89:16	versus	104:21	35:20
trains	41:20	7:15	52:5		62:1	108:8	35:23
95:8	41:24	11:15	94:23	v	95:9	111:13	39:2,3
trans	95:17	45:17	104:5	vacant	Vet 54:22	112:11	40:20
112:22	112:6,7	52:7,9	unders...	7:6	veteran	114:20	44:8
transit	113:15	52:11	72:18	77:17	50:23	villages	45:23
112:23	113:20	52:20	undert...	valet	veterans	73:3,7	49:21
transl...	114:13	59:21	4:17	17:10	25:24	vineyards	50:15
17:22	114:14	62:6	underway	18:18	26:1,6	48:16	54:10
transp...	114:16	73:20	21:16	valid	50:24	68:21	68:20
39:20	114:17	78:19	undue	72:16	50:25	vision	68:25
40:18	114:18	90:15	69:15	73:24	82:20	19:9	69:20
94:3	114:21	95:9	69:23	108:7	86:18	33:16	75:24
travel	114:22	99:2	Unger	valida...	86:25	visit	75:25
19:3	114:24	101:14	51:5,6	27:5	vetted	11:5	78:12
TRC 19:25	114:25	108:13	union	valley	50:1	33:1,1	81:4,9
21:23	115:1	109:25	6:22	7:22	vibrant	vital	85:22
treat	trustees	two-th...	25:10	44:18	12:6	40:4	88:19
28:8	1:2 2:8	15:11	25:12	48:25	28:12	volume	89:25
treatment	4:16	type 16:5	29:6,9	48:25	33:10	20:7	90:2,21
80:12	5:13	16:13	87:12	49:11	57:9	72:11	93:17
105:10	6:21	17:6	87:12	62:5	vice-p...	voluntary	94:8
tremen...	7:12,15	19:3,5	unique	63:9	8:10,12	72:11	103:11
49:15	8:2,16	74:24	26:18	79:17	13:11	volunteer	103:17
tremen...	10:8	75:2	United	83:7	59:16	12:24	105:9
50:15	13:14	81:3,8	14:6	85:18	Victoria	49:12	110:15
trestle	44:11	112:25	31:5	85:20	50:8	54:17	110:16
109:11	51:10	types	56:19	87:1,5	video	54:18	113:15
trestles	114:5	15:16	101:13	87:8,9	35:9	volunt...	113:16
52:19	try 35:17	typically	univer...	87:16	view 22:5	32:3	113:20
trickle	47:17	26:10	36:7	91:19	23:3	Volunt...	114:3
105:14	71:6	Tyrell	Univer...	96:15	39:17	34:22	wanted
tried	76:22	36:10	57:16	104:18	58:17	vote	10:11
34:20	100:7		unnoticed	107:15	68:25	111:20	37:20
112:13	trying	U	65:17	Valley...	81:4		37:22
112:14	60:5	UK 31:8	unreas...	5:1	village	w	48:17
trips	89:21	Ulster	65:4	value	1:1,18	wages	49:2
20:6,10	Tunica	5:2	untrue	101:11	2:7,9	25:21	98:21
62:9,14	73:6	85:20	57:15	values	3:13,13	78:2	112:8
true 11:19	turn 2:18	unabated	upcoming	71:22	3:16	87:15	113:11
14:1	8:14	66:15	4:14	74:16	4:15	wait 37:1	115:4
53:22	34:19	undern...	update	variances	5:13	93:9	wants
65:24	Turner	99:6	40:16	111:14	6:9,16	walk 18:21	29:10
104:9	43:7,9	unders...	99:3	variety	6:21	21:19	76:17
115:8	turning	20:12	upfront	28:20	7:8,23	36:1	war 50:22
truly	69:15	unders...	51:22	88:17	8:2,2,3	walked	50:25
51:21	69:23	6:1	upsetting	various	8:16	23:14	wareho...
trust	turnout	11:19	67:13	63:15	36:21	walkkill	112:17
86:1,7	44:13	13:2	Upstate	Vaughn	36:23	83:6	113:4
Trustee	Tuxedo	21:15	4:21	77:9,10	38:15	wal-Mart	warm 60:4
1:14,15	92:3	22:5	urge 50:11	77:11	43:7	58:2	67:11
1:16	107:18	28:17	50:17	Vegas	46:18	want 4:13	86:1

wash 54:13	73:17	32:5,9	95:14	6:21	22:23	writing	78:6,14
55:8	109:4	33:6	95:15	7:8 8:1	25:25	114:4	81:6,12
wasn't	weeks	34:7	wheels	8:3,19	26:4,8	written	81:21
37:13	90:15	35:2,3	34:8,10	9:10	27:8	7:18	83:8
71:19	weigh	35:21	89:1	10:7	28:13	53:10	85:6
91:23	61:4	35:25	whole- ...	13:15	32:15	wrong	88:9
94:9,10	welcome	36:1,13	84:16	14:7,23	36:2,9	48:13	89:24
113:12	2:6	36:14	87:18	23:25	37:10	66:18	90:6,20
waste	27:1	36:20	who've	24:5,10	40:10	102:4	94:14
33:21	welcoming	39:18	18:1	26:15	41:25	wrote	106:12
91:14	11:12	41:6	wide 28:19	26:17	50:3	60:15	Yonkers
water	welley	44:23	88:17	28:12	56:11		75:22
27:12	3:17	45:6	widen	32:6	58:5	X	York 4:21
41:6,18	went 42:12	46:20	22:24	37:23	61:14	x 1:4,10	6:17,21
80:8,9	78:3,4	46:25	52:20	38:2,9	64:9		6:23
80:11	78:5	47:15	widening	45:24	67:24	Y	7:4,22
91:11	91:5,19	51:13	109:18	47:25	71:13	yeah 38:5	7:25
91:14	weren't	51:15	109:21	48:1,3	76:10	40:7	8:1
95:18	94:17	53:17	wife 53:1	48:4,12	76:25	41:4,15	11:13
95:21	we'll 8:5	53:24	willing	49:13	85:5	63:16	14:1,22
95:22	16:25	54:25	23:12	49:14	86:14	69:10	17:21
96:18	17:14	56:5,10	23:19	49:25	86:24	76:8	19:5
97:1	19:6	66:15	84:2	51:20	90:8	77:22	23:25
98:2	21:10	69:10	85:10	53:4,8	95:20	88:1,9	39:8,19
105:8,8	21:19	69:10	willy- ...	53:21	105:7	93:21	46:23
105:10	26:4,6	70:14	64:24	54:6	workers	95:11	51:15
110:16	26:9	70:17	wine 48:22	59:16	55:10	98:23	53:12
111:10	30:8	70:18	wins 90:1	59:20	87:13	99:24	53:19
water- ...	36:22	76:1	90:4	61:17	working	year 23:25	65:21
80:2	36:23	85:4	win/win	65:23	19:25	24:6	84:1
way 15:11	76:3	86:16	48:5,12	66:3,11	20:21	28:25	85:1
20:24	87:6	89:23	83:14	69:3	23:2	33:12	89:21
21:18	103:4	90:4,9	wise 80:16	70:6	25:12	34:5	94:2
23:5	we're 2:2	90:10	wisely	72:4	25:23	48:20	100:22
37:25	2:4	92:8,10	93:1	73:23	33:23	51:14	102:2
38:6	10:5	93:14	wishes	73:25	82:10	51:24	102:14
39:21	11:22	94:11	96:8,10	74:2,4	94:14	58:19	102:18
44:8	11:23	95:19	104:8	74:5,8	works	88:10	102:25
48:21	13:2	97:7,10	withdraw	74:9	18:4	88:11	103:2
52:20	14:14	99:16	64:2	78:1,13	world	88:22	107:3,6
53:5,9	14:16	100:2,3	withdrew	80:1	9:13	88:23	youth
66:2	14:23	100:3	63:23	81:3,25	10:25	yearly	74:19
72:11	15:5,5	100:18	wonder	82:9,24	11:5	58:22	74:24
78:17	15:18	100:19	91:13	98:5	18:3,6	58:24	
79:8	15:21	105:23	92:17	101:10	26:19	58:25	Z
90:21	16:9,16	107:19	92:25	105:1	31:4	82:8	zoned
92:7	17:20	108:12	wonderful	106:12	34:12	years	113:7
96:4	19:11	112:14	2:22	106:20	82:5	32:19	zoning
wayne	19:16	112:18	16:1	108:9	world's	33:13	6:6
50:7,8	20:13	we've	17:3	108:25	10:19	34:9	110:22
50:8	22:23	11:20	18:15	111:23	worried	39:25	111:15
ways 68:9	23:7,8	13:24	45:16	woodbu ...	54:11	40:1	111:16
weber	23:9,10	15:24	46:3	7:20	worry	48:1,1	
51:8,9	23:11	17:4	wong 98:5	woodbu ...	32:16	50:10	\$
52:14	24:5,25	19:24	98:5	6:5,7	54:10	52:7,9	\$100 55:16
53:11	25:5,11	21:2,24	99:4,23	61:10	worse	52:12	55:20
53:19	25:23	24:8	100:8	woods	101:21	52:21	\$20,000
weddings	26:7,15	27:7	100:21	49:3	worth	54:7	42:9
16:12	26:19	29:22	101:3,7	68:23	55:16	59:24	\$50,000
weekend	27:4,8	31:24	woodbury	68:24	55:22	63:18	25:21
62:18	27:13	32:19	1:2 2:8	words	78:7	64:8	\$62 88:8
62:18	27:13	32:19	2:10	24:3	worthw ...	67:11	\$750 25:6
62:19	27:14	34:9	3:15	work 12:8	71:9	67:12	
62:19	27:21	39:15	4:15,18	17:25	wouldn't	70:7,8	0
62:19	29:14	41:4	5:17	19:11	40:9	75:13	0 45:22
62:21	30:3,9	80:11	6:4,16	21:9	67:2	77:12	

<u>1</u>	7:19	7:00 6:18
1 30:23	8:1	70 56:24
45:23	2015 31:24	79 67:11
1,300	2017 52:18	<u>8</u>
20:10	208 46:22	8th 8:1
20:16	22 78:5	80 55:20
1.2 30:23	22nd 1:23	825 81:23
1/2 79:10	6:18	81:23
10 58:21	243 7:8	845-92...
10,000	25 14:12	7:21
85:19	24:18	<u>9</u>
100 51:3	31:24	90 26:11
61:19	27,000	26:11
61:24	84:15	95 32:20
87:10	279 83:10	
10917	83:23	
7:22	<u>3</u>	
10930	3 50:8	
7:25	30th 5:7	
12th 4:16	32 7:24	
13.8 53:20	91:20	
131 82:13	34 106:12	
96:14	350 63:17	
15 79:9	363 10:9	
15B 92:4	44:9	
150 67:3	<u>4</u>	
157 55:12	4 7:18	
16 79:9	114:5	
17 7:4	4th 62:18	
21:6,9	4,800	
22:9	20:6	
23:1	40 102:15	
46:22	43 83:8	
70:11	45 32:21	
70:18	455 7:24	
82:13	47 81:21	
85:4	<u>5</u>	
19 24:9	5 38:6	
55:11	50,000	
1965	28:25	
106:11	42:4,5	
106:14	42:14	
1999 57:15	53 10:21	
<u>2</u>	26:18	
2 65:14	26:21	
2nd 7:19	546 7:22	
114:6	<u>6</u>	
2,700	6 70:6,19	
83:23	6,400	
20 45:22	81:24	
45:23	6.2 53:12	
72:3	6.9 53:20	
74:3	53:21	
99:19	58:19	
20,000	600 78:6	
16:10	62 88:14	
200 48:19	88:15	
2008	67 1:21	
101:14	6:22	
101:21	68 56:18	
2010 34:21	<u>7</u>	
2011 34:22		
2013 4:20		
2014 1:23		
6:18		