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City of Inglewood

5/19/20

1 MAYOR JAMES T. BUTTS, JR.: Madam
2 Clerk, could you Call the roll? Could we stand
3 for the pledge of allegiance? Right hand over
4 your heart.

5 (ALL RECITE PLEDGE OF ALLEGIANCE)

6 MAYOR JAMES T. BUTTS, JR.: Mr. Field,
7 when you dial, dial in Mr. Franklin.

8 MAN 1: Where would he go?

9 MAN 2: Kidnap.

10 MAYOR JAMES T. BUTTS, JR.: Because
11 seriously, he's usually on time. That's why I'm
12 saying, he could have fallen or something. Madam
13 Clerk, would you call the roll?

14 CITY CLERK YVONNE HORTON: Yes, Mayor.
15 A quorum is present or the City Council and
16 Successor Agency.

17 MAYOR JAMES T. BUTTS, JR.: Any persons
18 wishing to address City Council, Successor Agency
19 on any item on today's agenda other than public
20 hearing, may do so at this time. Hearing no
21 comment, PH-1.

22 CITY CLERK YVONNE HORTON: Public
23 hearing to consider an ordinance amending the
24 Inglewood Municipal Code to establish policies
25 for short-term rentals.

1 MAYOR JAMES T. BUTTS, JR.: Continue
2 the public hearing to May 26, 2020 at 2:00 p.m.
3 Consent Calendar Items 2 and 3.

4 COUNCIL MEMBER ELOY MORALES: So moved.

5 COUNCIL MEMBER RALPH FRANKLIN: Second.

6 MAYOR JAMES T. BUTTS, JR.: Madam
7 Clerk?

8 CITY CLERK YVONNE HORTON: Council
9 Members Dotson?

10 MAYOR JAMES T. BUTTS, JR.: I just knew
11 it.

12 COUNCIL MEMBER GEORGE DOTSON: Aye.

13 MAYOR JAMES T. BUTTS, JR.: There he
14 goes.

15 CITY CLERK YVONNE HORTON: Council
16 Member Padilla?

17 COUNCIL MEMBER ALEX PADILLA: Aye.

18 CITY CLERK YVONNE HORTON: Morales?

19 COUNCIL MEMBER ELOY MORALES: Aye.

20 CITY CLERK YVONNE HORTON: Franklin?

21 COUNCIL MEMBER RALPH FRANKLIN: Aye.

22 CITY CLERK YVONNE HORTON: Mayor Butts?

23 MAYOR JAMES T. BUTTS, JR.: Aye. DR-1.

24 CITY CLERK YVONNE HORTON: Staff report
25 recommending approval of the Fourth Amendment to

1 CEQA Funding Agreement Number 18-055 with Murthy

2 --

3 MAYOR JAMES T. BUTTS, JR.: Okay, then
4 it's pulled because the report is no longer -- we
5 don't have the staff report. Okay, so DR-1 is
6 pulled. DR-2?

7 CITY CLERK YVONNE HORTON: Staff report
8 recommending approval to develop and staff a
9 Housing Protection Department.

10 COUNCIL MEMBER RALPH FRANKLIN: Move
11 Items 1, 2, 3 and 4.

12 COUNCIL MEMBER ALEX PADILLA: Second.

13 COUNCIL MEMBER GEORGE DOTSON: Second.

14 COUNCIL MEMBER RALPH FRANKLIN: I
15 believe there were I believe there were going to
16 be some amendments.

17 MAYOR JAMES T. BUTTS, JR.: Second.

18 COUNCIL MEMBER RALPH FRANKLIN: Staff
19 report.

20 MAYOR JAMES T. BUTTS, JR.: It's okay.
21 Oh, go ahead. It's up to you.

22 COUNCIL MEMBER ELOY MORALES: It's not
23 needed.

24 MAYOR JAMES T. BUTTS, JR.: Second.
25 Madam Clerk?

1 CITY CLERK YVONNE HORTON: Council
2 members Dotson?

3 COUNCIL MEMBER GEORGE DOTSON: Aye.

4 CITY CLERK YVONNE HORTON: Padilla?

5 COUNCIL MEMBER ALEX PADILLA: Aye.

6 CITY CLERK YVONNE HORTON: Morales?

7 COUNCIL MEMBER ELOY MORALES: Aye.

8 CITY CLERK YVONNE HORTON: Franklin?

9 COUNCIL MEMBER RALPH FRANKLIN: Mayor,
10 I wanted to comment on this item.

11 MAYOR JAMES T. BUTTS, JR.: Okay, sure.
12 Go ahead.

13 COUNCIL MEMBER RALPH FRANKLIN: I just
14 simply want to make sure that based upon the
15 ordinance that it's -- the employees that are
16 coming on board will be transitional employees,
17 not permanent, and that the program is set for
18 December 31, 2024. So that's the ten-year
19 expiration period.

20 MAYOR JAMES T. BUTTS, JR.: 2024 is not
21 ten years.

22 COUNCIL MEMBER RALPH FRANKLIN: I'm
23 sorry --

24 COUNCIL MEMBER ELOY MORALES: It's a
25 five-year.

1 MAYOR JAMES T. BUTTS, JR.: Okay, okay
2 --
3 COUNCIL MEMBER RALPH FRANKLIN: Okay.
4 MAYOR JAMES T. BUTTS, JR.: So first of
5 all --
6 COUNCIL MEMBER RALPH FRANKLIN: I'm
7 going by what's in this.
8 MAYOR JAMES T. BUTTS, JR.: Go ahead,
9 Yakema, because I don't know that we're going to
10 guarantee that but they will be transitional to
11 start, but go ahead.
12 COUNCIL MEMBER RALPH FRANKLIN: Yes.
13 SENIOR ADMINISTRATIVE ANALYST SENIOR
14 ADMINISTRATIVE ANALYST YAKEMA DECATUR: Okay, so
15 the ordinance -- the Council's intent when the
16 permanent ordinance was adopted was that, after
17 receiving input from tenants and landlords, that
18 the three percent cap would be for five years,
19 and then after that it would be -- we would allow
20 what state allows. State goes until 2030, so
21 it's my intent --
22 MAYOR JAMES T. BUTTS, JR.: Well, wait,
23 let me finish this. Our intent is that rent
24 stabilization is something that's going to go on
25 into the future, so I mean, to say that this is a

1 ten-year program, I think it's very destabilizing
2 and disheartening for people that live here right
3 now. Because if you allow rents to go up, 10,
4 12, 14 percent after ten years, you're going to
5 be in the same situation that you are now.

6 COUNCIL MEMBER ALEX PADILLA: Mayor,
7 but my understanding was that we had, when we
8 approved it, we didn't approve it with this
9 stipulation that it would continue after the ten
10 years. What we said is after the five years, it
11 would then revert to the state, and there was no
12 discussion about after ten years what we would
13 do.

14 And so I think what Councilman
15 Franklin, and I'll let him speak on this, is that
16 we're -- the thought is that this continues to go
17 -- and we can revisit it in year eight or nine,
18 or whatever, right?

19 MAYOR JAMES T. BUTTS, JR.: Absolutely.

20 COUNCIL MEMBER ALEX PADILLA: Whoever's
21 on the council at that time can revisit it. But
22 what we're saying is just up front that the
23 employees that would be coming on would be
24 transition.

25 MAYOR JAMES T. BUTTS, JR.: And I

1 agreed with that.

2 CITY ATTORNEY KENNETH R. CAMPOS: Any
3 Mayor, if I may comment, reading from the section
4 at E, this section shall remain in effect only
5 until December 31, 2024, and at the end of that
6 date is repealed. So it can't be --

7 MAYOR JAMES T. BUTTS, JR.: 2024?

8 SENIOR ADMINISTRATIVE ANALYST YAKEMA
9 DECATUR: Right, so they repealed the three
10 percent, and instead of clarifying that we would
11 then allow what state allows. So the intention
12 is when we bring back the ordinance, it would be
13 amended to read what your intentions.

14 MAYOR JAMES T. BUTTS, JR.: To reflect
15 the state.

16 COUNCIL MEMBER RALPH FRANKLIN: Yeah,
17 that's right. That's why we're (indiscernible).

18 MAYOR JAMES T. BUTTS, JR.: And comment
19 by Councilman Morales.

20 COUNCIL MEMBER ELOY MORALES: And the
21 key terms is what would happen is when ours
22 effectively sunsets, which is --

23 MAYOR JAMES T. BUTTS, JR.: Our three
24 percent, mm hmm.

25 COUNCIL MEMBER ELOY MORALES: 2024, it

1 would actually trigger the state to come in,
2 because we would -- and you can correct me if I'm
3 wrong when I'm done, but at that point we would
4 continue to service the community with regard to
5 what the current law is allowing.

6 SENIOR ADMINISTRATIVE ANALYST YAKEMA
7 DECATUR: If we incorporate it in our ordinance.
8 Otherwise there would be no point.

9 COUNCIL MEMBER ELOY MORALES: And that
10 was my next thing. Do we need to take a step,
11 and is that step now, or is that step in 2024?

12 SENIOR ADMINISTRATIVE ANALYST YAKEMA
13 DECATUR: I think we should do it now, when an
14 amended ordinance comes back, so we can just
15 clarify it then.

16 COUNCIL MEMBER ELOY MORALES: Okay,
17 that's fine. I knew that that -- that was the
18 moves that were, just to clarify -- and what Alex
19 would, Councilman Padilla said in terms of, I
20 think that that is the most accurate.

21 When we made our decisions was to
22 trigger to 2024 and then allow the state to
23 dictate, and then at that point when that
24 sunsets, we can make our own decision in terms of
25 expanding it, or stopping it at that point. So I

1 just wanted to clarify that we're on the same
2 page, and make sure that we address that now.

3 MAYOR JAMES T. BUTTS, JR.: All right.

4 SENIOR ADMINISTRATIVE ANALYST YAKEMA

5 DECATUR: One more. Because the general fund is
6 funding the startup costs for the department, can
7 you include a motion that when we start
8 collecting registration fees that the general
9 fund can be reimbursed. That's it.

10 MAYOR JAMES T. BUTTS, JR.: Okay, hold
11 on a second, so where's the city attorney? So is
12 that a motion we can make right now because this
13 is on the table?

14 CITY CLERK YVONNE HORTON: There's
15 already a motion and second.

16 MAYOR JAMES T. BUTTS, JR.: See, we're
17 going to have to -- we're going to have to redo
18 the motion. But what I'm saying is, what she's
19 recommending is that we right now make the motion
20 that the general fund will be reimbursed
21 retroactively once we collect the fees. So
22 that's the question that's on the floor.

23 CITY ATTORNEY KENNETH CAMPOS: For this
24 item, I believe we could do that. Because that's
25 where it should be going, to the general fund.

1 MAYOR JAMES T. BUTTS, JR.: Okay, so I
2 make, so let's --

3 COUNCIL MEMBER ELOY MORALES: So I'll
4 do this. I'll rescind my motion.

5 MAYOR JAMES T. BUTTS, JR.: There you
6 go.

7 COUNCIL MEMBER RALPH FRANKLIN: You can
8 rescind your second, and I will amend my motion
9 to include approval of Items 1, 2, 3 and 4 of DR-
10 2 with the amendment and stipulation that any
11 costs associated with this program will be
12 reimbursed to the general fund at a later date.

13 MAYOR JAMES T. BUTTS, JR.: At the
14 point that they are collected, fees are
15 collected.

16 COUNCIL MEMBER ELOY MORALES: At the
17 point that the fees are collected, I agree with
18 that.

19 COUNCIL MEMBER RALPH FRANKLIN: I
20 second, yes.

21 MAYOR JAMES T. BUTTS, JR.: Okay, so
22 what your seconding, though, so you're moving the
23 entire 1, 2, 3 and 4.

24 COUNCIL MEMBER RALPH FRANKLIN: Yes.

25 MAYOR JAMES T. BUTTS, JR.: With the --

1 COUNCIL MEMBER RALPH FRANKLIN: Added.
2 MAYOR JAMES T. BUTTS, JR.: Amendment.
3 COUNCIL MEMBER RALPH FRANKLIN: That's
4 correct.

5 MAYOR JAMES T. BUTTS, JR.: And first
6 and seconded. Madam Clerk, would you call the
7 roll?

8 CITY CLERK YVONNE HORTON: Yes, Mayor.
9 Councilmembers Dotson?

10 COUNCIL MEMBER GEORGE DOTSON: Aye.

11 CITY CLERK YVONNE HORTON: Padilla?

12 COUNCIL MEMBER ALEX PADILLA: Aye.

13 CITY CLERK YVONNE HORTON: Morales?

14 COUNCIL MEMBER ELOY MORALES: Aye.

15 CITY CLERK YVONNE HORTON: Franklin?

16 COUNCIL MEMBER RALPH FRANKLIN: Aye.

17 CITY CLERK YVONNE HORTON: Mayor Butts?

18 MAYOR JAMES T. BUTTS, JR.: Aye. Thank
19 you, gentlemen, for your clarifications.

20 COUNCIL MEMBER RALPH FRANKLIN: Thank
21 You, Yakema.

22 SENIOR ADMINISTRATIVE ANALYST YAKEMA
23 DECATUR: You're welcome.

24 MAYOR JAMES T. BUTTS, JR.: Thank you
25 Ms. Decatur. So now we're at DR-3.

1 CITY CLERK YVONNE HORTON: Staff report
2 recommending approval of a California tax credit
3 allocation committee lease rider for PATH
4 Eucalyptus located at 502-508 South Eucalyptus
5 Avenue, Inglewood, California 90301.

6 COUNCIL MEMBER RALPH FRANKLIN: Move
7 approval.

8 COUNCIL MEMBER GEORGE DOTSON: Second.
9 MAYOR JAMES T. BUTTS, JR.: Madam
10 Clerk?

11 CITY CLERK YVONNE HORTON:
12 Councilmembers Dotson?

13 COUNCIL MEMBER GEORGE DOTSON: Aye.

14 CITY CLERK YVONNE HORTON: Padilla?

15 COUNCIL MEMBER ALEX PADILLA: Aye.

16 CITY CLERK YVONNE HORTON: Morales?

17 COUNCIL MEMBER ELOY MORALES: Aye.

18 CITY CLERK YVONNE HORTON: Franklin?

19 COUNCIL MEMBER RALPH FRANKLIN: Aye.

20 CITY CLERK YVONNE HORTON: Mayor Butts?

21 MAYOR JAMES T. BUTTS, JR.: Aye. DR-4.

22 CITY CLERK YVONNE HORTON: Staff report
23 recommending the appointment and confirmation of
24 two Inglewood Housing Authority Section 8 tenant
25 participants to the Housing Advisory Commission.

1 COUNCIL MEMBER RALPH FRANKLIN: Move
2 items. Mayor's -- well, that's your portion.

3 MAYOR JAMES T. BUTTS, JR.: Okay I
4 appoint the following to the Housing Advisory
5 Commission: Georgia G. Gist-Williams as
6 Commissioner Number 6 and Ramsey Jones as
7 Commissioner Number 7.

8 COUNCIL MEMBER RALPH FRANKLIN: I second
9 the motion.

10 MAYOR JAMES T. BUTTS, JR.: Madam
11 Clerk, would you call the roll?

12 CITY CLERK YVONNE HORTON: Yes, Mayor.
13 Councilmembers Dotson?

14 COUNCIL MEMBER GEORGE DOTSON: Aye.

15 CITY CLERK YVONNE HORTON: Padilla?

16 COUNCIL MEMBER ALEX PADILLA: Aye.

17 CITY CLERK YVONNE HORTON: Morales?

18 COUNCIL MEMBER ELOY MORALES: Aye.

19 CITY CLERK YVONNE HORTON: Franklin?

20 COUNCIL MEMBER RALPH FRANKLIN: Aye.

21 CITY CLERK YVONNE HORTON: Mayor Butts?

22 MAYOR JAMES T. BUTTS, JR.: Aye. DR-5
23 and CSA-1.

24 CITY CLERK YVONNE HORTON: Staff report
25 recommending approval of an amendment to

1 Agreement Number 18-150 with Sialic Contractors,
2 Corporation d/b/a Shannon, to increase the
3 contract amount by an additional \$332,300 for
4 construction work performed on the Imperial
5 Highway Improvement Project.

6 COUNCIL MEMBER RALPH FRANKLIN: Move
7 Items 1 and 2.

8 COUNCIL MEMBER ALEX PADILLA: Second.

9 MAYOR JAMES T. BUTTS, JR.: Madam
10 Clerk?

11 CITY CLERK YVONNE HORTON: Yes, Mayor.
12 Councilmembers and Successor Agency. Members
13 Dotson?

14 COUNCIL MEMBER GEORGE DOTSON: Aye.

15 CITY CLERK YVONNE HORTON: Padilla?

16 COUNCIL MEMBER ALEX PADILLA: Aye.

17 CITY CLERK YVONNE HORTON: Morales?

18 COUNCIL MEMBER ELOY MORALES: Aye.

19 CITY CLERK YVONNE HORTON: Franklin?

20 COUNCIL MEMBER RALPH FRANKLIN: Aye.

21 CITY CLERK YVONNE HORTON: Mayor Butts?

22 MAYOR JAMES T. BUTTS, JR.: Aye DR-5

23 and TSA-1.

24 CITY CLERK YVONNE HORTON: We just did
25 that one.

1 MAYOR JAMES T. BUTTS, JR.: Oh, excuse
2 me. City Attorney Reports A-1.

3 CITY ATTORNEY KENNETH CAMPOS: Thank
4 you, Mayor. We had a closed session regarding
5 labor negotiations with Jose Cortez, the human
6 resource director being the agency negotiator.
7 The two bargaining groups were the IPOA and IPMA.
8 As to that item, discussion was held, direction
9 given to staff, and as for oral reports from the
10 City Attorneys, there are none at this time.

11 MAYOR JAMES T. BUTTS, JR.: CM-1?

12 ARTIE FIELDS: There are no city
13 manager reports,

14 MAYOR JAMES T. BUTTS, JR.: CC-1.

15 CITY CLERK YVONNE HORTON: No reports,
16 Mayor, thank you.

17 MAYOR JAMES T. BUTTS, JR.: CT-1?

18 CITY TREASURER CITY TREASURER WANDA
19 BROWN: Residents of Inglewood, I stand before
20 you this day to address the aforementioned March
21 10, 2020 agenda item from the office of the City
22 Manager, Artie Fields. The subject, resolution
23 to establish an investment committee, from March
24 10, 2020.

25 However before I address that item, I

1 want to inform the residents, I was diagnosed
2 with breast cancer several months ago. It is the
3 most aggressive form of breast cancer. However,
4 I serve the most powerful and aggressive God and
5 Lord in this universe, who has assuredly assured
6 me I will be okay.

7 I have three stages of treatment,
8 aggressive chemotherapy, surgery and radiation.
9 I'm in the final phase of chemotherapy. I'm very
10 fatigued most of the time. This has been a
11 challenging experience to my health. I spent two
12 days per week for nearly ten hours at the
13 hospital for the infusion treatment and an
14 appointment for my oncology team. Mayor Butts,
15 and all of the councilmembers, as well as the
16 City Manager were informed before I began my
17 chemotherapy treatments.

18 From inception of when Inglewood was
19 incorporated in 1908, that's 112 years ago, an
20 Investment Oversight Committee didn't exist. It
21 is this treasurer who was elected in June of 1987
22 that established the first and only Investment
23 Oversight Committee. That is not required for
24 Government Code 53600. Let me emphasize, an
25 Investment Oversight Committee is not required

1 per Government Code 53600.

2 I served as Chair. The City Manager
3 served, the finance director served, and two
4 members from the community serve as members. I
5 announced at a previous City Council meeting
6 several months ago the treasurer would be
7 accepting applications for any resident
8 interested in serving on the Investment Oversight
9 Committee.

10 However, I announced several months
11 later the cancellation of that proposed meeting,
12 as well as a treasurer's free income tax program
13 for residents, city treasurer student intern
14 program, and workshops. I completed the 15th
15 city treasurer intern program last year. I
16 request that the city clerk include this report
17 in the documents for this council meeting in the
18 event the Mayor orders my mic cut off, and not
19 allow me to complete.

20 MAYOR JAMES T. BUTTS, JR.: You're
21 definitely at time and so -- you're definitely at
22 time. So you can include it in the --

23 CITY TREASURER WANDA BROWN: I said
24 again?

25 MAYOR JAMES T. BUTTS, JR.: You can

1 have her include it if you want, but you're
2 definitely at time.

3 CITY TREASURER WANDA BROWN: I can't
4 speak anymore?

5 MAYOR JAMES T. BUTTS, JR.: No, you're
6 at three minutes.

7 CITY TREASURER WANDA BROWN: I'm sorry,
8 what's that?

9 MAYOR JAMES T. BUTTS, JR.: You're --
10 you're done. Okay, there are no appointments,
11 boards and commissions. Public comment. Any
12 person who wishes to address the City Council on
13 any matter connected with City business not
14 elsewhere considered may do so at this time.
15 Hearing no comments, Mayor and council remarks.
16 Councilman Padilla -- Councilman Dotson?

17 COUNCIL MEMBER GEORGE DOTSON: Thank
18 you, Mayor.

19 MAYOR JAMES T. BUTTS, JR.: Yeah, I
20 felt your presence.

21 COUNCIL MEMBER GEORGE DOTSON: Well, I
22 was hoping so. Today is a (indiscernible). So
23 I'd like to (indiscernible) Wanda, I will be
24 praying for you, and so will my wife. And so
25 sorry to hear about that. And (indiscernible), I

1 feel like I'm a part of (indiscernible). So
2 thank you so very much, have a wonderful day.

3 MAYOR JAMES T. BUTTS, JR.: Thank you.

4 COUNCIL MEMBER GEORGE DOTSON: And be
5 safe.

6 MAYOR JAMES T. BUTTS, JR.: Thank you.
7 Councilman Padilla?

8 COUNCIL MEMBER ALEX PADILLA: Thank
9 you, Mayor. I'd like to ask you to close in the
10 memory of a longtime friend of the City of
11 Englewood, business owner, just a wonderful
12 hearted person, Jerry Friedman who passed away on
13 May 13th. Jerry Freeman with Marvin Engineering.
14 And so my condolences to his family and friends
15 and he certainly is going to be missed.

16 I'd also like to remind everybody that
17 next week is Memorial Weekend, or this coming
18 weekend, so please keep in mind all our U.S.
19 military personnel that have given the ultimate
20 sacrifice. So when you're together with your
21 family, please give a little extra prayer and
22 tribute to those men and women. That being said,
23 enjoy the rest of your week. Thank you.

24 MAYOR JAMES T. BUTTS, JR.: Thank you.
25 Councilman Franklin, District 4.

1 COUNCIL MEMBER RALPH FRANKLIN: Yes, I
2 just echoed those same sentiments, with the
3 closing in memory of Jerry Friedman, and Mayor, I
4 also ask you to close in memory of Larry Aubrey,
5 who's been a longtime District 1 Inglewood
6 resident.

7 MAYOR JAMES T. BUTTS, JR.: Larry
8 Aubrey passed?

9 COUNCIL MEMBER RALPH FRANKLIN: Yes,
10 and that his daughter's in my council's district,
11 and I was given the sad news.

12 MAYOR JAMES T. BUTTS, JR.: When did
13 Larry pass?

14 COUNCIL MEMBER RALPH FRANKLIN: About
15 two days ago.

16 MAYOR JAMES T. BUTTS, JR.: Okay,
17 Councilman Morales.

18 COUNCIL MEMBER ELOY MORALES: Mayor, I
19 would just like to reiterate the same thoughts as
20 to Jerry Friedman and now Mr. Larry Aubrey.
21 Other than that, have a nice week.

22 MAYOR JAMES T. BUTTS, JR.: Now, I
23 wanted to definitely give our sympathies to the
24 City Treasurer as well. You know, I hope that
25 everything ends up, the way it's looking right

1 now.

2 Jerry Friedman I've known since I was
3 19 years old, met him in 1972 when Marvin
4 Engineering was in the brick building at the
5 corner, the southeast corner of Beach and
6 Eucalyptus, and I was community service officer.
7 And he gave me a tour of the place, and he was
8 not the principal that he was. And just such a
9 great asset to the community, and he will
10 definitely be missed.

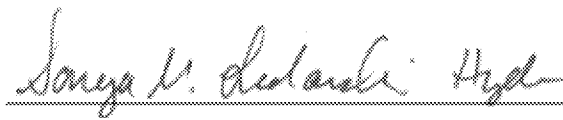
11 I've known Larry Aubrey since the '80s,
12 so these are two long-term pillars of the
13 community, and we close the meeting their name,
14 and they'll definitely be missed. We're
15 adjourned.

16 COUNCIL MEMBER RALPH FRANKIN: Thank
17 you
18
19
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25

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

I, Sonya Ledanski Hyde, certify that the
foregoing transcript is a true and accurate
record of the proceedings.

Date: June 19, 2020

A handwritten signature in cursive script, reading "Sonya M. Ledanski Hyde", is written over a horizontal dotted line.

Sonya Ledanski Hyde

[1 - butts]

1	5/19/20 1:14 502-508 13:4 53600 17:24 18:1	agreement 4:1 15:1 ahead 4:21 5:12 6:8,11 alex 3:17 4:12 5:5 7:6,20 9:18 12:12 13:15 14:16 15:8 15:16 20:8 allegiance 2:3,5 allocation 13:3 allow 6:19 7:3 8:11 9:22 18:19 allowing 9:5 allows 6:20 8:11 amend 11:8 amended 8:13 9:14 amending 2:23 amendment 3:25 11:10 12:2 14:25 amendments 4:16 amount 15:3 analyst 6:13,14 8:8 9:6,12 10:4 12:22 announced 18:5 18:10 anymore 19:4 applications 18:7 appoint 14:4 appointment 13:23 17:14 appointments 19:10 approval 3:25 4:8 11:9 13:2,7 14:25 approve 7:8 approved 7:8 artie 16:12,22 asset 22:9	associated 11:11 assured 17:5 assuredly 17:5 attorney 8:2 10:11 10:23 16:2,3 attorneys 16:10 aubrey 21:4,8,20 22:11 authority 13:24 avenue 13:5 aye 3:12,17,19,21 3:23 5:3,5,7 12:10 12:12,14,16,18 13:13,15,17,19,21 14:14,16,18,20,22 15:14,16,18,20,22
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[butts - direction]

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