

DISTRICT OF COLUMBIA
+ + + + +
ALCOHOLIC BEVERAGE CONTROL BOARD
+ + + + +
MEETING

-----=
IN THE MATTER OF: :
 :
Rito Loco, LLC :
t/a Rito Loco-El Techo :
606 Florida Ave NW : Protest
Retailer CR - ANC 6E : Hearing
License No. 104119 :
Case #22-PRO-00072 :
 :
(Application to :
Renew the License) :
-----=

Wednesday
December 7, 2022

The Alcoholic Beverage Control Board
met via WebEx videoconference, Chairperson
Donovan W. Anderson presiding.

PRESENT:

- DONOVAN W. ANDERSON, Chairperson
- BOBBY CATO, JR., Member
- EDWARD S. GRANDIS, Member
- JENI HANSEN, Member
- JAMES SHORT, JR., Member

ALSO PRESENT:

JOSE ORELLANA, DC ABRA Staff
LOUIE HANKINS, Applicant
ANDREW KLINE, Applicant Counsel
SIDON YOHANNES, Applicant Counsel
ALEX LOPEZ, ANC 6E
LARRY HANDERHAN, ANC 1B
RAMI BADAWY, Protestant
CRAIG KUJAWA, Protestant
INVESTIGATOR KEVIN PUENTE
STEVEN LAWRENCE, Witness
DANIEL HATEM, Witness
MARTIN BEAM, Witness
JONATHAN HORSFORD, Witness
PAUL BARANOWSKI, Witness
MARGO BADAWY, Witness
LYNNE VENART, Witness

1 P-R-O-C-E-E-D-I-N-G-S

2 2:14 p.m.

3 CHAIRPERSON ANDERSON: Good afternoon,
4 and welcome to the afternoon session of the ABC
5 Board. My name is Donovan Anderson, chairman of
6 the Board. Joining me this afternoon are four
7 other staff and board members: Mr. James Short,
8 Mr. Bobby Cato, Ms. Jeni Hansen, and Mr. Edward
9 Grandis. The Board has five members in
10 attendance for the conduct of business this
11 afternoon and we have a quorum.

12 In looking at our calendar this
13 afternoon, we only have one case, I believe, yes.
14 We have just one case on our calendar. So once
15 that case is called, we'll take a moment for IT
16 specialists to elevate your rights and then we
17 can start the hearing.

18 So our next case is a protest hearing
19 Case No. 22-PRO-00072, Rito Loco-El Techo,
20 License No. 104119.

21 Mr. Orellana, can you please elevate
22 the rights of the parties in this case, please?

23 MR. ORELLANA: Sidon Yohannes, your
24 access has been elevated. Craig Kujawa, your
25 access has been elevated. Larry Handerhan, your

1 access has been elevated. Rami Badawy, your
2 access has been elevated. Kevin Puente, your
3 access has been elevated.

4 There are many more in attendance.
5 Should they also be elevated?

6 CHAIRPERSON ANDERSON: Yes, you can
7 elevate everyone who, better yet, not as yet.
8 Let me -- let me -- just give me one minute and
9 once I have the representatives identify
10 themselves, then I will ask them whose rights
11 should be elevated.

12 So let's -- we should definitely
13 elevate the rights of the ANC, ANC 1B, ANC 6E.
14 So if you are from ANC 1B, I think maybe that's
15 Mr. Handerhan.

16 MR. HANDERHAN: Yes, Commissioner
17 Larry Handerhan from 1B. Hi, everyone.

18 CHAIRPERSON ANDERSON: 1B. And we
19 should have a Commissioner from 6E. Do we have a
20 Commissioner from 6E? If we have a
21 representative from ANC 6E, please identify
22 yourself and we will elevate your rights.

23 I believe that -- I know -- who
24 represents the --

25 MR. HANDERHAN: Commissioner Alex

1 Lopez is the Single Member District rep, I
2 believe to answer --

3 CHAIRPERSON ANDERSON: All right, so
4 if you see Mr. Lopez, please elevate his rights.
5 And think another person that we're looking for,
6 the Badawy Group?

7 MR. BADAWEY: Yes, Mr. Chairman, this
8 is Rami Badawy. I'm here representing --

9 CHAIRPERSON ANDERSON: I'm sorry, no,
10 not -- K-U-J-A-W-A. Kujawa. Please -- who is
11 that protestor? Who is representing that group?

12 MR. KUJAWA: Mr. Chairman, this is
13 Craig Kujawa. I am present in my protest as well
14 as those of the ANC and the Group of 31 are being
15 represented by Mr. Badawy today.

16 CHAIRPERSON ANDERSON: No, I'm aware
17 of that, but I just want to make and I'm sorry,
18 Mr. Kujawa, I want to make sure that those folks
19 are on the line and then we can figure out --
20 this is a lot of folks, and then those
21 protestants can let me know who else needs to be
22 elevated. So that's why I looked at -- it was my
23 understanding that one, two, three, four -- there
24 are four protestant groups. I just want to make
25 sure that the representatives for all protestant

1 groups are -- their rights are elevated and then
2 I can be directed who the witnesses are and then
3 we'll figure out who else needs to be -- as Mr.
4 -- as I was informed that there are significant
5 amount of people on the line, so I just want to
6 make -- once, we have identified who the
7 protestant representatives are, then we'll figure
8 out who else -- whose rights needs to be
9 elevated.

10 Good afternoon, everyone, this is the
11 protest case on Rito Loco-El Techo and so let me
12 have the parties identify themselves. Let's
13 start with the licensee's representative?

14 MR. KLINE: Good afternoon, Chairman
15 Anderson and members of the Board. Andrew Kline,
16 here on behalf of the applicant. And Sidon
17 Yohannes of the Veritas Law Firm is with me today
18 as well.

19 CHAIRPERSON ANDERSON: Good afternoon.

20 MR. KLINE: Along with Louie Hankins
21 is principal of the applicant.

22 CHAIRPERSON ANDERSON: Is Mr. Hankins
23 on line? Okay. All right, Mr. Hankins is on
24 line. Okay. All right. I just want to make
25 sure.

1 All right, let's have Mr. Handerhan,
2 please introduce yourself for the record and your
3 relationship to this case, please.

4 MR. HANDERHAN: Sure. Thank you,
5 Chairman. My name is Larry Handerhan. I'm the
6 ANC for 1B01 which is directly across the street
7 from this property and representing the 1B
8 Commission which has a protest, an active
9 protest.

10 I should also note that my district
11 has not significantly changed in the
12 redistricting process, so I am the current ANC
13 and will be the future ANC for the directly
14 across the street neighbors moving forward.

15 CHAIRPERSON ANDERSON: Now do we have
16 Mr. Lopez from ANC 6E?

17 MR. HANDERHAN: My understanding is he
18 is unavailable today, but sent a note about his
19 designated representative. I'm not sure --

20 CHAIRPERSON ANDERSON: Who was it that
21 was identified. I'm not aware. Can someone tell
22 me who was -- who is the designated
23 representative for ANC 6E?

24 MR. BADAWEY: Mr. Chairman, this Rami
25 Badawy and Mr. Lopez designated me to represent

1 the ANC 1D at the hearing today.

2 CHAIRPERSON ANDERSON: All right,
3 that's fine then.

4 So Mr. Badawy, you are representing
5 ANC 6E. You're also representing the Group of
6 Five or more and you are also representing ANC 6E
7 and you're also representing -- no, I'm sorry,
8 and the Group of Five or more, is that correct?

9 MR. BADAWEY: Yes. Mr. Chairman, yes,
10 that is correct.

11 CHAIRPERSON ANDERSON: Mr. Kujawa.
12 Can you please spell and state your name for the
13 record and who you represent, sir? You're on
14 mute, sir. Unmute yourself.

15 MR. KUJAWA: Rookie mistake. I
16 apologize. My name is Craig Kujawa spelled
17 C-R-A-I-G K-U-J-A-W-A. And I am the abutting
18 property owner protestant.

19 CHAIRPERSON ANDERSON: Okay, so you
20 are abutting.

21 Mr. Kline, is there a witness that we
22 need to elevate that was not on line but we need
23 to elevate that person who is in the waiting
24 room?

25 MR. KLINE: I have a number of

1 witnesses. I don't know that we need to elevate
2 them yet --

3 CHAIRPERSON ANDERSON: Okay, fine.
4 All right. I just wanted to make sure. So
5 everyone is there and if they're called as a
6 witness, then we need to elevate their rights, so
7 that's what I'll do for all the parties.

8 So right now we have all of the
9 representatives for the parties and at a later
10 date, at a later time in the hearing, you can
11 identify the witness and then you will elevate
12 their rights, all right.

13 All right, are there any -- so this is
14 a protest hearing on a renewal application. Are
15 there any preliminary matters that at least --
16 let me start from the licensee, any preliminary
17 matters that need to be brought to the attention
18 of the Board.

19 MR. KLINE: Not other than the pending
20 motion for a continuance that was filed.

21 CHAIRPERSON ANDERSON: So the motion
22 was -- there's a motion that was filed and it was
23 opposed by the Protestants and so therefore, on
24 our legal agenda this morning, the Board voted on
25 our legal public agenda this morning to deny the

1 request for a continuance because it was opposed
2 by the Protestant. So it was on our legal agenda
3 this morning. All right.

4 Are there any stipulations? I mean
5 this is a renewal application, so is there
6 agreement or disagreement? I know the licensee
7 wants their license to be renewed and so I guess
8 I'll start from the part of the Protestants. Let
9 me start with ANC 1B, are they in agreement that
10 the license should be renewed? I'm trying to see
11 if we can streamline this hearing if there's
12 agreement on renewing the license?

13 MR. BADAWEY: Pardon me, Mr. Chairman.
14 I do believe there was one preliminary matter
15 that the Protestants would request to address.

16 CHAIRPERSON ANDERSON: Hold on one
17 moment, please.

18 Mr. Orellana, can you please elevate
19 the rights of Mr. Lopez, please. I see that he
20 placed a note in the chat that he is there. So
21 please elevate the rights of Mr. Lopez, please.

22 Yes, Mr. Badawy, go ahead, sir.

23 MR. BADAWEY: Yes. Mr. Chairman, and
24 again, I don't know whether it's appropriate to
25 --

1 CHAIRPERSON ANDERSON: Hold on a
2 minute. Mr. Lopez, can you please identify
3 yourself for the record, please?

4 MR. LOPEZ: My name is Alex Lopez,
5 A-L-E-X L-O-P-E-Z. And I am an Advisory
6 Neighborhood Commissioner representing Single
7 Member District 6E02 virtually on behalf of
8 Protestant ANC 63.

9 CHAIRPERSON ANDERSON: Okay. Thank
10 you.

11 Go ahead, Mr. Badawy.

12 MR. BADAWEY: Thank you, Mr. Chairman,
13 and again I don't know if it's appropriate to do
14 this now or to go through the stipulations, but
15 the Protestants do have a preliminary matter to
16 address and that is the Protestants' argument
17 that the PIF and disclosures that were filed by
18 the licensee were filed late. As the Board is
19 aware, the Board directed both parties to file
20 their PIF and disclosures within seven days,
21 excuse me, seven days prior to this hearing. We
22 were informed of that by the chairman on November
23 9th at our status hearing.

24 Additionally, the Title 23 of the D.C.
25 Municipal Regulations, Section 1722 require the

1 PIF and disclosures, the exhibit list, the
2 exhibits, and the witness list to be filed with
3 both counsel or ABRA and the Protestants, the
4 parties seven days prior to hearing. We did not
5 receive those. Those, in fact, were served on us
6 by email at 11:51 p.m. on Monday night, December
7 5th. This, in fact, prejudices the Protestants
8 as we have not had ample time to review and
9 prepare for cross examination effectively.

10 Additionally, I would add that the
11 filing that was received is deficient to one
12 witness and that is the proposed expert witness
13 Martin Beam, who will testify, I believe,
14 regarding acoustics.

15 As the Board is aware, the D.C.
16 Municipal Regulations require expert witnesses to
17 have filed a CV or resume and what was filed for
18 this witness does not amount to a resume. It is
19 part of a LinkedIn page that describes some work
20 history and a degree in mechanical engineering.
21 The Protestants will argue that it doesn't
22 contain what typically is associated with expert
23 witness information including professional
24 associations, certifications, any continuing
25 education, any published articles, and whether or

1 not the witness has ever been qualified to
2 testify as an expert before this Board, another
3 board, or a court of law. Therefore, the filing
4 is deficient and again, the Protestants are
5 prejudiced because of that.

6 At this time we would make a motion to
7 preclude the licensee from presenting witnesses
8 and exhibits at the hearing today. Thank you.

9 CHAIRPERSON ANDERSON: When was the
10 PIF due?

11 MR. KLINE: Mr. Chairman, we got an
12 email --

13 CHAIRPERSON ANDERSON: Hold on a
14 minute, Mr. Kline, hold on.

15 MR. KLINE: Sorry.

16 CHAIRPERSON ANDERSON: You will be
17 allowed to respond. I'm trying to find out from
18 Mr. Badawy when was the PIF due?

19 MR. BADAWEY: The PIF and exhibits were
20 due seven days prior to the hearing, so that
21 would have been November 30th and that is when
22 the Protestants filed their PIF, exhibit list,
23 witness list, and exhibits and served those on
24 counsel for the licensee and the Board by email.

25 CHAIRPERSON ANDERSON: And you got it

1 what date?

2 MR. BADAWEY: I received licensee's
3 filings on Monday, December 5th at 11:51 p.m. by
4 email.

5 MR. KLINE: Mr. Chairman, we were
6 fully prepared to file earlier than that. We
7 received an email from the Agency requesting that
8 the information be filed by Monday and that's
9 what we did. I believe that the Protestants
10 received the same email. It's a little
11 misleading for that to be admitted in the
12 presentation that was just made.

13 CHAIRPERSON ANDERSON: I'm not aware
14 -- I mean if you're saying that can somebody --
15 can someone provide me with a copy of the email
16 that the Agency sent? I'm not aware of that. I
17 need to see it. So this is something that is
18 pertinent to this case and I need to --

19 MR. BADAWEY: Mr. Chairman, Mr. Kline
20 is correct. At the base of the email, I think it
21 was one email, it said that these were due I
22 think by Monday, December 5th. And the
23 Protestants did not rely on that because of the
24 direction of the Board and because of the
25 regulations which is why we filed ours on

1 November 30th and frankly, is what we expected.

2 MR. KLINE: The email is dated
3 December 1st, 2022 at 10:49 a.m. from the Board's
4 legal counsel's office.

5 CHAIRPERSON ANDERSON: Are you able to
6 share -- can someone share their screen with me
7 -- who has the email that can share this with me?
8 I want to see the email because I was unaware of
9 it, so. You don't have to share this with me.
10 I'm going to get the email. Let me look at the
11 email.

12 I'm waiting to get -- I'm waiting to
13 hear (audio interference).

14 MR. KLINE: Mr. Chairman, I can share
15 my screen.

16 CHAIRPERSON ANDERSON: Okay. Hold on.
17 There is a --

18 MR. KLINE: It seems to me if the
19 Protestants have an issue with that they should
20 have responded immediately rather than lying in
21 wait, sandbagging, and now saying oh, gee,
22 despite the email from the Board's legal counsel,
23 you're late.

24 MR. BADAWEY: So I would counter with
25 that that counsel's comment that they were

1 prepared to file in a timely fashion which would
2 have been November 30th is disingenuous as this
3 email is dated December 1st and again the filings
4 were due on November 30th.

5 Additionally, I am not aware of
6 anything that says that an email from office
7 counsel, absent an agreement by both parties, can
8 they waive municipal regulations and/or the
9 Board's direction.

10 MR. KLINE: Mr. Chairman, in our
11 practice before the Agency if we are unable to
12 rely on what's communicated to us by Board's
13 counsel, then we have much larger issues than
14 whether this is timely filed because in our
15 regular practice before the Agency what counsel
16 says on behalf of the Board is gospel and we take
17 it as such until the Board says otherwise.

18 I would hope that that would not
19 discontinue because it's an efficient way for
20 matters to be before the Board.

21 CHAIRPERSON ANDERSON: All right,
22 please close your screen. I hate when -- I hate
23 to speak when -- yes, go ahead, Mr. Kline.

24 MR. KLINE: With respect to the second
25 issue, what we filed has been accepted by the

1 Board before reflects who Beam is. It reflects
2 his professional education. And it reflects the
3 other things that would be contained in something
4 called CV. What it's called I don't think is all
5 that important. The fact that he's identified,
6 his credentials are there, and a determination
7 can be made as to whether he's an expert witness.
8 The Board has heard from him many times before
9 and is very familiar with his expertise in these
10 matters.

11 CHAIRPERSON ANDERSON: On the issue of
12 the expert witness, Mr. Badawy, you are -- you
13 will have an opportunity -- prior to this, if you
14 had some concerns with it. I'm just speaking
15 generally because I'm not prepared to make a
16 decision on your earlier motion, but the second
17 motion regarding the expert designation, if you
18 don't have enough information currently before he
19 testifies, before he testifies, you can -- we can
20 do voir dire where you'll have an opportunity to
21 ask questions of him and so we can independently
22 make a determination whether or not the parties
23 can agree that he is an expert if his resume is
24 not sufficient.

25 Regarding the PIF issue and are there

1 any other questions that anyone else has they
2 want to make, any other arguments to be made by
3 either side?

4 MR. BADAWY: None from the Protestant,
5 Mr. Chairman, thank you.

6 MR. KLINE: The only thing that I
7 would add is that there's an email from Mr. Lopez
8 dated December 5th, 2022 in which he specifically
9 reaffirms the previously-filed PIF of November
10 30, 2022 designating Mr. Badawy as the
11 representative and it doesn't raise any issue in
12 terms of timeliness. So, you know, I'm a little
13 confused when we got an email from the Agency --
14 to hear opposing counsel setting a date for
15 filing and hearing opposing counsel or it be that
16 it's not timely without any indication beforehand
17 that that's an issue.

18 And the other point that I would make
19 is if Mr. Badawy truly claims prejudice, then we
20 file a motion to continue and ask the Board to
21 reconsider that motion, if indeed, he is so
22 prejudiced. And that will give him plenty of time
23 to do whatever preparation he thinks he needs to
24 do.

25 CHAIRPERSON ANDERSON: So Mr. Badawy,

1 so what you're asking here to do is you want us
2 to move forward with the protest, but you're
3 saying that the counsel didn't comply with the
4 disclosure of time line that we should prevent
5 them from presenting witnesses. I guess at this
6 juncture I would not -- anyway, so you're asking
7 us that we should prevent them from putting their
8 case on. That's your position?

9 MR. BADAWEY: I think they should be,
10 again, Mr. Chairman, they are to comply with the
11 rules. At this late date, if it does prejudice
12 to Protestant should result in preclusion. I
13 think it's reasonable to let Protestant to expect
14 that well, the owner would testify and perhaps a
15 co-owner, but beyond that, we are prejudiced.

16 MR. KLINE: And that prejudice can be
17 easily eliminated by continuing the hearing --
18 excuse me, by the Protestant.

19 So we can eliminate all prejudice by
20 continuing the hearing. We would be prejudiced
21 by relying on an email that was transmitted by
22 the Office of the Board's counsel, so we would
23 likewise claim prejudice. If Mr. Badawy truly
24 believes that he's prejudiced, then I would
25 suggest that the Board reconsider a motion to

1 continue the hearing and that way we will have
2 ample time to prepare.

3 We are prepared to go forward today,
4 but if his position is he's prejudiced, then the
5 Board should continue the hearing. If the
6 Board's position is that we were wrong to rely on
7 the communications from the Board's counsel, we
8 would claim prejudice and we would ask that the
9 hearing be continued.

10 MR. BADAWEY: Mr. Chairman, the only
11 thing I would say in response to that is again,
12 the regulations and the rules are very, very
13 clear. Our documents were filed in a timely
14 manner before that email has come out. The
15 licensee's documents were not filed in a timely
16 manner and then now they're relying on that email
17 from counsel and they didn't file their documents
18 in the first place.

19 They are experienced counsel. They
20 understand the rules and the regulations. They
21 were present for the -- at the status hearing
22 where the direction was very clear. To claim
23 otherwise now I think is disingenuous. We are --
24 excuse me, if I may finish.

25 We are prepared to go forward today.

1 We have our witnesses here. It would be a major
2 imposition on our witnesses, who have already
3 taken time off to come here and provide testimony
4 today which is why we're arguing for preclusion.
5 And that's my final argument, Your Honor. Mr.
6 Chairman, thank you.

7 CHAIRPERSON ANDERSON: All right. As
8 Chairperson of the Alcohol and Beverage Control
9 Board for the District of Columbia and according
10 to D.C. Official Code Section 2575 of the Open
11 Meetings Act, I move that the ABC Board hold a
12 closed meeting for the purpose of seeking legal
13 advice from our counsel on Case No. 22-PRO-00072,
14 Rito Loco-El Techo, pursuant to D.C. Official
15 Code Section 2-575(b)(4)(a) of the Open Meetings
16 Act. Is there a second?

17 MEMBER CATO: Cato seconds.

18 CHAIRPERSON ANDERSON: Mr. Cato
19 seconds the motion.

20 We'll have a roll call vote.

21 Mr. Short.

22 MEMBER SHORT: Short. I agree.

23 CHAIRPERSON ANDERSON: Mr. Cato.

24 MEMBER CATO: Bobby Cato. I agree.

25 CHAIRPERSON ANDERSON: Mr. Hansen.

1 Grandis.

2 Mr. Grandis and I agree. It appears
3 that the motion has passed. I hereby give notice
4 that the ABC Board will recess these proceedings
5 to hold a closed meeting pursuant to Section
6 2-575 of the Open Meetings Act.

7 The Board is going to go off the
8 record to into executive session. I will ask
9 everyone to hold tight. The Board will come back
10 and we will make recommendation once we have --
11 once we spoken -- once we consult with our
12 attorney, we will come back and we will make a
13 determination. All right? Hold tight. Please
14 do not log off, but you can turn your cameras off
15 and microphones. All members should return to
16 executive session for further action. Thank you.

17 (Whereupon, the above-entitled matter
18 went off the record at 2:45 p.m. and resumed at
19 3:06 p.m.)

20 CHAIRPERSON ANDERSON: I'm trying to
21 see who's not here. So all the parties are here.
22 Mr. Short, you're logged on twice. So I'm not
23 sure -- and I'm not seeing you. So I'm not quite
24 sure which one of the lines you're on, sir. I
25 cannot see you, Mr. Short, and you're logged on

1 twice. As soon as Mr. -- I'm able to see Mr.
2 Short, then we'll start back.

3 Mr. Short?

4 MEMBER SHORT: Can you hear me?

5 CHAIRPERSON ANDERSON: Mr. Short,
6 you're logged in twice, sir. You need to log off
7 on one of the machines you're logged in. I
8 cannot see you, but you're logged in twice. So
9 you need to log on one of the machines that
10 you're logged into.

11 Mr. Short? Mr. Short?

12 MEMBER SHORT: I'm trying, Mr. Chair.

13 CHAIRPERSON ANDERSON: Mr. Short, you
14 are logged in on two different equipment. Please
15 log off on one of the equipment, sir. Now
16 whatever equipment you're on, I cannot see you,
17 but --

18 (Pause.)

19 CHAIRPERSON ANDERSON: I'm working
20 with our IT to see what is going on with Mr.
21 Short. As soon as I'm able to get him online,
22 then we can move forward.

23 He should be back on shortly. I was
24 told he had to reboot his system. So hopefully,
25 he should be back on.

1 I'm going to move on. He should join
2 us -- we do have a quorum. As long as there are
3 three Board members present, there is a quorum.
4 And we currently have four Board members.

5 All right. The Board went into
6 executive session to discuss with our attorney
7 the motion that was filed by -- the motion that
8 was raised by the protestant. There are two
9 things going on here. There was -- an email was
10 sent from our legal office.

11 And email was sent by one of the
12 protestants to our legal office on November 21st
13 requesting further instructions regarding the PIF
14 because pursuant to my instruction, I had
15 informed the party that our legal office had
16 provided further instruction. So on the 21st an
17 email was sent by one of the protestants to our
18 legal office asking for guidance regarding the
19 submission of the PIF. Our legal office
20 responded prior to the deadline on the 28th to
21 advise the parties the process to file a PIF.

22 And the parties were also informed
23 that they had up through December 5th to file the
24 PIF. There were no objectives received filed by
25 any of the parties. But it was a joint email

1 that was submitted to all the parties to inform
2 them that the PIF was due because they had
3 through December 5th to file the PIF.

4 And even without that email, Section
5 17.29.9 states that the Board may allow parties
6 to submit their PIF and exhibit forms or amend
7 their PIF and exhibit form after submission
8 deadline set forth in Section 17.22.8 for good
9 cause. I believe that good cause was shown. And
10 so I believe I'm going to make a motion that the
11 Board allow the introduction of the PIF on the
12 part of the applicant. Is there a second?

13 MEMBER CATO: Cato seconds.

14 CHAIRPERSON ANDERSON: Mr. Cato second
15 the motion. We'll now have a roll call vote.
16 Mr. Cato?

17 MEMBER CATO: Bobby Cato, I agree.

18 CHAIRPERSON ANDERSON: Ms. Hansen?

19 MEMBER HANSEN: Jeni Hansen, I agree.

20 CHAIRPERSON ANDERSON: Mr. Grandis?

21 MEMBER GRANDIS: Edward Grandis, I
22 agree.

23 CHAIRPERSON ANDERSON: Passed 4-0-0.
24 All right. Let's move on. So now that we've
25 addressed, are there any other preliminary

1 matters that needs to be addressed? As I stated
2 before, Mr. Badawy, if Mr. Kline decides to call
3 Mr. Beam as a witness, you can object to his
4 qualifications at the beginning and we'll do voir
5 dire. So you'll have an opportunity to further
6 question him prior to this testimony.

7 And if based on the questioning, then
8 we'll determine whether or not -- I mean, if
9 you're satisfied with his qualification, the
10 Board can make a determination and declare him an
11 expert if we disagree with -- if there's
12 disagreement. Okay? All right. You're welcome.
13 Any other preliminary matters that needs to be
14 raised before we move forward?

15 No?

16 (Simultaneous speaking.)

17 CHAIRPERSON ANDERSON: All right. And
18 the question I asked before, is the protestant --
19 and I'm just trying to find whether or not this
20 renewal application, are the protestants in
21 agreement that the license should be renewed?
22 And I'll start with you, Mr. Badawy.

23 MR. BADAWEY: No, Mr. Chairperson.

24 CHAIRPERSON ANDERSON: I don't need to
25 ask the rest of the protestants because if one

1 protestant says no, then we have to move forward.
2 So all right, fine. So I'm not saying that the
3 other protestants agree or disagree. But since
4 it would have to be unanimous, and we don't have
5 a unanimous decision by the protestants.

6 So all right. So the Board needs to
7 decide whether or not the license will be renewed
8 and as a starting point. All right. What will
9 occur is that we'll have opening statement by the
10 applicant. We'll have an opening statement by
11 the protestant. And it's my understanding --
12 well, it's not my understanding that you, Mr.
13 Badawy, that you will be representing all the
14 protestants. Is that correct?

15 MR. BADAWEY: That is correct, Mr.
16 Chairperson. Thank you. And that's by rules
17 basically says that where there are multiple
18 protestants, then the Board ask the parties to
19 designate who it is that's going to represent the
20 protestants.

21 I don't know and I probably need to
22 look at the PIF to see how many witnesses. But
23 -- and let me ask a question. Mr. Kline, how
24 many witnesses do you plan to call?

25 MR. KLINE: Six, Mr. Chair.

1 CHAIRPERSON ANDERSON: Six witnesses?

2 MR. KLINE: Yeah, some of them will be
3 brief, but yes, six.

4 CHAIRPERSON ANDERSON: And Mr. Badawy,
5 how many witnesses do you wish to call?

6 MR. BADAWEY: Mr. Chairperson, I
7 believe the roll -- excuse me, status hearing we
8 were told that we could only call five witnesses.
9 So we are prepared to call five witnesses.

10 CHAIRPERSON ANDERSON: Mr. Kline, I'm
11 going to comply with that requirement. I think
12 this is -- I've told everyone that this is a
13 matter we're doing these hearings. We've cut
14 down on the time, and I'm not -- I thought --
15 well, anyway.

16 So all right. So five witnesses, sir,
17 as per -- I will look at -- I mean, I will look
18 at my instructions. And we're going to comply
19 with the witnesses as provided in the
20 instructions. Okay? All right.

21 So anyway, so as I stated before, the
22 licensee will make an opening statement, then the
23 protestant will make an opening statement. The
24 Board will call its first witness. Once the
25 Board calls its witness, the Board members will

1 question the witness.

2 Then the licensee will have an
3 opportunity to ask questions of the question.
4 And the protestant will have an opportunity to
5 ask questions of the witness. Then the licensee
6 -- the applicant will present its case. And
7 after applicant presented its case, the
8 protestant will have an opportunity to present
9 its case.

10 After closing arguments, we'll close
11 the record and then we'll move on from there.
12 All right. So Mr. Kline, do you wish to make an
13 opening statement?

14 MR. KLINE: Yes, I do, Mr. Chairman.
15 Good afternoon, Mr. Chairman, members of the
16 Board. I'm Andrew Kline on behalf of the
17 applicant.

18 We are here on behalf of Rito Loco,
19 LLC trading as Rito Loco-El Techo to request that
20 the Board grant the application for renewal of
21 the license without additional condition. It
22 appears to us from our understanding of the
23 parties interactions the primary issue seems to
24 be noise. And the evidence will show that the
25 applicant has made continuing attempts to address

1 the issues and will continue to do so.

2 This establishment started -- you'll
3 hear from Mr. Hankins it started, it was a food
4 truck. And Mr. Hankins decided to try the
5 brick-and-mortar route which he's done and he's
6 managed to survive through the pandemic and
7 through all of the difficulties he's faced in the
8 last three years. The evidence will show that
9 he's made substantial changes in the nature of
10 the operation in an effort to address the
11 concerns that have been raised by the protestants
12 with respect to noise.

13 You'll also here from an expert
14 witness, Mr. Marty Beam. He's a noise
15 consultant, sound consultant, sound engineer who
16 will talk about other efforts that will be made
17 and other changes that are contemplated to the
18 establishment in an effort to further address the
19 issues that have been raised with respect to
20 noise. You will hear from Mr. Hankins how the
21 curtailment of his activities in an effort to
22 meet the objections of the neighbors has cost him
23 financially at a time when he's just coming out
24 of a pandemic.

25 But he's committed to addressing

1 issues and will continue to do so. At the
2 conclusion of the evidence, at the conclusion of
3 the case, we will request that you approve the
4 application without further condition. Thank
5 you.

6 CHAIRPERSON ANDERSON: Thank you, sir.
7 Mr. Badawy?

8 MR. BADAWEY: Thank you, Mr.
9 Chairperson. Thank you, members of the Board,
10 Mr. Kline, and Ms. Yohannes. The protestants
11 have a tremendous amount of information to
12 provide today. At its core, our case is quite
13 simple.

14 As a matter of law, the licensee shall
15 have the burden of proof to show that the
16 establishment meets the appropriateness standard
17 in accordance with D.C. Official Code Section
18 1711.5. The protestants intend to show through
19 documentary evidence and through witness
20 testimony that the licensee does not meet the
21 appropriateness standard and that no reasonable
22 person could construe the available facts to
23 conclude otherwise. Our case today will focus on
24 two specific elements of the appropriateness
25 standard, the many ways the establishment

1 adversely affects the peace, order, and quiet of
2 the area on the one hand and on the other its
3 record of compliance.

4 Our evidence and testimony will
5 proceed along three main lines argument. First
6 and most important, the establishment has over an
7 extended period of time regularly generated noise
8 in the form of amplified music, particularly
9 techno, trance, and electronic music played by
10 live disc jockeys that can be heard in the
11 neighborhood residence not just in the adjacent
12 building but other hundreds of feet away across a
13 busy avenue. This is in direct violation of
14 Section 725A.

15 And although this is substantiated and
16 documented in the investigative history, we will
17 supplement it with firsthand witness testimony
18 from multiple neighborhood residents. Second,
19 the solid waste generated by the establishment
20 has again over an extended period of time been
21 permanently stored in a manner that, A, provides
22 food, coverage, and breeding places for rodents,
23 cases a nuisance both as an eyesore and
24 constriction of a narrow vehicular alley,
25 constitutes an illegal unpermitted used of a

1 public space, and violates directly a summary
2 order of the Board of Zoning Adjustment. Each of
3 these issues violates the litter provision of
4 Section 726 of the D.C. Official Code or other
5 statutes.

6 And third, we will argue that the
7 Board must give great weight to the
8 establishment's record of compliance when
9 considering what licensing actions take. We have
10 cited a number of violations already. But we
11 wish to draw specifically to the licensee's
12 documented record of violations and the
13 settlement agreement reached with residents of
14 the neighborhood. At its fire renewal hearing --
15 at its fire renewal several years ago, a licensee
16 may try to characterize the protestants as a
17 small group of disgruntled, unreasonable, and
18 impossible to please neighbors who simply don't
19 want to borrow a restaurant in their midst.

20 This is not true. The volume of
21 complaints and the reach of the licensee's
22 adverse impacts on the neighborhood are such that
23 two different advisory neighborhood commissions
24 voted to protest the establishment's license
25 renewal. And a group of five or more individuals

1 protest was joined by no more -- excuse me, no
2 fewer than 30 neighborhood residents who are
3 directly affected by the persistent actions and
4 behavior of the licensee. Thank you for your
5 attention and your time this evening, and we look
6 forward to proceeding.

7 CHAIRPERSON ANDERSON: All right.
8 Thank you. All right. The Board will call its
9 first witness. And so our first witness is Mr.
10 Kevin Puente. Ms. Puente, can you raise your
11 right hand, please? Do you swear or affirm to
12 tell the truth and nothing but the truth? All
13 right. Turn your volume up a little bit, please,
14 Mr. Puente. Mr. Puente, can you spell and state
15 your name for the record, please?

16 INVESTIGATOR PUENTE: Kevin Puente,
17 K-E --

18 CHAIRPERSON ANDERSON: I can't hear
19 you, Mr. Puente.

20 INVESTIGATOR PUENTE: Can you hear me
21 now?

22 CHAIRPERSON ANDERSON: You need to
23 raise your volume, please, sir.

24 INVESTIGATOR PUENTE: Can you hear me
25 now?

1 CHAIRPERSON ANDERSON: Yes, that's
2 perfect. All right. Just one more time, Mr.
3 Puente. I'm sorry. I'm trying to access some
4 documents. I apologize. All right. So Mr.
5 Puente, can you again spell and state your name
6 for the record, please?

7 INVESTIGATOR PUENTE: Kevin Puente,
8 K-E-V-I-N P-U-N-T-E.

9 CHAIRPERSON ANDERSON: And where are
10 you currently employed, sir?

11 INVESTIGATOR PUENTE: The Alcohol
12 Beverage Administration.

13 CHAIRPERSON ANDERSON: How long have
14 you been employed by the Agency?

15 INVESTIGATOR PUENTE: Approximately
16 seven and a half years.

17 CHAIRPERSON ANDERSON: What's your
18 role in working for the Agency, sir?

19 INVESTIGATOR PUENTE: Investigator.

20 CHAIRPERSON ANDERSON: And what are
21 your duties and responsibility as an
22 investigator?

23 INVESTIGATOR PUENTE: I conduct
24 inspections and investigations of licensed ABC
25 establishments throughout the District of

1 Columbia.

2 CHAIRPERSON ANDERSON: And are you
3 familiar with this establishment -- are you
4 familiar with the Rito Loco-El Techo, the
5 applicant in this case?

6 INVESTIGATOR PUENTE: Yes, I am.

7 CHAIRPERSON ANDERSON: And how did you
8 become aware of this case?

9 INVESTIGATOR PUENTE: I was assigned
10 a protest investigation.

11 CHAIRPERSON ANDERSON: Did there come
12 a time that you draft a report for this
13 investigation?

14 INVESTIGATOR PUENTE: Yes, I did.

15 CHAIRPERSON ANDERSON: Do you have a
16 copy of the report available that you can share
17 with us?

18 INVESTIGATOR PUENTE: Yes, I do.

19 CHAIRPERSON ANDERSON: Can you
20 identify the document on your screen, sir?

21 INVESTIGATOR PUENTE: This is my
22 protest investigation.

23 CHAIRPERSON ANDERSON: And when did
24 you draft this?

25 INVESTIGATOR PUENTE: December 2022.

1 CHAIRPERSON ANDERSON: Did you get an
2 opportunity to speak to the parties in this case?

3 INVESTIGATOR PUENTE: Yes, I did.

4 CHAIRPERSON ANDERSON: And
5 specifically who did you speak to?

6 INVESTIGATOR PUENTE: I spoke with the
7 abutting property owner, Mr. Craig Kujawa. I
8 spoke with the group of 31 representative, Mr.
9 Rami Badawy, and I spoke with ANC 6E, Mr. Alex
10 Lopez and the owner of Rito Loco-El Techo, Mr.
11 Louie Hankins.

12 CHAIRPERSON ANDERSON: Can you tell us
13 what, if anything, you were able to -- and you
14 say you spoke with Mr. Kujawa. Can you tell us
15 what was -- share with us the nature of your
16 conversation.

17 INVESTIGATOR PUENTE: Yes, so on
18 Monday, November 21st, 2022, I telephonically
19 spoke with Mr. Kujawa. Mr. Kujawa advised me
20 that he lived in his residence well before Rito
21 Loco came along. He said the biggest issue for
22 him is the noise.

23 He abuts the property, and he
24 constantly hears the base and the music from the
25 summer garden. He said Rito Loco-El Techo was

1 trying to create a nightclub. And even though
2 he's the abutting property owner right next to
3 his establishment, he said his whole building can
4 hear the noise and other neighbors are
5 complaining about it as well.

6 Mr. Kujawa stated that he'd like to
7 see the establishment comply with the settlement
8 agreement and noise regulations. He also advised
9 me that they've been having problems with the
10 trash. The establishment is putting their trash
11 bins out on a public space in an alley. And he
12 said just recently most nights he's been awake
13 most nights because of the noise that's emanating
14 from the establishment.

15 CHAIRPERSON ANDERSON: Who else did
16 you speak to?

17 INVESTIGATOR PUENTE: Mr. Rami Badawy
18 who was the representative for the group of 31.

19 CHAIRPERSON ANDERSON: What was the
20 nature of your conversations with Mr. Badawy?

21 INVESTIGATOR PUENTE: Mr. Badawy
22 stated that the noise starts on most weeks is an
23 afternoon and goes well into the early morning
24 hours. He stated that even with the windows and
25 doors closed, the group of 31 can still hear the

1 music and the noise that travels. Mr. Badawy
2 stated that he'd like to see compliance with the
3 noise ordinance, the regulations, and a
4 settlement agreement that Rito Loco currently
5 has.

6 Mr. Badawy stated that residents have
7 made the owner, Rito Loco, aware numerous times
8 of the noise but most times the concerns go
9 unresolved from the establishment. Mr. Badawy
10 stated that the establishment cannot come to
11 compliance with the regulations and the noise
12 ordinance. They would like to see the
13 entertainment endorsement be removed from ABC
14 license.

15 CHAIRPERSON ANDERSON: Did you have an
16 opportunity to speak to anyone from ANC 6C?

17 INVESTIGATOR PUENTE: Yes, I spoke
18 with Mr. Alex Lopez. Mr. Lopez advised me there
19 was three main issues: noise, trash, and parking.
20 Mr. Lopez advised that noise has been the main
21 issue for the neighborhood for a while now.

22 Mr. Lopez advised that it goes on all
23 night starting in the afternoon into the early
24 morning hours. Mr. Lopez advised me that the ANC
25 would like to see a reduction of the

1 entertainment hours. If that cannot happen,
2 ultimately the establishment would not like to
3 see their entertainment endorsement taken away.

4 The second issue was the trash. They
5 had advised establishments in that area to stop
6 placing their trash bins in the alley on public
7 space. It was attracting rodents and other
8 litter throughout the alley in the neighborhood.

9 The third issue that they had is
10 parking. There's not much parking in the area
11 due to being right on Florida Avenue. And
12 patrons are parking on the side street as well as
13 I've seen staff and the owners park on the
14 sidewalk right in front of the little island
15 right next to the establishment. And they've
16 seen cars parked there before and people go into
17 the establishment.

18 CHAIRPERSON ANDERSON: Did you get a
19 chance to speak to the owner of the
20 establishment?

21 INVESTIGATOR PUENTE: Yes, I went and
22 met with Mr. Louie Hankins on Tuesday, November
23 21st. Mr. Hankins showed me around the
24 establishment. He showed me steps he has taken
25 to reduce the noise by putting mitigating

1 material up on the walls. He also has installed
2 a decibel reader right in front of the disc
3 jockey so they can see where they are to make
4 sure they're not going over 90 decibels. Mr.
5 Hankins had one of his employees play the music
6 at 90 decibels and walk me around the
7 neighborhood so we can hear the noise and bass.

8 Mr. Hankins also advised me that the
9 year following COVID and the closures by D.C.
10 government and the city, he lost a lot of money
11 admittedly that first year. He takes blame for
12 the violations that occurred after the reopening
13 of D.C. But Mr. Hankins advised me that since
14 2021, the establishment has not had any
15 violations.

16 CHAIRPERSON ANDERSON: I know that
17 you're a sound engineer, Mr. Puente. Tell me a
18 little bit about the state of the noise. As you
19 had said, it was turned up to 90 decibels and
20 that you walked around the neighborhood. Can you
21 just elaborate on that a little bit more for me,
22 please.

23 INVESTIGATOR PUENTE: Yes, sir. Mr.
24 Hankins owns an office right behind the
25 establishment in one of the buildings. So he

1 took me in there to hear it, and it's directly
2 right behind the DJ booth where he had us. And
3 we could hear a little bass, but it wasn't that
4 loud where we were.

5 When we were outside, there was a
6 delivery truck that was occurring. So that kind
7 of made more noise than us hearing the music. We
8 were walking around on Florida Avenue and 6th
9 Street, Northwest.

10 CHAIRPERSON ANDERSON: Do you recall
11 approximately about what time this was when at
12 least when you visited the establishment with the
13 owner?

14 INVESTIGATOR PUENTE: Yes, it was
15 around 1:00 p.m.

16 CHAIRPERSON ANDERSON: All right. So
17 tell us about just the characteristic of this
18 neighborhood, please?

19 INVESTIGATOR PUENTE: Yeah, so Rito
20 Loco is located in a mixed-use area. According
21 to the GIS map, a mixed-use zone provides for
22 mixed-use development that permits a broad range
23 of commercial, institutional, multiple dwelling
24 unit residential developments at varying
25 densities. In the area of Rito Loco-El Techo,

1 there are 42 establishments.

2 Ten establishments listed have a Class
3 CR restaurant license. And those are Quattro
4 Osteria, FishScale, BKK Cook Shop, 801 Restaurant
5 and Bar, VIP Lounge, Appioo, Emmy Squared,
6 Cortez, Gogi Yogi, and HalfSmoke. Five of the
7 establishments have a summer garden endorsement,
8 and those are BKK Cook Shop, 801 Restaurant and
9 Bar, Cortez, Gogi Yogi, and HalfSmoke.

10 Five of the establishments have an
11 entertainment endorsement and those are VIP
12 Lounge, Appioo, Cortez, HalfSmoke, and Quattro
13 Osteria. There are no public schools or
14 libraries within 400 feet of the establishment.
15 Rito Loco is located at 606 Florida Avenue,
16 Northwest.

17 It's a two story medium sized
18 establishment that abuts the neighboring
19 establishments on both sides and a residential
20 building abuts the back of the establishment.
21 Rito Loco is a two story establishment with a
22 total occupancy load of 79, a summer garden with
23 a total occupancy load of 79. The license
24 includes entertainment and carry out and delivery
25 endorsements and a summer garden endorsement.

1 The first floor has a kitchen and
2 carry out area for guests to pick up their food
3 for to-go orders as well as limited seating for
4 guests to eat there. The second floor is mainly
5 comprised of a summer garden with a bar and
6 seating for guests. The summer garden has a
7 retractable roof deck that can open up in the
8 summertime as well as size that can open up
9 during the summertime.

10 I monitored Rito Loco-El Techo on
11 seven separate occasions from Tuesday, November
12 17th through Wednesday, November 23rd. I
13 reviewed ABRA records from November 1st, 2022 to
14 November -- I reviewed ABRA records from November
15 1st, 2021 to November 16th, 2022. And there have
16 been 45 noise complaints made against Rito
17 Loco-El Techo, the sound violation on two
18 separate occasions, November 13th, 2021 and
19 December 2nd, 2021. And both those cases were
20 adjudicated by the Board and OAG. And that's
21 all, sir.

22 CHAIRPERSON ANDERSON: You stated that
23 you observed -- you did observations (audio
24 interference) you visited the premises. And so
25 was that a variation of times -- different time

1 periods that you visited the establishment?

2 INVESTIGATOR PUENTE: Yes, sir.

3 (Simultaneous speaking.)

4 INVESTIGATOR PUENTE: Yeah, from late
5 early morning hours from after midnight to 2:00
6 a.m., I visited the establishment several times.

7 CHAIRPERSON ANDERSON: And did you
8 observe any violations during the period of time
9 that you did your observation?

10 INVESTIGATOR PUENTE: No violations.
11 I noticed pedestrian traffic was light to medium
12 due to the area. There was no parking. I had to
13 park in the alley on must occasions right there
14 and walk up due to Florida Avenue being a main
15 artery right there.

16 CHAIRPERSON ANDERSON: And let's go
17 through the exhibits. Can you please identify
18 the exhibits in your report, please?

19 INVESTIGATOR PUENTE: Yes, sir. So
20 the first exhibit is from ANC 1B protesting the
21 license. Exhibit 2 is a letter from ANC 6E
22 protesting the license. Exhibit 3 is a letter
23 from the group of 31 protesting the license.

24 Exhibit 4 is a letter from the
25 abutting property owner, Mr. Kujawa, protesting

1 the license. Exhibit 5 is the GIS -- or is a
2 copy of the zoning map. Exhibit 6 is the GIS map
3 of establishments within 1,200 feet of Rito
4 Loco-El Techo.

5 Exhibit 7 is a GIS map of any
6 libraries and public schools within 400 feet of
7 Rito Loco-El Techo. Exhibit 8 is a photograph of
8 the first floor take out area for customers to
9 get their food. Exhibit 9 is another photograph
10 of the first floor.

11 Exhibit 10 is a photograph of the
12 summer garden. Exhibit 11 is another photograph
13 of the summer garden. Exhibit 12 is another
14 photograph of the summer garden.

15 Exhibit 13 is another photograph of
16 the summer garden. Exhibit 14 is another
17 photograph of the summer garden and bar area on
18 the summer garden. Exhibit 15 is a photograph of
19 the front of the establishment.

20 Exhibit 16 is a photograph of the
21 retractable roof inside the summer garden. And
22 Exhibit 17 is a current copy of their settlement
23 agreement that they have on file with ABRA. And
24 Exhibit 18 is a copy of the regulatory inspection
25 I conducted at the establishment.

1 CHAIRPERSON ANDERSON: Mr. Puente,
2 what type of license does this establishment
3 have?

4 INVESTIGATOR PUENTE: It has a Class
5 CT.

6 CHAIRPERSON ANDERSON: A CT? They
7 have a tavern license?

8 INVESTIGATOR PUENTE: Yes, sir.

9 CHAIRPERSON ANDERSON: And I just want
10 to ask you. What kind of endorsement do they
11 currently have on their license?

12 INVESTIGATOR PUENTE: They currently
13 have carry out and delivery, summer garden, and
14 entertainment endorsement.

15 CHAIRPERSON ANDERSON: And what are
16 their current approved hours of operation?

17 INVESTIGATOR PUENTE: Yes, sir. So
18 the hours of operation are Sunday through
19 Thursday from 9:00 a.m. to 2:00 a.m. The hours
20 of sale are from on Sundays, 10:00 a.m. to 2:00
21 a.m., Monday through Thursday, 11:30 to 2:00 a.m.
22 On Friday and Saturday, the hours of operation
23 are 9:00 a.m. to 2:00 a.m.

24 And the hours of sale are from 11:30
25 to 3:00 a.m. The entertainment is Sunday through

1 Tuesday, 6:00 p.m. to 2:00 a.m. and Friday and
2 Saturday from 6:00 p.m. to 3:00 a.m. The hours
3 of the summer garden are 10:00 a.m. to 12:00 a.m.
4 Sunday through Thursday and Friday and Saturday
5 10:00 a.m. to 1:30 a.m.

6 CHAIRPERSON ANDERSON: Now do they
7 have -- are they approved to have entertainment
8 in their summer garden?

9 INVESTIGATOR PUENTE: Yes, sir.

10 CHAIRPERSON ANDERSON: What are those
11 hours of entertainment in a summer garden?

12 INVESTIGATOR PUENTE: The same time as
13 the hours of the operation of the summer garden,
14 from 10:00 a.m. -- take that back. So Sunday to
15 Thursday goes from 10:00 a.m. to 12:00 a.m. and
16 then Friday and Saturday from 10:00 a.m. to 1:30
17 a.m.

18 CHAIRPERSON ANDERSON: All right. You
19 can close your screen. I don't have any other
20 questions. Any questions by any Board members?
21 Go ahead, Mr. Short.

22 MEMBER SHORT: Thank you, Mr.
23 Chairman. Good afternoon, Investigator Puente.

24 INVESTIGATOR PUENTE: Good afternoon,
25 sir.

1 MEMBER SHORT: Now how many years have
2 you been with ABRA?

3 INVESTIGATOR PUENTE: Seven and a half
4 years.

5 MEMBER SHORT: And for the record,
6 what zone is this establishment in?

7 INVESTIGATOR PUENTE: It's in a
8 mixed-use zone.

9 MEMBER SHORT: Which allows what for
10 the record?

11 INVESTIGATOR PUENTE: According to the
12 D.C. zoning, mixed-use zone provides for
13 mixed-use development that permit a broad range
14 of commercial, institutional, and multiple
15 dwelling unit residential developments at varying
16 densities. The MU zone is a mixed-use zone that
17 is intended to be applied throughout the city
18 consistent with the density designation of the
19 comprehensive plan.

20 MEMBER SHORT: The comprehensive plan
21 that's mentioned by the city means that
22 residences will be right next to businesses and
23 pretty much throughout that whole zone?

24 INVESTIGATOR PUENTE: I believe so,
25 sir.

1 MEMBER SHORT: And so basically the
2 noise complaints, you mentioned that you visited
3 -- or you mentioned something about 45 noise
4 complaints?

5 INVESTIGATOR PUENTE: Yes, sir.
6 According to ABRA records from November 1st, 2021
7 to November 21st, 2022, there's been 45 noise
8 complaints.

9 MEMBER SHORT: Were any actions taken
10 about these noise complaints? Or were they just
11 -- were they investigated? Or what actions were
12 taken about these 45 noise complaints?

13 INVESTIGATOR PUENTE: Yes, sir.
14 There's several written throughout the past year.
15 One was a warning, another one on the statute
16 they had to pay a fine.

17 MEMBER SHORT: How much was the fine?

18 INVESTIGATOR PUENTE: For Case No.
19 21-CMP-0068, it was a 2,000-dollar fine.

20 MEMBER SHORT: Is that normal for this
21 zone or this area?

22 INVESTIGATOR PUENTE: Yeah, we get a
23 lot of noise complaints in that area with it
24 being the 9th Street corridor.

25 MEMBER SHORT: How many establishments

1 have you investigated or that you know of through
2 ABRA to have received a noise complaint of
3 2,000-dollar fine?

4 INVESTIGATOR PUENTE: Not many, sir,
5 if any.

6 MEMBER SHORT: Would that mean that
7 they are a little off the beaten path, so to
8 speak, for other businesses who have similar
9 endorsements and similar type businesses?

10 INVESTIGATOR PUENTE: Yes, sir.

11 MEMBER SHORT: Have you as an
12 investigator had a talk with the establishment
13 regarding these noise complaints, 45 and the
14 fine? Or is that something that you can discuss
15 right now under this testimony?

16 INVESTIGATOR PUENTE: Oh, yes. I've
17 been out several times throughout the past
18 several years for noise complaints. Most
19 recently in October of this year, I went out to a
20 noise complaint. And one of the abutting
21 property owners invited us inside so we could
22 hear. But the problem we had at that visit was
23 we also heard the neighboring establishment. And
24 we determined that was a neighboring
25 establishment at that time.

1 MEMBER SHORT: It was not this
2 operator. It was another operator that was
3 making the noise that the complaint was made
4 about?

5 INVESTIGATOR PUENTE: Yeah, the owner
6 said that it seemed like the bass was turned down
7 just as we got there. So we heard more of the
8 neighboring establishment's summer garden music.

9 MEMBER SHORT: What month was this?

10 INVESTIGATOR PUENTE: October 2022.

11 MEMBER SHORT: And the parking again,
12 is it -- how is parking in that area or close to
13 where this location is? What is it, 600 Florida
14 Avenue? How is the parking there in that area?

15 INVESTIGATOR PUENTE: There's not much
16 parking. There's only available parking on 6th
17 Street, Northwest right there. With Florida
18 Avenue going under the construction right now,
19 there's a lot of lane closures. So mainly 6th
20 Street, Northwest, 7th Street, Northwest is where
21 I can find most of the people parking at.

22 MEMBER SHORT: My last question, have
23 you as an investigator had a talk with the owners
24 of this establishment? And if so, how did the
25 conversation go? What recommendations, if any,

1 did you make to them? Or how did your visits to
2 this establishment regarding the noise and
3 parking and trash? How did it go?

4 INVESTIGATOR PUENTE: Mainly for the
5 noise complaints which I visited, I spoke with, I
6 believe, one of the ABC managers. And they
7 turned it down for us on every visit I've been to
8 over the past few years.

9 MEMBER SHORT: So it was loud and they
10 turned it down when you came to visit?

11 INVESTIGATOR PUENTE: Yeah, because we
12 couldn't get inside any of the neighbors houses
13 at the time. It was during COVID and stuff. So
14 we didn't go inside. So asked them to turn it
15 down because we could hear it walking up the
16 stairs to the summer garden.

17 MEMBER SHORT: Okay. Thank you very
18 much for your testimony, and thank you for your
19 excellent report and investigation. Thank you.
20 That's all I have, Mr. Chair.

21 CHAIRPERSON ANDERSON: Thank you, Mr.
22 Short. Any other questions by any of the Board
23 members? Mr. Kline?

24 MR. KLINE: Afternoon, Investigator
25 Puente.

1 INVESTIGATOR PUENTE: Good afternoon,
2 sir.

3 MR. KLINE: You indicated that there
4 were 45 noise complaints, many in the last year.
5 Is that what I understood your testimony to be?

6 INVESTIGATOR PUENTE: Yes, sir. I
7 asked the supervisor to pull the noise complaints
8 from November 1st, 2021 to November 21st, 2022.

9 MR. KLINE: And are those represented
10 on page 10 of your report?

11 INVESTIGATOR PUENTE: Yes, sir.

12 MR. KLINE: Do you have that in front
13 of you?

14 INVESTIGATOR PUENTE: Yes.

15 MR. KLINE: And in fact, the last one
16 was just over a year ago, wasn't it?

17 INVESTIGATOR PUENTE: Only for the
18 noise complaints.

19 MR. KLINE: Well, that was for any
20 violation, correct?

21 INVESTIGATOR PUENTE: Yes, sir. The
22 last violation was December 2nd, 2021.

23 MR. KLINE: Okay. And was there any
24 finding of a noise violation since then that's
25 not reflected in your report?

1 INVESTIGATOR PUENTE: No, sir.

2 MR. KLINE: Okay. And there were some
3 discussion -- much was made about the resolution
4 of Case No. 21-CMP-00068 and the 2,000-dollar
5 fine. And your testimony was that you agreed --
6 I don't know if it was your testimony. But you
7 agree that was excessive for a noise complaint?

8 INVESTIGATOR PUENTE: Oh, yeah. When
9 I read the -- because there was a global OAG for
10 that case and several other cases. And all it
11 said was Charge 1, played music at such an
12 intensity that it was heard in a premises outside
13 of the establishment. Statutory authority D.C.
14 Code 25-725A. The charge was dismissed. Charge
15 2, failed to file a settlement agreement.
16 Statutory authority D.C. Code 25-823, a fine,
17 2,000-dollar payable within 120 days.

18 MR. KLINE: Now the 2,000-dollar fine
19 was not for a noise complaint, was it?

20 INVESTIGATOR PUENTE: I'd have to view
21 the case to see what it was.

22 MR. KLINE: Wasn't Charge 1 the noise
23 complaint? Isn't -- that's under number 4 on
24 page 10 of your report?

25 INVESTIGATOR PUENTE: Yeah, Charge 1

1 says played music at such an intensity. But I
2 also know their settlement agreement states that
3 no music should be heard inside the residence in
4 their settlement agreement.

5 MR. KLINE: Okay. But in terms of a
6 legal statement, this was a settlement agreement
7 violation, not a noise violation, correct?

8 INVESTIGATOR PUENTE: Yes, sir.

9 MR. KLINE: All right. So it may not
10 be so unusual that for a settlement agreement
11 violation the funds might be higher, right?

12 INVESTIGATOR PUENTE: Yes, sir.

13 MR. KLINE: Now in terms of -- we
14 talked a little bit about the character of the
15 neighborhood. There are a number of
16 establishments -- and you testified before and I
17 think, of course, all of this is in your report.
18 There are a number of establishments near Rito
19 Loco, correct?

20 INVESTIGATOR PUENTE: Yes, sir.

21 MR. KLINE: And in fact, on your
22 visits there, you hear noise from at least one of
23 those establishments, didn't you?

24 INVESTIGATOR PUENTE: Yes, sir.

25 MR. KLINE: And a number of those

1 establishments have summer gardens, sidewalk
2 cafes, or other outside seating facilities, don't
3 they?

4 INVESTIGATOR PUENTE: Yes.

5 MR. KLINE: And noise is audible from
6 those other establishments, isn't it?

7 INVESTIGATOR PUENTE: Yes, sir.

8 MR. KLINE: In fact, this
9 establishment is not in but it's right on the
10 edge of the ARTS Overlay District, isn't it?

11 INVESTIGATOR PUENTE: Yes, sir.

12 MR. KLINE: And we know that the ARTS
13 Overlay District is one in which 18 hour activity
14 is encourage under the zoning code, don't we?

15 INVESTIGATOR PUENTE: Yes, sir.

16 MR. KLINE: Now what was the latest
17 time that you were in the neighborhood or near El
18 Techo or at El Tech/Rito Loco?

19 INVESTIGATOR PUENTE: The latest visit
20 was -- double check real quick. It's 12:30 --
21 12:00 a.m. to 12:30.

22 MR. KLINE: Okay. So you don't really
23 know how late they went with respect to
24 entertainment on any of your visits there. Is
25 that a fair statement?

1 INVESTIGATOR PUENTE: Yes, sir.

2 MR. KLINE: Now if I could, could you
3 pull up Exhibit 5, please, of your report?

4 INVESTIGATOR PUENTE: Okay, sir.

5 MR. KLINE: Who is sharing that
6 report?

7 INVESTIGATOR PUENTE: I'll share it.
8 I can share it.

9 MR. KLINE: Okay, great. That will be
10 helpful. Thank you. All right. Now the little
11 drop in the middle, that's where the
12 establishment is located in the green?

13 INVESTIGATOR PUENTE: Yes, sir.

14 MR. KLINE: All right. Now you
15 testified about a visit to the establishment
16 where you went to the office?

17 INVESTIGATOR PUENTE: Yes, sir.

18 MR. KLINE: Can you show with your
19 cursor approximately where within that rectangle
20 the office is located?

21 INVESTIGATOR PUENTE: It was right --
22 so this is Rito Loco --

23 MR. KLINE: Yeah.

24 INVESTIGATOR PUENTE: -- I believe.
25 This is Quattro Osteria right here. It's right

1 behind Quattro Osteria, so right about here.

2 MR. KLINE: Okay. And you didn't hear
3 noise. You did a bit of a noise test when you
4 went there, right?

5 INVESTIGATOR PUENTE: Yes, I was with
6 Mr. Hankins where he was. We were right behind
7 the DJ booth. Me and him were having a
8 conversation at a normal level. You could hear
9 it a little bit. But we weren't speaking loud to
10 each other, but we were able to have a perfect
11 conversation.

12 MR. KLINE: What time was that?

13 INVESTIGATOR PUENTE: 1:00 p.m. when
14 I went out there.

15 MR. KLINE: So it was just turned on.
16 The music was turned on as a test so that you
17 could hear it?

18 INVESTIGATOR PUENTE: Yes, sir.

19 MR. KLINE: When you were there, your
20 visit -- I think we covered the is, but let me
21 just make sure. You did hear noise from other
22 establishments in the neighborhood, correct?

23 INVESTIGATOR PUENTE: Yes, sir.

24 MR. KLINE: This is actually even
25 though it seemed to be quiet on your visits,

1 you've had occasion to visit this neighborhood at
2 other times other than in connection with this
3 investigation, haven't you?

4 INVESTIGATOR PUENTE: Yes.

5 MR. KLINE: And it's actually a pretty
6 bustling part of town, isn't it?

7 INVESTIGATOR PUENTE: Yes, it is.

8 MR. KLINE: And there's typically a
9 great deal of ambient noise in the neighborhood
10 as well?

11 INVESTIGATOR PUENTE: Yes, sir.

12 MR. KLINE: And what is that? What do
13 you typically hear when you're there?

14 INVESTIGATOR PUENTE: You hear the
15 cars passing by, horns. At times, MPD will shut
16 down Georgia Ave. right there. So the buses will
17 have to reroute when they did the nightlife task
18 force. On occasion, I saw trash trucks picking
19 up trash, the city trash trucks from the city
20 trash bins.

21 MR. KLINE: And with respect to trash,
22 did you see any issue with respect to trash when
23 you were there?

24 INVESTIGATOR PUENTE: I only saw the
25 trash bins in the alley right next to the

1 neighboring establishment, 600t.

2 MR. KLINE: Okay. And they were
3 closed and orderly?

4 INVESTIGATOR PUENTE: Yeah, they were
5 all closed. There was nothing out. All the lids
6 were closed. I was just advised that that's
7 where Rito Loco puts their trash.

8 MR. KLINE: So I noticed that there's
9 nothing in your report concerning the trash
10 issue. Do we take from that that you didn't find
11 any particular issues with trash when you were
12 there?

13 INVESTIGATOR PUENTE: No, I didn't see
14 any over trash bins or anything. There was
15 probably, I think, 10 to 12 trash bins in the
16 alley lined up against 600t.

17 MR. KLINE: All right. And turning
18 back to noise, isn't Howard Hospital right there
19 as well?

20 INVESTIGATOR PUENTE: Yes.

21 MR. KLINE: And we hear noise from
22 ambulances and other vehicles?

23 INVESTIGATOR PUENTE: Yes, sir.

24 MR. KLINE: Police cars?

25 INVESTIGATOR PUENTE: Yes, sir.

1 MR. KLINE: Motorcycles?

2 INVESTIGATOR PUENTE: Yeah.

3 MR. KLINE: The whole range. All
4 right. Thank you. I have no further questions
5 of the witness at this time. Thank you.

6 CHAIRPERSON ANDERSON: Thank you. Mr.
7 Badawy?

8 MR. BADAWEY: Thank you, Mr. Chairman.
9 And good afternoon, Investigator Puente.

10 (Simultaneous speaking.)

11 MR. BADAWEY: I want to thank you for
12 your testimony today. And I want to thank you
13 for the work on your report. If I could just
14 have rights to pull up a report here and share
15 the screen.

16 CHAIRPERSON ANDERSON: Mr. Orellana,
17 can you please allow Mr. Badawy to share his
18 screen, please?

19 MR. BADAWEY: Okay. And Investigator
20 Puente, can you see your report here?

21 INVESTIGATOR PUENTE: Yes, I can.

22 MR. BADAWEY: Okay. A couple of
23 questions right off the bat. I think you
24 testified that this establishment has a CT
25 license. In fact, doesn't it have a restaurant

1 license?

2 INVESTIGATOR PUENTE: Yes, it's a
3 restaurant. That's my apology.

4 MR. BADAWEY: A CR, correct? That's
5 what --

6 INVESTIGATOR PUENTE: Yes, sir.

7 MR. BADAWEY: -- it goes by? And you
8 said that you were there on seven separate
9 occasions trying to listen for music from the
10 establishment. Is that correct?

11 INVESTIGATOR PUENTE: Yes, sir.

12 MR. BADAWEY: And at any of those
13 times, was there a DJ playing in the
14 establishment?

15 INVESTIGATOR PUENTE: The two times I
16 went, yes.

17 MR. BADAWEY: Okay. And you also
18 indicated that on one occasion you went into Mr.
19 Hankins office in an abutting property and you
20 can hear music coming from the establish in his
21 office, correct?

22 INVESTIGATOR PUENTE: Yes, sir.

23 MR. BADAWEY: And that was 1:00 in the
24 afternoon I think you said?

25 INVESTIGATOR PUENTE: Yes, when I did

1 the walkthrough with him.

2 MR. BADAWEY: If I can draw your
3 attention to page 9 of your report. You indicate
4 that there were 45 -- excuse me, on page 9, you
5 indicate that there were 45 noise complaints made
6 against Rito Loco-El Techo between November 1st,
7 2021 and November 16th, 2022, correct?

8 INVESTIGATOR PUENTE: Yes, sir.

9 MR. BADAWEY: And when you say noise
10 complaints, what does that number actually mean?

11 INVESTIGATOR PUENTE: So any call
12 that's made to the ABRA hotline, the supervisor
13 logged it if someone is reporting noise as well
14 as the eComplaint we have on our website. Any
15 eComplaints that are sent in regarding noise,
16 it's logged by the supervisor.

17 MR. BADAWEY: Does that also include
18 voicemails that may have been left?

19 INVESTIGATOR PUENTE: Yes, sir.

20 MR. BADAWEY: And you only went back
21 for this period, correct, November 1st, 2021 to
22 November 16th, 2022?

23 INVESTIGATOR PUENTE: Yes.

24 MR. BADAWEY: Okay. Is there a reason
25 you didn't go back further than that, say, for

1 the period that the license was last renewed?

2 INVESTIGATOR PUENTE: Oh, no. We just
3 have a habit of doing the past year.

4 MR. BADAWEY: So you don't know or your
5 report doesn't contain complaints that may have
6 been made before November 1st, 2021, correct?

7 INVESTIGATOR PUENTE: No, sir.

8 MR. BADAWEY: And when you talk about
9 a noise complaint, a noise complaint is different
10 from a complaint that's substantiated, correct?

11 INVESTIGATOR PUENTE: Yes, sir.

12 MR. BADAWEY: And what does it take to
13 substantiate a complaint at ABRA?

14 INVESTIGATOR PUENTE: So for noise,
15 it'd take for the investigator to come inside the
16 residence if the establishment has a settlement
17 agreement or a Board order saying noise can't be
18 heard inside the residence because under the
19 current noise regulation, if the resident lives
20 in a mixed-use zone or some other zones, then it
21 wouldn't be a violation. So we would have to
22 come in and determine if we hear the music. Then
23 it can be a violation.

24 MR. BADAWEY: In this same section here
25 beginning on, I guess, sort of the -- I guess,

1 beginning on page 10 really after page 9, you
2 indicate that the establishment was found in
3 violation on two separate occasions, November
4 13th, 2021 and December 2nd, 2021. What do you
5 mean -- what does violation mean in this context?

6 INVESTIGATOR PUENTE: So when they
7 were adjudicated by the Board and OAG.

8 MR. BADAWEY: And does your report
9 indicate instances where substantiation was not
10 possible? So for example, does your report
11 indicate when, for example, ABRA investigators
12 were not permitted to go inside residences due to
13 COVID policies?

14 INVESTIGATOR PUENTE: No, sir.

15 MR. BADAWEY: And does your report
16 indicate instances in which ABRA investigators
17 were unable to respond to a residence due to
18 staffing issues?

19 INVESTIGATOR PUENTE: No, sir.

20 MR. BADAWEY: On -- excuse me, going on
21 to page 9 of your report, I believe it's --
22 excuse me, Section 9, you indicate that you made
23 a request for calls for service from the Office
24 of Unified Communications that the results had
25 not come in yet. Is that correct?

1 INVESTIGATOR PUENTE: Yes, sir.

2 MR. BADAWEY: The time you completed
3 this report?

4 INVESTIGATOR PUENTE: Yes, sir.

5 MR. BADAWEY: And have you received a
6 report of the calls for service since you
7 completed this report?

8 INVESTIGATOR PUENTE: I have not.

9 MR. BADAWEY: And just for everyone,
10 can you tell us what a call for service means?

11 INVESTIGATOR PUENTE: Call for service
12 is a call that's taken by 911 or 311. That goes
13 through the Office of Unified Communications.
14 And they usually keep track of all calls to a
15 certain address.

16 MR. BADAWEY: And presumably calls, a
17 loud noise complaint sometimes go to --
18 constitute a call for service, right, in addition
19 to --

20 INVESTIGATOR PUENTE: Yes.

21 MR. BADAWEY: Right?

22 INVESTIGATOR PUENTE: Yes, sir.

23 MR. BADAWEY: And that would be
24 separate from a call to ABRA's hotline, correct?

25 INVESTIGATOR PUENTE: Yes, sir.

1 MR. BADAWEY: Let's talk a little bit
2 about the legislative history -- or excuse me,
3 the investigative history here that, again, is
4 beginning on page 10 of your report. I know it's
5 a lot to sift through. But in your report with
6 this section, were you able to ascertain how many
7 times the establishment has been cited for
8 charged with a primary care violation of the
9 alcohol beverage regulations?

10 INVESTIGATOR PUENTE: You're talking
11 about all regulations?

12 MR. BADAWEY: Primary care, right?
13 Primary care violation.

14 INVESTIGATOR PUENTE: So just looking
15 at it on the first page, Item No. 2 is a primary
16 tier violation that was adjudicated, if you're
17 able to scroll down, sir. Item No. 4 was
18 another, I believe, primary tier as well. Oh,
19 no. That's secondary. Never mind. That's a
20 settlement agreement secondary charge.

21 There's only -- so Item No. 6 is a
22 primary tier charge factor in COVID during the
23 Mayor's Order. So that's two primary tiers right
24 there as well as Item No. 8 was another primary
25 charge. But that was a warning, so three.

1 MR. BADAWEY: Maybe, Investigator, for
2 sake of time, is it fair to say this report
3 indicates that there are seven primary tier
4 violations during this investigation period?

5 INVESTIGATOR PUENTE: Yes, sir, yeah.

6 MR. BADAWEY: And looking at that
7 investigative report, can you tell quickly how
8 many times the establishment has been charged
9 with a second tier violation of the ABC
10 regulations?

11 INVESTIGATOR PUENTE: Actually 15 from
12 what I can tell.

13 MR. BADAWEY: And finally, does your --
14 would you say that section of your investigation
15 shows that the establishment has been charged
16 with violations of the settlement agreement that
17 was in place six times?

18 INVESTIGATOR PUENTE: Yes, sir.

19 MR. BADAWEY: Based on your experience
20 conducting these types of protest investigations,
21 is it common for a Class D restaurant licensee to
22 have this number of primary and secondary tier
23 violations in their investigative history?

24 MR. KLINE: Objection. Objection.
25 We're confusing violations and charges. They're

1 not violations unless and until they're
2 adjudicated or there's an offer in compromise.

3 CHAIRPERSON ANDERSON: Rephrase the
4 question, Mr. Badawy.

5 MR. BADAWEY: I will rephrase it.
6 Based on your years of experience conducting
7 these types of protest investigations, is it
8 common for Class C restaurant licensees to have
9 this number of primary and secondary tier
10 citations in their investigative history?

11 MR. KLINE: Objection. I don't know
12 what the term citations means. Citation is if
13 there's a ticket. Is that what we're talking
14 about? And that was not the previous
15 examination. So it's a little misleading.

16 CHAIRPERSON ANDERSON: I think he's
17 reading as it's written. So I'm going to
18 overrule the objection. If the investigator can
19 respond, he can.

20 INVESTIGATOR PUENTE: What's the
21 question, sir?

22 MR. BADAWEY: I'm sorry. The question
23 is based on your experience as an ABRA
24 investigator investigating these types of
25 establishments, is it typical for Class -- or

1 restaurants seeking renewal to have this many
2 primary and secondary tier citations?

3 INVESTIGATOR PUENTE: Not for a
4 restaurant, sir.

5 MR. BADAWEY: Investigator Puente,
6 early in your report on page 4, you've indicated
7 that the establishment is in the MU-4 zone,
8 correct?

9 INVESTIGATOR PUENTE: Yes, sir.

10 MR. BADAWEY: Does your report indicate
11 the distance between the establishment from
12 neighboring zones?

13 INVESTIGATOR PUENTE: No, sir.

14 MR. BADAWEY: I'm showing you here
15 what's marked as your Exhibit 5 in your report.
16 Can you tell me what the large green rectangle
17 right here is indicated in your report?

18 INVESTIGATOR PUENTE: That's -- yes,
19 sir. So that's an ART-2 zone. So that's mostly
20 likely Howard Theatre.

21 MR. BADAWEY: Do you know whether or
22 not there are any large apartment complexes to
23 the west of the establishment?

24 INVESTIGATOR PUENTE: Yes, in between
25 Rito Loco and Howard Theatre. I believe there's

1 one apartment building.

2 MR. BADAWEY: Do you know the name of
3 that apartment building?

4 INVESTIGATOR PUENTE: I think it's the
5 Shaw if I'm right.

6 MR. BADAWEY: And what are the sort of
7 yellow rectangles immediately to the south of
8 El-Techo?

9 INVESTIGATOR PUENTE: Those are
10 usually residential markings for residential
11 housing.

12 MR. BADAWEY: And the screen area here,
13 RF-1, that's a residential zoned area?

14 INVESTIGATOR PUENTE: Yes, sir.

15 MR. BADAWEY: And is there a reason
16 that this map right here doesn't show any areas
17 either to the northeast or the east or the
18 southeast of the establishment?

19 INVESTIGATOR PUENTE: No, sir. We go
20 on the Department of Zoning's website and we put
21 the address in. And this is what usually comes
22 up, a certain radius around the establishment.

23 MR. BADAWEY: We're looking now at
24 Exhibit -- I believe this is number 6.

25 INVESTIGATOR PUENTE: Yes, sir.

1 MR. BADAWEY: And again, here we don't
2 have anything to the east or the south, correct?
3 Any of the other establishments in the area?

4 INVESTIGATOR PUENTE: Yes, sir.

5 MR. BADAWEY: And there's a reason for
6 that?

7 INVESTIGATOR PUENTE: Yeah, when the
8 person gave me the map for the GIS map, she blew
9 it up so I can see all the establishments that
10 are right in the vicinity of Rito Loco-El Techo.

11 MR. BADAWEY: And going to the east
12 El-Techo, are you aware of any other
13 establishments in the area that are not shown on
14 this map?

15 INVESTIGATOR PUENTE: I believe so.
16 Right across the street from Quattro Osteria,
17 there's another restaurant there.

18 MR. BADAWEY: Do you know the name of
19 that restaurant?

20 INVESTIGATOR PUENTE: It escapes me
21 right now.

22 MR. BADAWEY: Okay. And are there any
23 other restaurants going further east that are not
24 depicted here?

25 INVESTIGATOR PUENTE: Further east?

1 If you cross New Jersey Avenue right there on
2 Florida, there's some establishments on the left
3 side going east.

4 MR. BADAWEY: And then my question here
5 is earlier in your report it states there -- your
6 report stated that there are certain number of
7 other ABC licensed establishments within so many
8 feet of this establishment. Does your report
9 indicate anywhere how many individual private
10 residences are within any given radius of this
11 establishment?

12 INVESTIGATOR PUENTE: No, sir.

13 MR. BADAWEY: I think you already
14 testified to Exhibit 10 and what this is. Can
15 you tell me in this exhibit this is inside
16 El-Techo. Is that correct?

17 INVESTIGATOR PUENTE: Yes, sir.

18 MR. BADAWEY: Can you tell me whether
19 this is facing -- what direction this view is
20 facing?

21 INVESTIGATOR PUENTE: This is facing
22 the abutting property owners. The abutting
23 property owner will be on the back side of that
24 wall.

25 MR. BADAWEY: Let's see if I can rotate

1 this now. This is Exhibit 11 to your report,
2 correct, Investigator?

3 INVESTIGATOR PUENTE: Yes, sir.

4 MR. BADAWEY: And can you tell me what
5 this dark area right here is and sort of where my
6 cursor is?

7 INVESTIGATOR PUENTE: I believe it's
8 a storage area.

9 MR. BADAWEY: And what is the light
10 colored area here on the upper portion of the
11 image?

12 INVESTIGATOR PUENTE: So they have a
13 retractable roof, and they can open up the
14 sidings on the back side.

15 MR. BADAWEY: And do you know what that
16 material is made of?

17 INVESTIGATOR PUENTE: I do not, sir,
18 no.

19 MR. BADAWEY: I'm going to Exhibit 12
20 here, a picture. Do you know what this exhibit
21 depicts?

22 INVESTIGATOR PUENTE: Yes, so this is
23 the table seating facing Florida Avenue,
24 Northwest.

25 MR. BADAWEY: And again, what is the

1 very light colored area in the right half of the
2 image do you know?

3 INVESTIGATOR PUENTE: That's the
4 siding of the summer garden.

5 MR. BADAWEY: Do you know what that
6 siding is made of?

7 INVESTIGATOR PUENTE: I do not, sir.

8 MR. BADAWEY: Going to Exhibit 13, do
9 you know what this photograph depicts?

10 INVESTIGATOR PUENTE: Yes, more tables
11 and seating. The restrooms are in the back right
12 there, and then more of the siding on Florida
13 Avenue, Northwest.

14 MR. BADAWEY: And you said again this
15 is facing Florida Avenue, Northwest?

16 INVESTIGATOR PUENTE: Yes, sir.

17 MR. BADAWEY: And what is the very
18 light colored area in the background of the
19 image?

20 INVESTIGATOR PUENTE: That's more of
21 the siding on the summer garden.

22 MR. BADAWEY: And again, you don't know
23 what's that made of, do you?

24 INVESTIGATOR PUENTE: No, sir.

25 MR. BADAWEY: Okay. This is Exhibit 15

1 of your report. Is that correct?

2 INVESTIGATOR PUENTE: Yes, sir.

3 MR. BADAWEY: And earlier in Section 4
4 of your report, it stated that, quote, the summer
5 garden has sliding windows along with a
6 retractable roof that can open, correct?

7 INVESTIGATOR PUENTE: Yes, sir.

8 MR. BADAWEY: And are those sliding
9 doors shown in this photograph?

10 INVESTIGATOR PUENTE: Yes, sir.

11 MR. BADAWEY: And what sliding doors?
12 Are we talking about these things right here
13 where my mouse is aiming to?

14 INVESTIGATOR PUENTE: Yes, sir.

15 MR. BADAWEY: And have you ever seen
16 the actual operation of the sliding doors, how
17 they go from open to close?

18 INVESTIGATOR PUENTE: I have not, sir,
19 no.

20 MR. BADAWEY: And again, can you
21 describe the material that these doors appear to
22 be made of?

23 INVESTIGATOR PUENTE: I cannot, sir.

24 MR. BADAWEY: And can you give me an
25 estimate of the overall height and length of this

1 street facing area of the summer garden?

2 INVESTIGATOR PUENTE: The size of the
3 sliding glass windows or the whole summer garden?

4 MR. BADAWEY: Yes, the whole -- this --
5 the whole side here of the summer garden facing
6 Florida Avenue?

7 INVESTIGATOR PUENTE: If I had to
8 guess, maybe 60 feet.

9 MR. BADAWEY: And does this image also
10 depict the roof of the summer garden?

11 INVESTIGATOR PUENTE: Yes.

12 MR. BADAWEY: And can you describe the
13 roof of the summer garden?

14 INVESTIGATOR PUENTE: Yes, so this
15 picture, it's open. As you can see, the siding
16 is kind of open in the air.

17 MR. BADAWEY: And this is Exhibit 16,
18 correct?

19 INVESTIGATOR PUENTE: Yes, sir.

20 MR. BADAWEY: Can you tell me what this
21 exhibit depicts?

22 INVESTIGATOR PUENTE: This is showing
23 the roof of the summer garden where they have
24 these decorations hanging from it right now.

25 MR. BADAWEY: Okay. And other than up,

1 do you know what general direction this image is
2 facing?

3 INVESTIGATOR PUENTE: I do not, sir,
4 no.

5 MR. BADAWEY: What is the white-looking
6 area on the right here?

7 INVESTIGATOR PUENTE: That's more of
8 the siding of the summer garden enclosed.

9 MR. BADAWEY: And the ceiling again is
10 the center of the image, correct?

11 INVESTIGATOR PUENTE: Yes, sir.

12 MR. BADAWEY: And again, do you know
13 why that's white?

14 INVESTIGATOR PUENTE: The material
15 that's used -- that they use.

16 MR. BADAWEY: Again, do you know what
17 that material is?

18 INVESTIGATOR PUENTE: I do not.

19 MR. BADAWEY: Does the material making
20 up the roof appear to be the same material that
21 makes the sliding doors?

22 INVESTIGATOR PUENTE: Yes, I believe
23 so.

24 MR. BADAWEY: Okay. Investigator, just
25 a few more questions here. I'm showing you

1 what's marked as Exhibit 17 of your report. Is
2 that correct?

3 INVESTIGATOR PUENTE: Yes, the
4 settlement agreement.

5 MR. BADAWEY: Settlement agreement,
6 right? And in paragraph 4 of the settlement
7 agreement or paragraph -- would you agree with me
8 that the settlement agreement states that the
9 applicant shall install sound absorptive
10 materials and barriers to maintain sound levels
11 as required by law? Is that in the settlement
12 agreement?

13 INVESTIGATOR PUENTE: So paragraph 4?

14 MR. BADAWEY: So here, just right here,
15 number 4, outdoor mitigation?

16 INVESTIGATOR PUENTE: Yes, it does.

17 MR. BADAWEY: In the course of your
18 visits, I think you said there were seven visits
19 to El-Tech. Did you observe any sound
20 absorptive materials on any part of the summer
21 garden, the ceiling of the summer garden?

22 INVESTIGATOR PUENTE: Not the ceiling
23 so much. But he showed me -- Mr. Hankins showed
24 me material that's on the abutting side that they
25 installed.

1 MR. BADAWEY: When you say abutting
2 side, what do you mean?

3 INVESTIGATOR PUENTE: The side that
4 abuts the property owner, that wall.

5 MR. BADAWEY: Okay. And can you
6 describe that absorbative material, what it was?

7 INVESTIGATOR PUENTE: It was -- I've
8 seen it in other establishments. It's, like, a
9 very thick piece, like, sponge Styrofoam kind of
10 thing that they put up to help trap the noise
11 inside.

12 MR. BADAWEY: Okay. Thank you,
13 Investigator Puente. I have no further
14 questions.

15 INVESTIGATOR PUENTE: Thank you, sir.

16 CHAIRPERSON ANDERSON: Mr. Badawey,
17 please close your screen. Yes, Mr. Grandis?

18 MEMBER GRANDIS: Thank you.
19 Investigator Puente, thank you for your report
20 and your testimony today. They took it off the
21 screen, but you were just asked about the outdoor
22 noise mitigation. It said by June 1, 2020. Your
23 report is basically in '21 and '22, correct?

24 INVESTIGATOR PUENTE: Yes, sir.

25 MEMBER GRANDIS: It says here the

1 order for the noise mitigation, it can include
2 shrubbery, cinder block, or wooden walls perhaps
3 with vines, trees and planters, fountains with
4 running water, other muffling objects. Now I
5 think you just testified that you believe you saw
6 some Styrofoam type material on a wall that abuts
7 the wall of one of the protestants?

8 INVESTIGATOR PUENTE: Yes, sir.

9 MEMBER GRANDIS: I don't believe that
10 material is listed in their settlement agreement.
11 So did you see cinder block or wooden walls
12 perhaps with vines? Did you see that in areas
13 that would muffle the sound so it would not get
14 into people's apartments?

15 INVESTIGATOR PUENTE: They have, like,
16 plants and, like, stuff inside the summer garden.
17 But I didn't see any -- I can't recall if I saw
18 planters or cinder blocks.

19 MEMBER GRANDIS: What about wooden
20 walls and fountains with running water?

21 INVESTIGATOR PUENTE: I'm not sure
22 about the fountains, but I believe there was a
23 panel of wood behind the, like, Styrofoam noise
24 mitigation stuff.

25 MEMBER GRANDIS: Do you think that was

1 nailed on one on the other perhaps?

2 INVESTIGATOR PUENTE: Yes, sir, yes.

3 MEMBER GRANDIS: And if I understood
4 your testimony, the roof opened up. Do you know
5 when they would open up the roof? In any of your
6 visits, was the roof open?

7 INVESTIGATOR PUENTE: Not during this
8 time of the year. But usually in my past visits
9 in the summer or spring when it's warm out, the
10 roof would be open.

11 MEMBER GRANDIS: And is the DJ on that
12 floor where the roof would be open?

13 INVESTIGATOR PUENTE: Yes, sir.

14 MEMBER GRANDIS: And does that roof
15 abut the building where some protestants live?

16 INVESTIGATOR PUENTE: Yeah, so some of
17 the protestants in that building will be above
18 the summer garden. So they will be able to hear
19 it.

20 MEMBER GRANDIS: So in other words if
21 it's open, it's more likely the sound would go up
22 and hit the exterior walls of that apartment
23 building or condo building?

24 INVESTIGATOR PUENTE: Yes --

25 (Simultaneous speaking.)

1 MEMBER GRANDIS: There was -- I'm just
2 going back through the document. There was a
3 zoning -- looked like a zoning plat. I think you
4 testified that you did not have a list of how
5 many residents were within the proximity of the
6 distance that you follow. But are aware of the
7 use of the buildings directly across the street?
8 I think that would be Florida Avenue?

9 INVESTIGATOR PUENTE: Yes, sir.
10 Florida Avenue, sir.

11 MEMBER GRANDIS: Directly across the
12 street, are you familiar with the use and the
13 zoning of those -- that row of buildings?

14 INVESTIGATOR PUENTE: Yes, so usually
15 across the street, there's residents that go all
16 the way down Florida on the --

17 (Simultaneous speaking.)

18 MEMBER GRANDIS: Going towards 5th?

19 INVESTIGATOR PUENTE: Yes, sir.

20 MEMBER GRANDIS: Yeah, but -- okay.
21 So those are residential buildings. And as far
22 as you know, there's no commercial activity in
23 those buildings.

24 INVESTIGATOR PUENTE: Not directly
25 across. But you go up. If you're going west

1 towards --

2 MEMBER GRANDIS: Yes, sir.

3 (Simultaneous speaking.)

4 MEMBER GRANDIS: I haven't gotten
5 there yet. I'm talking about the block that goes
6 towards 5th, going towards the east I guess you
7 would say.

8 (Simultaneous speaking.)

9 INVESTIGATOR PUENTE: Yes, sir.

10 MEMBER GRANDIS: Now going to the
11 block you mentioned, it's also across Florida
12 Avenue. But it's a little -- I guess a little
13 bit more distance. I think you're aware that
14 there is commercial activity there?

15 INVESTIGATOR PUENTE: Yes, sir.

16 MEMBER GRANDIS: And there are
17 licensed establishments that would be on your
18 list, I guess, nightclubs or CTs that had DJs
19 such as Uproar would be there?

20 INVESTIGATOR PUENTE: Yes, sir.

21 Uproar, Flash, and I believe --

22 MEMBER GRANDIS: Flash.

23 INVESTIGATOR PUENTE: -- FishScale.

24 MEMBER GRANDIS: FishScale. Well,
25 FishScale, okay. It's more a restaurant I

1 thought. So any of the times you were there
2 during your reporting of the 2021 and 2022, were
3 either Uproar or Flash operating?

4 INVESTIGATOR PUENTE: Yes, sir. They
5 both were.

6 MEMBER GRANDIS: And do they each have
7 a summer garden on the roof?

8 INVESTIGATOR PUENTE: Yes, sir.

9 MEMBER GRANDIS: Were you aware that
10 noise that may have been perceived coming from
11 the licensed establishment we're talking today
12 could possibly be coming from another roof deck?

13 INVESTIGATOR PUENTE: Yes, sir.

14 MEMBER GRANDIS: Chairman, that's all
15 I have. Thank you.

16 CHAIRPERSON ANDERSON: Thank you. All
17 right. Thank you very much, Mr. Puente, for --
18 I'm sorry. I wasn't planning to go back around
19 this line of questioning. But I will -- and then
20 you'll get a chance, Mr. Badawy. Go ahead, Mr.
21 Kline.

22 MR. KLINE: Investigator Puente, you
23 were asked whether it was typical for a licensee
24 to have this many violations seeking renewal.
25 And you responded not for a restaurant, correct?

1 INVESTIGATOR PUENTE: Yes, sir.

2 MR. KLINE: All right. In looking at
3 the investigative report on page 10 of your
4 report, 10 and 11, aren't six of the violations
5 failure to file a quarterly statement?

6 INVESTIGATOR PUENTE: Yes, sir.

7 MR. KLINE: And those are violations
8 that can only be committed by a restaurant
9 licensee, correct?

10 INVESTIGATOR PUENTE: Yes, sir.

11 MR. KLINE: Thank you. Nothing
12 further.

13 CHAIRPERSON ANDERSON: I'll give you
14 one question, Mr. Badawy, if you have one, one
15 pressing questions that you need to ask.

16 MR. BADAWEY: No further questions.

17 CHAIRPERSON ANDERSON: All right.
18 Thank you. All right. Thank you, Mr. Puente.
19 Thank you for your testimony. All right. Okay.
20 We're going to have the licensee call his first
21 witness, but we're going to take a break. And
22 what I'm going to do, I will take a scheduled
23 break every two hours.

24 So it's 4:33, and I'll take a ten
25 minute break. So we'll come back on the record

1 at 4:43. So ten-minute break.

2 (Whereupon, the above-entitled matter
3 went off the record at 4:33 p.m. and resumed at
4 4:44 p.m.)

5 CHAIRPERSON ANDERSON: We're back on
6 the record.

7 Who's the first your first witness,
8 Mr. Kline?

9 MR. KLINE: Mr. Louie Hankins.

10 CHAIRPERSON ANDERSON: Actually, Mr.
11 Hankins is online already.

12 Mr. Hankins?

13 Mr. Hankins, can you turn your camera
14 on, please?

15 MR. HANKINS: Yes, sir.

16 CHAIRPERSON ANDERSON: Can you --
17 (Simultaneous speaking.)

18 CHAIRPERSON ANDERSON: -- raise your
19 right hand please?

20 Do you swear or affirm to tell the
21 truth and nothing but the truth?

22 MR. HANKINS: Yes, sir, I do.

23 CHAIRPERSON ANDERSON: Your witness,
24 sir.

25 MR. KLINE: Thank you, Mr. Chair.

1 State your name, please?

2 MR. HANKINS: Louie Hankins, L-O-U-I-E
3 H-A-N-K-I-N-S.

4 DIRECT EXAMINATION

5 Q And, what is your connection to Rito
6 Loco-El Techo?

7 A Founder.

8 Q When did you open the establishment?

9 A Started as a food truck in 2012.

10 Q You started as a food truck?

11 A Yes, sir, Rito Loco.

12 Q And, how long did you operate the food
13 truck?

14 A The food truck is actually still
15 viable to operate, but we operated heavily from
16 2012 through 2017, trying to you know, build a
17 brick and mortar, and continue to grow our
18 success.

19 We've been named D.C. Food Truck of
20 the Year on four separate occasions, Forbes
21 Number 3 Food Truck in America.

22 At one point in time, also held
23 licenses in southern Florida, where we won
24 numerous awards, as well.

25 Q And when did you turn your attention

1 to a brick and mortar establishment?

2 A After the first year. Directly after
3 the first year. We were at a event at a law firm
4 on K Street, where I met one of the employees of
5 the D.C. DMPED Great Streets Grant Program.

6 And they told me that I should
7 definitely, they realized that I was on the 7th
8 Street Corridor, and that I should apply for this
9 grant to help build out my restaurant, so.

10 Q So, when did you ultimately open the
11 restaurant?

12 A It took 27 months to get my 700 square
13 foot burrito-taco restaurant opened.

14 Q So it was 700 square feet. Where was
15 that located?

16 A 606 Florida Avenue, Northwest.

17 Q Right, but what, what floor is this
18 building?

19 A What's that, sir? Sorry.

20 Q What floors, what stories of the
21 building?

22 A The ground level.

23 Q Ground?

24 A Ground, Takeaway Taco Shell.

25 Q Okay.

1 So it was just takeaway tacos at that
2 point?

3 A Burritos and tacos, yes, sir.

4 Q And did you immediately apply for an
5 alcohol license?

6 A I believe we did, sir. I, that's a
7 long time ago. There's was a lot, there was a
8 lot going on.

9 I was trying to manage getting the
10 grant from the city.

11 Q Okay. And so you ultimately opened on
12 the ground floor, and you ultimately were --

13 (Simultaneous speaking.)

14 A In 2015.

15 Q 2015?

16 A Yes.

17 Q Okay.

18 And there came a time that you
19 expanded the premises?

20 A Yes, sir. After the grant was finally
21 issued, we had to use the money to improve the
22 property at 606 Florida. If not, not on paying
23 back our debts or anything like that.

24 So we built a rooftop. That process
25 took us 36 months. Permits, delays, et cetera,

1 et cetera, on both jobs ultimately put us over \$1
2 million in debt on our project.

3 Q And when did you ultimately open the
4 rooftop area?

5 A August 17, 2017. So we just passed
6 our 5 year anniversary.

7 Q Three of those were marred by COVID,
8 we all know?

9 A Yes, yes. Where most people sat at
10 home, we stayed and worked. And we're a place
11 where people can come and escape the craziness of
12 COVID, and feel like they were in a favorite
13 destination place.

14 Obviously nobody was traveling by air,
15 so it was, I think it was really something that
16 people really enjoyed.

17 Q And what's, so do you have a concept
18 for this establishment? A vision as to what it
19 is?

20 A Yes, for sure. El Techo, it's
21 pronounced El Techo, not El Techno, or anything
22 like that. People like to play semantics and say
23 you know, we play techno music at El Techo, but
24 that's not the case. It's El Techo, which means
25 the rooftop.

1 When I lived in Europe back in 2008,
2 I found some of my favorite experiences were
3 going to just that: places that were experiences.

4 It could be classified as a restaurant
5 by day, and you could get there at 6:00, 7:00
6 p.m. for you know, happy hour European time and
7 have some drinks with friends and then you know,
8 now you're having some bites.

9 And then a DJ comes on you know, later
10 in the evening and you can meet a girl, a
11 partner, or whatever and the next thing you know,
12 you're on the dance floor and you just have a
13 really great time.

14 You're touching, as the proprietor
15 you're touching all fives senses of your
16 customers' aura. Your sight, smell, sound,
17 everything. And that's what I wanted to bring to
18 D.C.

19 D.C. had a very clearly, a clear line
20 drawn between there's night clubs, which I had
21 definitely frequented as I've been a resident for
22 DC all my life. I've been going out in D.C.
23 since 1991. Or restaurants.

24 And there was really nothing in
25 between that served great food, and provided

1 music.

2 Q Okay, how do you, so you differentiate
3 yourself from night clubs. How do you, what's
4 the difference? Why are you different than, than
5 a night club?

6 A Well, like I just, the story I just
7 painted for you was you know, like you're out to
8 dinner with friends and so forth like that.

9 I mean I would never walk into Flash
10 and expect to go and have dinner on their dance
11 floor. That's just not feasible. It's way too
12 loud. It's just not the environment.

13 I think of all of the Investigator
14 Fuentes' pictures, you saw tables in every single
15 picture.

16 Additionally, it's something that you
17 saw or maybe didn't see in Investigator Fuentes'
18 pictures, was big huge speakers.

19 You know, I know going into many music
20 venues, there's speakers taller than I am, you
21 know?

22 You can go back and look at those and
23 you might see a couple small speakers stapled,
24 attached to the roof of the bar.

25 But we don't have 18 inch, 20 inch

1 subwoofers. We don't have 12 inch self-powered
2 speakers and things of that nature.

3 We're not throwing sound all over the
4 neighborhood. You know, might be we were guilty
5 of that in the past, and when we first opened and
6 didn't have any money to afford a proper sound
7 system.

8 But we've continually made
9 improvements in our establishment since day one,
10 and continue to not pay off our debt, and
11 continue to try to exist in the neighborhood.

12 Q So during the course of your
13 operation, you have heard complaints from
14 neighbors, correct?

15 A Yes, sir.

16 Q And have you tried to address these
17 concerns in any way?

18 A Yes, sir.

19 Q What have you done?

20 A As I said, the, it did take us three
21 years to get open. Unfortunately, the permitting
22 process with DCRA was not the smoothest.

23 That really like I said, put us behind
24 the eight ball financially. A lot of our budget
25 was eaten up, in terms of things that we wanted

1 to do.

2 So when we first opened, it was
3 strictly a open-air venue. There was no, there
4 was no roof, there was no walls, there was no
5 nothing.

6 In fact, the day that we opened it was
7 a huge rainstorm. We were all standing behind
8 the bar under the roof of the bar, 30 of us.

9 And you know, people would come. It
10 was the craziest thing. People would come and
11 eat tacos and bring their own umbrellas, and sit
12 there on our open air deck with an umbrella and
13 eating a taco. And I just, I could never
14 understand it but it was great.

15 But over the last five years, we've
16 tried to survive winters, and we've continually
17 made it as enclosed as possible when we need it
18 to be.

19 And more like a convertible where
20 things can move and operate accordingly with the
21 weather, and things of that nature.

22 Additionally, like I said, back when
23 we first opened, we were using self-powered
24 speakers that were throwing music you know, all
25 around the neighborhood.

1 We are now elevated our speakers to a
2 high-fidelity sound system. Our speakers are
3 eight inches in diameter, which is about that
4 big.

5 You know, not these big speakers like
6 this that most night clubs have. You know, that
7 that's what we're being likened to.

8 That sound system cost us \$35,000.00.
9 We removed all of those bigger speakers. We
10 removed any subwoofers, things of that nature.

11 We've added decibel readers. We've
12 trained our staff. I mean we've engaged, we've
13 engaged sound engineers.

14 So yes, I mean I think we continually
15 try to do stuff.

16 Q You mentioned a sound meter. What do
17 you use that for?

18 A So we have determined throughout the
19 45 visits from the ABRA and DCRA investigators,
20 through the use of their sound meters, where our
21 sound level can be to be within the framework of
22 the law, right?

23 And the framework of the law is that
24 60 decibels on the sidewalk outside of the
25 establishment.

1 So what we have done is we've put a
2 sound meter in place right in the middle of the
3 restaurant, which is in clear view of our DJs
4 that play on Friday and Saturday evenings.

5 We've trained our management staff and
6 all of our employees, and also the gentleman that
7 books all of our DJs to make sure that everybody
8 knows what that level is.

9 And you know, I have to say that most
10 times when the investigators show up, and they do
11 have their meters, we're at 60 decibels on the
12 sidewalk, 60 decibels off the alley off the back,
13 which is adjacent to the Shaw apartment building.

14 And then as they start coming up the
15 stairs, because the door to El Techo once you get
16 to the top of the stairs is usually open during
17 the summer and nice days, once they start walking
18 up the stairs, then their decibel reader will
19 start reading, you know, 65, 71, 73, till they
20 get to the top of the stairs.

21 You know, so, but on the ground level
22 we're at 60.

23 Q Now you have an entertainment
24 endorsement that allows you to operate until 2:00
25 a.m. Sunday through Thursday, and 3:00 a.m.

1 Friday and Saturday, correct?

2 A Our hours of operation for
3 entertainment are till midnight on weekdays, and
4 then 1:30 on weekends.

5 Q That's --

6 (Simultaneous speaking.)

7 A We are not -- sorry.

8 Q Go ahead, I'm sorry. I cut you off.

9 A We don't have a typical night life
10 endorsement, as most places would.

11 Q Okay, but I mean your license allows
12 you to go to 2:00 and 3:00, correct? I mean
13 you've voluntarily?

14 A For alcohol, I think it's midnight and
15 1:30. I think that's part of our settlement
16 agreement.

17 Q And during the last couple of years,
18 have you made other changes in an effort to
19 satisfy the neighborhood, or address what are the
20 perceived concerns with the operation of your
21 establishment?

22 A We're continually trying to work
23 within the neighborhood. We don't want to be the
24 pariah like they make us out to be later in the
25 conversation.

1 I used to have a DJ seven nights a
2 week. Now we only do Fridays and Saturdays in
3 the evening times.

4 Q And that --

5 (Simultaneous speaking.)

6 A We just, we just, we engaged Martin
7 Beam back in July, who has had tremendous success
8 with friends of mine in Washington, D.C., at
9 mitigating their type of noise and so forth.

10 So we are in full swing of you know,
11 trying to make additional measures.

12 Q All right, and are you committed to
13 following through what Mr. Beam might recommend
14 --

15 (Simultaneous speaking.)

16 A Absolutely.

17 Q -- with respect to further noise
18 mitigation?

19 A Hundred percent.

20 Q Okay.

21 Now you testified that when you first
22 opened the rooftop it was unenclosed, correct?

23 A Yes, sir.

24 Q All right. And there came a time that
25 you enclosed it, right?

1 A Yes, sir.

2 MR. KLINE: All right. I would like
3 to have Ms. Yohannes be able to share a copy of
4 the complete settlement agreement.

5 (Pause.)

6 MR. KLINE: He's been given sharing
7 privileges?

8 MR. ORELLANA: Access has been granted.

9 CHAIRPERSON ANDERSON: I'm sorry,
10 that's one of the reasons why I do not like to
11 put myself on mute.

12 She has those privileges. Go ahead,
13 I'm sorry.

14 MR. KLINE: Thank you. Thanks, Mr.
15 Chair.

16 Can you open it up? Can you, we see
17 your directory but we don't see any. There it
18 is.

19 CHAIRPERSON ANDERSON: What are we
20 looking at? Is there a file we're looking at,
21 sir? I believe we --

22 (Simultaneous speaking.)

23 MR. KLINE: Yes, these two, where are
24 they? These two photos.

25 CHAIRPERSON ANDERSON: Mr. Hankins, is

1 that noise coming from your, your location, sir?

2 MR. HANKINS: I don't know what noise
3 you're referencing, sir.

4 CHAIRPERSON ANDERSON: There's, all
5 right.

6 MR. HANKINS: I'm in an office.

7 If you're hearing anything, it would
8 be background noise of Florida Avenue.

9 MS. YOHANNES: Do you see the exhibit?

10 MR. KLINE: No -- now we do.

11 All right, Mr. Hankins, you're
12 familiar with your settlement agreement?

13 MR. HANKINS: Yes.

14 BY MR. KLINE:

15 Q Do you know what this is that's being
16 shown right now?

17 A That is the northeast side of the
18 building facing towards Florida Avenue and 6th
19 Street, north side, in the direction of Mr.
20 Badawy's residence.

21 Q Right, but it says Exhibit A. What's
22 that an Exhibit A to? Is that an exhibit to your
23 settlement agreement?

24 A It's got to be, yes, sir. You're
25 saying it is and that's it, yes. Polycarbonate

1 tri wall wall panels. They have a CT rating of
2 18, I believe.

3 Q Okay, so when paragraph 4b says, to
4 further mitigate noise, the applicant has
5 installed polycarbonate wall panels in the summer
6 garden, see Exhibit A, this is the Exhibit A that
7 we're talking about?

8 A Yes, not as, not as beautiful as
9 looking out on the, Florida Avenue.

10 Q Okay, all right. But you did install
11 those?

12 A Yes, sir.

13 Q And is there an agreement in the
14 settlement agreement, as to when they're to
15 remain in place?

16 A Yes, sir. 10:30 weekdays, midnight
17 weekends, 9:00 p.m. on Sundays.

18 Q All right.
19 And what's the purpose of these
20 panels?

21 A Sound transfer. To eliminate sound
22 transfer.

23 Q And, do you comply with the
24 requirements as to when they're to be closed, and
25 when you can have them open?

1 A Yes, sir.

2 MR. KLINE: All right, we can have her
3 stop sharing at this point.

4 Now have you taken other steps, or do
5 you plan to take other steps, to address noise at
6 your establishment?

7 THE WITNESS: Yes, like I said, fully
8 committed to whatever Martin Beam instructs us to
9 do.

10 BY MR. KLINE:

11 Q Hear from him in a minute.

12 Now, have you been available to confer
13 with residents concerning their perceived issues
14 with your establishment?

15 A I'm here all the time. Yes, I, I
16 think Mr. Kujawa could attest to the fact that
17 I'm here most of the time.

18 We typically pass each other with a
19 head down, or a slight grin and that's about it.
20 There's not much conversation going back and
21 forth.

22 Q Now in the last couple of years you've
23 as a result of these complaints, voluntarily
24 curtailed some of the activities at, at the
25 establishment on the rooftop.

1 Is that correct?

2 A Yes, sir.

3 I mean you know, self admittedly
4 coming out of the pandemic last year, we
5 obviously needed to earn as much revenue as
6 possible. Narrowly escaping and surviving
7 through the pandemic.

8 And, we contracted with a local D.C.
9 promoter and they threw several parties where
10 they brought in excessive amounts of speakers and
11 sound.

12 And the bottoms were 18-inch
13 subwoofers; the tops were 15-inch. And it was,
14 it was excessive you know, no questions about
15 that.

16 And you know, I think that we all kind
17 of got a little bit lost at you know, during that
18 timeframe of being, being free again and so
19 forth, and things of that nature.

20 But you know, November, December, we
21 definitely took the advice of the ABRA
22 investigators of cleaning up our act, and things
23 of that nature.

24 And we ceased that relationship with
25 that promoter, and have been doing things on our

1 own.

2 And I was actually just looking back
3 at our three month report. We've actually lost,
4 we've lost over \$150,000.00 in alcohol revenue in
5 the last three months, compared to 2021.

6 That's a pretty significant, pretty
7 significant over a three month period.

8 Q But you're committed to maintaining
9 the current program, in terms of dispensing with
10 the use of these promoters?

11 A Yes, never, never again. Absolutely
12 not. Those promoters found a nice little home
13 over in the Mid-town corridor. So, they're fine.
14 I'm fine doing what I do, so.

15 Q Have there been particular individuals
16 in the neighborhood with whom you've successfully
17 worked to address issues related to your
18 establishment, ANC commissioners or otherwise?

19 A Yes, I mean Mr. Tony Brown, who is our
20 commissioner before Alex Lopez, I think
21 understood our concept and our vision.
22 Appreciated it for what it added to the Florida
23 Avenue 600 block.

24 That it includes the Howard Theater,
25 Flash, Half Smoked, the Go Go Spot, you know, the

1 lot across from Howard Theater. You know, all
2 these establishments that create a lively scene
3 in Washington, D.C.

4 Plenty of the residents in the
5 neighborhood thanked me for being here for the
6 last 10 years, and truly come and enjoy the
7 space, so.

8 Q Did you at some point enlist the
9 mayor's office on night life and culture, with
10 respect to complaints about your establishment?

11 A Yes. We had the most recent night
12 life mayor out, Talana. We invited her to come
13 have dinner with us one Friday evening.

14 And yes, she I mean was fully
15 supportive of what we were doing.

16 MR. KLINE: I have no further questions
17 of this witness at this time.

18 Thank you, Mr. Chair.

19 CHAIRPERSON ANDERSON: Mr. Badawy?

20 MR. BADAWEY: Good evening, Mr. Hankins,
21 how are you tonight?

22 MR. HANKINS: Fantastic, and you, sir?

23 MR. BADAWEY: Good, not bad. Thanks for
24 asking.

25 CROSS-EXAMINATION

1 BY MR. BADAWEY:

2 Q Mr. Hankins, if, well first of all,
3 may I share my, share content, please?

4 CHAIRPERSON ANDERSON: If Mr. Orellana
5 can you please allow Mr. Badawy to share his
6 screen, please?

7 MR. ORELLANA: The access has been
8 granted.

9 MR. BADAWEY: Okay, Mr. Hankins, do, do
10 you see Exhibit, I believe this is 15,
11 Investigator Fuentes' report.

12 Can you see that, sir?

13 MR. HANKINS: Absolutely.

14 BY MR. BADAWEY:

15 Q Okay.

16 Mr. Hankins, you oversaw the
17 construction of the El Techo roof deck, correct?

18 A Yes, sir.

19 Q Okay, and that's primarily a
20 polycarbonate construction, correct?

21 A Tri wall polycarbonate, per the
22 settlement agreement to --

23 (Simultaneous speaking.)

24 Q Polycarbonate's plastic, correct?

25 A Yes, sir.

1 Q Okay.

2 And, the investigator talked about
3 panels on the area of the roof deck facing
4 Florida Avenue.

5 Is that correct?

6 A Yes, sir.

7 Q All right.

8 And this, this picture here, this
9 exhibit shows those panels, correct?

10 A It shows them open, sir.

11 Q Right, open. But shows some that are
12 closed, correct?

13 A Those are stable, sir. Those are un,
14 those don't move.

15 Q Panels, but the panels that are
16 polycarbonate plastic, they come on and off,
17 correct?

18 A Yes. The settlement agreement
19 required for certain points to be fixed panels,
20 and certain places could be operable.

21 Q And those panels are relatively light,
22 correct?

23 A We use two people to move them.

24 Q Okay, so it takes two people, and two
25 people can take them off, correct, and two people

1 can put them back on, correct?

2 A Correct.

3 Q And on a nice day, they're off quite
4 a bit, correct?

5 A Yes, sir.

6 I mean you have the windows and open
7 to your house right? So, yes, sir, yes, we have
8 our windows and doors open for sure.

9 Q Okay.

10 And the ceiling, that opens and
11 closes, correct?

12 A Yes, sir.

13 Q And that's also translucent, correct?

14 A That's correct.

15 Q That's also plastic material, correct?

16 A Tri wall polycarbonate, yes, sir.

17 Q Again, polycarbonate is plastic,
18 correct?

19 A Tri wall polycarbonate, yes, sir.

20 Q Okay.

21 Now you talked a little bit about the
22 decimal reader that has been, that you're now
23 using at your establishment El Techo, correct?

24 A Yes, sir.

25 Q All right, and you testified that you

1 now have, have a decibel reader, correct?

2 A Yes, sir.

3 Q Do you remember when you got that
4 decibel reader?

5 A After our violation in December of
6 2021.

7 Q Okay, so before that you didn't have
8 one, correct?

9 A Correct. Like I said, self-admittedly
10 we were doing things outside of the lines, and we
11 weren't thinking clearly.

12 And now we've over the last year, have
13 adjusted our thinking and are, plan to do
14 everything the correct way, sir.

15 Q And I believe you testified that with
16 the decibel reading, when you, when music is
17 playing, you or one of your employees takes it
18 downstairs and stands on the sidewalk, correct?

19 A No, I did not testify to that, sir.

20 I testified that when ABRA and DCRA
21 show up with their meters, their meters which are
22 the official meters, let me know that we're at 60
23 decibels, is what I testified to, sir.

24 Q And those readings are taken down on
25 the sidewalk, correct?

1 A That's correct, sir.

2 Q And I believe you also said that when
3 they begin to walk upstairs to the entrance to
4 the roof deck, the readings get higher, correct?

5 A Yes, sir.

6 Q Okay. I think 60, 70, 80, you said,
7 correct, as they're walking --

8 (Simultaneous speaking.)

9 A I did not --

10 Q -- in the door?

11 A -- I didn't say 80, sir.

12 Q 70?

13 A Yes.

14 Q And --

15 (Simultaneous speaking.)

16 A I think the most recent one was
17 measured at 73.

18 Q Okay. And that is again, that's as it
19 gets closer to where the music is emanating from,
20 correct?

21 A Correct.

22 Q Mr. Hankins, you testified that in
23 2021 you had a relationship with a I believe you
24 described it as a, as a you know, a sound, a
25 sound producer, correct?

1 A I don't know what a sound producer is.
2 You might be referencing a promoter.

3 Q Okay, a promoter, right. And do you
4 remember the name of that promoter?

5 A I know that the name of the events is
6 Elysium.

7 Q And how long was your contract with
8 Elysium for?

9 A I mean it was verbal, but it was to do
10 events last year after the pandemic. I think we
11 reopened June 11th. I think that was Pride
12 weekend.

13 I remember the atmosphere of the city
14 was super joyous, and we definitely had a party.
15 And you know, I think everybody was happy to be
16 free from their apartments and yes, we weren't,
17 we weren't really thinking about the rules at
18 that time, sir.

19 Q And last year, you, so you had Elysium
20 and you know, they you know, had DJs correct,
21 that performed all summer long.

22 Is that correct?

23 A It wasn't all summer long, sir. They
24 had, I think they had four or five parties. I
25 don't recall exactly.

1 Q June, July?

2 A Through November-December, yes, sir.

3 Q So --

4 (Simultaneous speaking.)

5 A Because you do one, one or two a
6 month.

7 Q So from the summer into the fall,
8 correct?

9 A Yes, sir.

10 Q All right.

11 And I believe you initially testified
12 that when you opened El Techo, you had this
13 vision, correct?

14 A Got to have a vision, sir.

15 Q So that's a yes, sir?

16 A Yes.

17 Q And you said I think you talked about
18 the investigative reports. There were tables,
19 right, there were chairs. You never saw anyone
20 dancing, correct?

21 A I didn't ever say nobody was dancing.
22 I would never promote no dancing. That's what
23 music's all about.

24 Q But in the pictures I think you
25 emphasized that there was no, no dancing in the

1 pictures, correct?

2 A I didn't say anything about no dancing
3 in the pictures, sir. I said there was tables.

4 Q Okay.

5 A You're trying to, you're trying to
6 propose that I'm a night club like Flash. What
7 I'm saying is there's no tables in the middle of
8 Flash.

9 I would never think to sit down in the
10 middle of the dance floor at a table and try to
11 eat dinner at Flash, which is a night club.

12 I am not a night club because I have
13 tables and it's for dinner service, sir.

14 MR. BADAWEY: Chairman, if possible
15 could you please direct the witness that the
16 presenter is asking the questions and I, please
17 not to put words in my mouth.

18 MR. KLINE: So Mr. Chairman, it seems
19 like the attorney put words in the witness's
20 mouth, not the other way around.

21 CHAIRPERSON ANDERSON: Hi gentlemen.

22 The question was asked. I'll just ask
23 the parties that ask the question, answer the
24 question. I believe that his, I'm sorry, the
25 answer was responsive to the question.

1 But I, I just want to remind the
2 parties no matter what decision is made by the
3 Board today, at least until the Board makes a
4 decision on these two establishments, Mr. Badawy,
5 you're going to live there. This establishment
6 is going to remain there.

7 When I said, at least until the Board
8 makes a determination. So I would just ask the
9 parties to, to be civil.

10 But anyway, I'm not saying that either
11 side has not been civil, I was just reminding
12 both parties to it.

13 Go ahead, Mr. Badawy.

14 MR. BADAWEY: Thank you, Mr. Chairman.

15 Mr. Hankins, there is music played at
16 El Techo, correct?

17 MR. HANKINS: Certainly.

18 BY MR. BADAWEY:

19 Q Okay.

20 And, there was music played at El
21 Techo after the settlement agreement that you
22 entered into, correct?

23 A Yes, I have a entertainment
24 endorsement, sir. That's.

25 Q All right, and that includes disc

1 jockeys, correct?

2 A Only disc jockeys, sir.

3 Q Okay.

4 And those disc jockeys play electronic
5 dance music, correct?

6 A We play what's called house music,
7 sir, so I mean, yes.

8 Q Okay.

9 They play house music, correct?

10 A Yes, sir.

11 Q Okay.

12 And I think you said currently the DJs
13 play on Friday and Saturday night, correct?

14 A Yes, sir.

15 Q Okay.

16 And the music starts in the evening
17 and goes throughout the night, correct?

18 A Yes. It spins, starts at 8 p.m. and
19 ends at 1:30.

20 Q And there is dancing at that time,
21 correct?

22 A We have a small area in front of our
23 DJ booth that can have tables removed if people
24 show up for that nature, or if people from dinner
25 want to.

1 Our restaurant acts like a Tetris
2 board. We can move stuff all around. So
3 typically, tables would be removed 10:30, 11:00
4 o'clock.

5 Q So the tables come out, correct?

6 A In about 20 percent of the space.

7 Q Okay, and that's where they can dance,
8 correct? Your establishment patrons?

9 A Correct.

10 Q And the music is playing at that time,
11 correct?

12 A Correct.

13 And to make a very big distinction,
14 when we were working with Elysium, all the tables
15 were removed and the entire space was, was you
16 know.

17 So it's a very, very different
18 atmosphere now.

19 Q And that was in 2021, correct, after
20 you had entered into a settle agreement with the
21 members of the community, correct?

22 A Yes, sir.

23 Q I believe you admitted that mistakes
24 were made during that time period, correct?

25 A Yes, sir, I'm not here to not admit my

1 mistakes.

2 Q Music was played loudly, correct?

3 A You might say loudly, I might say at
4 the perfect tune, so I don't, you know, I.

5 Q Well, you're aware that there have
6 been complaints since your establishment opened,
7 correct, by community members that music from El
8 Techo can be heard inside their residences,
9 correct?

10 A I know that people call and talk about
11 that, yes. But I have a office that shares the
12 same walls and I mean I'm in my office all the
13 time if I'm not in El Techo, and I, I don't hear
14 it.

15 So I mean I don't know. I've never
16 been in Mr. Kujawa's place. I've never been in
17 your backyard. I've never been in you know,
18 other people's residences.

19 So I wouldn't be able to attest to
20 that, what they are actually hearing or not
21 hearing.

22 Q My question I guess, Mr. Hankins, is
23 you are aware that noise complaints have been
24 made by surrounding community members, correct?

25 A Sure, but I don't know if that's from,

1 I mean coming from El Techo or Flash, or the lot
2 across from Howard Theater.

3 I mean how do I know it's me?

4 Q Okay, and you're aware that those
5 complaints from some of the community members,
6 are that the music comes from El Techo, correct?

7 A Yes, I think people like to call on El
8 Techo. I think people like to call on Flash. I
9 think people like to call on you know, many of
10 the establishments on this street, including the
11 Go Go Store.

12 I mean what was that whole campaign,
13 don't mute D.C.?

14 Q And you have also heard from various
15 ANC commissioners, correct, that the community
16 members complain about music, loud music coming
17 from El Techo, correct?

18 A I've heard from this current
19 administration's, yes.

20 Q And you're aware that two separate
21 ANCs voted to protest the renewal of your liquor
22 license?

23 A I'm aware, sir.

24 Q Is that correct?

25 CHAIRPERSON ANDERSON: I'm sorry, who's

1 screen, who's screen is open? Is there not
2 realizing that, can we close that, please?

3 MR. BADAWEY: I'm sorry. I'll remove
4 that. I apologize, Mr. Chairman.

5 Mr. Hankins, I want to talk to you a
6 little bit about the issue of litter from El
7 Techo, is that okay?

8 MR. HANKINS: Sure, yes, absolutely.

9 BY MR. BADAWEY:

10 Q Okay.

11 Currently you store El, El Techo's
12 trash bins in the, in an alleyway between 600T
13 and the Shaw, is that correct?

14 A Yes, but let's clarify that. That's
15 not just Rito Loco El Techo's trash cans. That's
16 trash cans for Quattro Osteria, 600T, and three
17 residences.

18 So it's the entire block's trash can,
19 sir.

20 Q So Quattro Osteria is one of your
21 establishments, correct?

22 A It is.

23 Q Okay, and just to clarify --
24 (Simultaneous speaking.)

25 A I don't know how --

1 Q -- you currently El Techo's trash bins
2 are stored in that alleyway, correct?

3 A Correct.

4 Q Okay, and that's where the litter and
5 trash from El Techo goes, correct?

6 A That's where everybody's trash goes,
7 sir, yes, including El Techo's.

8 Q And you're not aware of any government
9 permit that allows you to store your trash bins
10 there, correct?

11 MR. KLINE: Objection, relevance.
12 Objection, relevance.

13 MR. BADAWEY: The relevance is that
14 again, whether or not he's complying with local
15 ordinances.

16 Whether or not he's complying with
17 government orders. Whether or not he's adhering
18 to them demonstrates whether or not he intends in
19 the future to comply with orders from this Board,
20 and from other agencies.

21 CHAIRPERSON ANDERSON: I'm going to
22 overrule the objection. I mean I'm not quite
23 sure where you're going, but if you're asking
24 about trash, so let's, go ahead, let's all right.

25 MR. BADAWEY: And Mr. Hankins, so you're

1 not aware of any municipal order that allows you
2 to store your trash there, correct?

3 MR. HANKINS: I was given a BZA
4 approval to store my trash in between 600T and
5 606 Florida Avenue.

6 However, when COVID happened, 600T was
7 granted per the mayor's COVID orders, was granted
8 the ability to use their rear patio for patrons.

9 That eliminated the ability for our
10 trash to come in and out of that backyard. So
11 the trash cans had to go outside, sir.

12 There is a motion or filing for us to
13 gain that approval, that is in process.

14 BY MR. BADAWEY:

15 Q You were in fact, you're authorized by
16 the, by the owner of 600T, your landlord, to
17 store your trash bins back there, correct?

18 A Originally, yes.

19 Q Okay.

20 A But I think the mayor's COVID orders
21 kind of superseded that. And for him to keep his
22 business alive and open, necessitated a different
23 change.

24 Q And you on of your own made that
25 change, correct?

1 A We, as the entire block made that
2 change, sir.

3 Q Okay.

4 A I mean --

5 (Simultaneous speaking.)

6 Q Mr. Hankins --

7 A -- where would you like, where would
8 you like me to put the trash, sir?

9 Q Okay.

10 A Have you got a better place for me to
11 put it? I'm happy to put it there, you know.

12 Q So Mr. Hankins, this is not your
13 responsibility, is that correct?

14 A I'm not saying it's not my
15 responsibility, sir.

16 Q Mr. Hankins, I'd like to talk to you
17 a little bit about the noise mitigation efforts
18 that you've claimed you've made.

19 Can we talk about that?

20 A Absolutely.

21 Q Okay.

22 So I'm, admittedly you said mistakes
23 were made during the summer and fall of 2021,
24 correct?

25 A Yes, sir.

1 Q All right.

2 And you've indicated that you have
3 retained Martin Beam, that's an acoustical,
4 acoustics consulting service, correct?

5 A Yes, sir.

6 Q Okay, and you've retained him to help
7 you mitigate noise coming from El Techo, is that
8 correct?

9 A Yes, sir.

10 Q And this isn't the first time that
11 you've hired sound engineers, correct?

12 A Yes, sir.

13 Q Okay.

14 In fact, in October of '21 you hired
15 sound engineers, is that correct?

16 A Correct, sir.

17 Q And before October of '21 you also
18 hired a different set of sound engineers,
19 correct?

20 A We've hired different sound engineers.
21 I think that this one is the, the most certified.

22 I wasn't involved in the hiring
23 process. My CFO and business partner Daniel
24 Hatem was. So he could better speak to all of
25 that.

1 Q Do you know since you opened the
2 establishment in 2017 how many sound engineers
3 you've been, you have employed to mitigate the
4 noise coming from El Techo?

5 A The most recent one was a guy named
6 Ivan, and that's who recommended the new sound
7 system.

8 But without the cooperation from all
9 the residents, then people can't do their proper
10 testing. We can't figure out where the sound is
11 going, where the sound is coming from.

12 So you know, we do need cooperation of
13 the neighborhood in order to be you know, to make
14 the best improvements possible.

15 Q And in fact, the sound engineers that
16 you hired did go into the abutting property
17 condominium, the Matinee, in October '21,
18 correct?

19 A Ivan did go in there, yes, sir.

20 Q That's --

21 (Simultaneous speaking.)

22 A I wasn't --

23 Q -- the lack of cooperation that you
24 were talking about?

25 A I'm talking about the --

1 MR. KLINE: Objection, argumentative.

2 CHAIRPERSON ANDERSON: Just rephrase
3 the question. Ask, rephrase the question, sir.

4 MR. BADAWEY: Okay.

5 Would you agree with me that allowing
6 a sound engineer to go into your home, is
7 cooperation?

8 MR. HANKINS: Yes, sir.

9 BY MR. BADAWEY:

10 Q And that resident cooperated, correct?

11 A On one occasion, yes, sir.

12 Q And after that, there was, were still
13 two substantiated noise complaints in November of
14 2021, and December of 2021, correct?

15 A For the Elysium parties, yes, sir.

16 Q I think you also said that during the
17 summer of 2021, you modified the sound system
18 inside the establishment.

19 Is that correct?

20 A I don't know the exact date, sir.
21 Daniel Hatem could tell you, he writes the
22 checks.

23 Q But would you agree with me that
24 modifications were made?

25 A Modifications have been made, sir.

1 Q Okay.

2 And you still received noise
3 complaints after that, correct?

4 A After I ended my relationship with
5 Elysium, sir, I have not been served any
6 violations.

7 Q But you're aware that the neighborhood
8 still makes noise complaints about music coming
9 from El Techo, correct?

10 A Sure. I believe there was recorded
11 45, right? Is that what Mr. Fuentes report said?
12 Forty-five calls and no violations, I think.

13 Q So Mr. Hankins, I have to ask you.
14 You have your, your business in the community,
15 correct?

16 A I'm sorry, can you repeat the
17 question, sir?

18 Q Let me ask the question. You've
19 testified repeatedly that you're aware of noise
20 complaints from the neighborhood coming from El
21 Techo, about music coming from El Techo, correct?

22 A I'm aware that people call on El
23 Techo, but I'm also aware that when the
24 investigators get here, sometimes I get this like
25 I didn't even know why I'm here.

1 So you know, I don't know if the noise
2 complaint is coming from, the noise is actually
3 coming from Techo, or Flash, or I don't know
4 Uproar. The lot that's across from Howard
5 Theater.

6 I don't know where the noise is coming
7 from, sir. I'm not a sound engineer.

8 Q Do you believe those neighbors'
9 complaints?

10 MR. KLINE: Objection. What does that
11 mean believe their complaints? Complaints aren't
12 to be believed or not. They're to be
13 investigated.

14 MR. BADAWEY: Let me rephrase the
15 question. Let me rephrase the question.

16 CHAIRPERSON ANDERSON: Go ahead, sir.

17 MR. BADAWEY: Do you believe, do you
18 believe that neighbors from the surrounding
19 community can hear music coming from El Techo,
20 inside their homes?

21 MR. HANKINS: I've never been in their
22 homes, sir, so I don't know. You've never
23 invited me to your house so I wouldn't be able to
24 tell you.

25 MR. BADAWEY: Thank you, I have no

1 further questions.

2 CHAIRPERSON ANDERSON: All right, thank
3 you.

4 Any questions by any Board members?

5 Go ahead, Mr. Short.

6 MEMBER SHORT: I guess we would say
7 good afternoon still, Mr. Hankins, how are you
8 this evening?

9 MR. HANKINS: Good, good, do I say
10 Board Member Short? Mr. Short? I'm not sure.

11 MEMBER SHORT: No problem.

12 Mr. Hankins, again you say when you
13 were in Europe and you had your first idea about
14 opening a business here in Washington, how was
15 the noise over there in Europe?

16 Do they make a lot of noise where a
17 lot of noise complaints, or are the people a
18 little more hospitable with businesses?

19 Be honest.

20 MR. HANKINS: I think people in Europe
21 have a little bit of a different mind set than
22 people in America.

23 But I don't know what they call
24 annoying noise complaints or not, sir. I don't
25 know.

1 MEMBER SHORT: I understand.

2 MR. HANKINS: I think it's just a very
3 free and life loving, embracing culture in
4 Europe.

5 MEMBER SHORT: Like yourself, I've
6 traveled around some and I've been to Europe
7 several different times.

8 I'll just say this. Do they have,
9 would you hear the same kind of noise there, that
10 you hear coming from your establishment?

11 MR. HANKINS: I've been in places way
12 louder in Europe than in my establishment, sir.

13 MEMBER SHORT: Next door to residences?

14 MR. HANKINS: Yes. Way, way louder. I
15 mean Barcelona's my favorite city and yes, I mean
16 I don't know if you've traveled there but
17 there's, there's noise.

18 MEMBER SHORT: We're familiar. But
19 let's go back to the United States of America.

20 MR. HANKINS: Okay.

21 MEMBER SHORT: In your neighborhood
22 you're in now.

23 MR. HANKINS: Yes, sir.

24 MEMBER SHORT: When you testified that
25 you got a loan from the city to open a business,

1 and the city gave you that money with the mind
2 set that you were going to be an asset to the
3 community, is that correct?

4 MR. HANKINS: It was a grant, sir, but
5 yes, sir.

6 MEMBER SHORT: Okay, a grant. So the
7 grant group was intended for you to open up a
8 business to reinvigorate the community?

9 Is that correct?

10 MR. HANKINS: Yes, sir. I chose this
11 actual block strictly to do that, sir. I looked
12 all around D.C. I looked at downtown D.C.,
13 Georgetown, Dupont Circle, H Street.

14 But I really chose this block here
15 because of the history, the birthplace of jazz,
16 basically being the Howard Theater.

17 The Metro PCS store with the Go Go
18 music playing that I loved listening to growing
19 up. Flash night club, et cetera, et cetera.

20 And it being the arts and
21 entertainment district area, I thought that my
22 vision would fit in perfectly here providing the
23 D.C. residents with something special and unique.

24 MEMBER SHORT: Okay, great. That's a
25 great answer.

1 But let me ask the question of you
2 regarding 45 noise complaints. Do you know of
3 any other businesses, you mentioned Flash and you
4 mentioned some of the others.

5 Do you know of any other businesses
6 that have had, received 45 noise complaints?

7 MR. HANKINS: Yes, for sure. I mean
8 the, I think all of the establishments in
9 Mid-town D.C. have probably received that amount,
10 but I'm speculating. I have friends that are
11 owners of some of those venues.

12 I think there's --

13 (Simultaneous speaking.)

14 MEMBER SHORT: But would it surprise,
15 would it surprise you if I told you I've been on
16 this board, this is my third term.

17 In all of my time, I've never heard of
18 any business having 45 noise complaints but
19 yours.

20 MR. HANKINS: Okay.

21 MEMBER SHORT: Do you think it's --

22 (Simultaneous speaking.)

23 MR. HANKINS: That would surprise me.

24 MEMBER SHORT: -- do you think, well,
25 is that a good model for a business like yours?

1 MR. KLINE: I'm sorry, I hate to object
2 to a Board member's questions, but complaints.
3 Mr. Short, you're suggesting, you're encouraging
4 a community to file complaints to build a record
5 as if complaints are the be all and end all.

6 There were two violations
7 (Simultaneous speaking.)

8 MEMBER SHORT: I would say, Counselor,
9 you are wrong. That is not the intent of my
10 question.

11 MR. KLINE: All right.

12 MEMBER SHORT: If you would allow me to
13 finish, if you would allow me to finish my
14 question without cutting me off, I think you
15 would get to where I'm going.

16 I'm trying to be helpful if I possibly
17 can.

18 MR. KLINE: I'll withdraw. Thank you,
19 Mr. Short.

20 MEMBER SHORT: All right, okay, thank
21 you.

22 Mr. Hankins, again, what would be your
23 ideal if someone moved next door to you right now
24 in your business, what would be your ideal of a
25 good neighbor?

1 MR. HANKINS: I have plenty of good
2 neighbors that come in, and really enjoy what we
3 do here, sir.

4 MEMBER SHORT: So are most of your
5 customers live on your block, is that what you're
6 saying?

7 MR. HANKINS: Yes. We have a lot of
8 customers that live on our block, sir, yes.

9 CHAIRPERSON ANDERSON: Mr. Hankins,
10 hold on a minute, please. Why don't you just
11 mute your line for a minute until the city
12 disturbance stops?

13 Is it quiet now, sir?

14 MR. HANKINS: Yes, it's passed. I mean
15 we're a block away from Howard Hospital, so.

16 CHAIRPERSON ANDERSON: I, Mr. Hankins,
17 what did I say?

18 MR. HANKINS: Yes, sir.

19 CHAIRPERSON ANDERSON: I said the city
20 disturbance, sir.

21 MR. HANKINS: Yes, sir, that's fine.

22 CHAIRPERSON ANDERSON: Okay, go ahead,
23 sir.

24 MEMBER SHORT: Mr. Hankins, I always
25 like to know in your opinion, what is a good

1 business man in the line of business that you are
2 in?

3 What would be the perfect business man
4 in the line that you are in? Line of business
5 that you are in?

6 MR. HANKINS: To provide a great value
7 to the D.C. residents. And, an establishment
8 that D.C. residents can be proud of, and
9 something that is talked about and brings people
10 into the community to spend money and, and raise
11 tax dollars.

12 MEMBER SHORT: Great answer. Can't
13 argue with that. That's a great thing. And
14 again, would you want someone to be there that
15 fit into the community, and worked with the
16 community to make it a better community?

17 MR. HANKINS: Yes, sir. And we do, we
18 do try to do that continually. Like I said,
19 reinvesting money into the business to try to
20 make the business more viable in the
21 neighborhood.

22 We do community outreach stuff. We
23 take our food truck to feed the homeless. I mean
24 we try to be, we try to be pretty involved.

25 MEMBER SHORT: Thank you, that's great,

1 too, and I'm glad to hear that you're that kind
2 of a person that's making our city a better
3 place.

4 Now when you have your restaurant
5 tables on your upper deck, on your roof deck.

6 MR. HANKINS: Yes, sir.

7 MEMBER SHORT: How many customers can
8 you have up there at one time?

9 MR. HANKINS: 79, sir.

10 MEMBER SHORT: At tables and, with
11 tables and chairs?

12 MR. HANKINS: Sir, we only have a
13 capacity for seated only. We do not have a
14 standing number for our CFO.

15 Obviously if it was no tables and
16 chairs, that number would be increased.

17 CHAIRPERSON ANDERSON: I can no longer
18 hear you, Mr. Short.

19 MR. HANKINS: Yes.

20 CHAIRPERSON ANDERSON: I can no longer
21 hear you, Mr. Short.

22 (Pause.)

23 CHAIRPERSON ANDERSON: Our IT person's
24 speaking, is speaking to Mr. Short to find out
25 what's going on, so we'll continue as soon as I

1 hear from our IT person.

2 MR. HANKINS: No problem.

3 (Pause.)

4 CHAIRPERSON ANDERSON: He will log on
5 shortly using a different equipment.

6 (Pause.)

7 MEMBER SHORT: -- now?

8 CHAIRPERSON ANDERSON: I can't see you,
9 but I can hear Mr. Short. Continue with your
10 questions, please.

11 MEMBER SHORT: Okay, thank you. I
12 appreciate that, and I am sorry about the
13 technical difficulties I am having.

14 I have had some sessions with our
15 technician at the office, and I'm going to be
16 trying to get that done during the holiday so we
17 can get it back up and running again.

18 But at any rate, thank you very much
19 for allowing me to continue my questioning.

20 Mr. Hankins?

21 CHAIRPERSON ANDERSON: Go ahead, Mr.
22 Short, we can hear you. Go ahead.

23 MEMBER SHORT: Okay, well I was just
24 trying to get Mr. Hankins acknowledgment.

25 Mr. Hankins?

1 Can he hear me?

2 MR. HANKINS: Sorry, sorry, I was on
3 mute. Sorry about that. We're both having
4 technical difficulties, sorry.

5 MEMBER SHORT: Okay. Well, I can
6 certainly understand that, sir. I'll just tell
7 you, you know, I'm quite familiar with your
8 neighborhood, and I'm quite familiar with your
9 business location. And I would simply say this.
10 Is there anything -- this question I'm asking you
11 as a business person.

12 MR. HANKINS: Sure.

13 MEMBER SHORT: Is there anything you
14 can do to get along with your neighbors a little
15 better, especially the ANC Commissioners? Is
16 there anything you think that you can do?

17 MR. HANKINS: Yes, sir. I'm happy to
18 take all part in Beam's recommendations to heart
19 and put those into effect as soon as we get
20 those. I'm happy to sit down and share some
21 tacos and margaritas with these ANC
22 Commissioners. Welcome to come to my
23 establishment anytime.

24 MEMBER SHORT: Okay.

25 MR. HANKINS: I'd rather not be

1 meeting people on Zoom calls. I'd rather meet
2 face-to-face and --

3 MEMBER SHORT: Okay. Well, if you
4 would allow me -- if you allow me, I would like
5 to just go back to where I was before we got --
6 before my technical difficulties caused me not --

7 MR. HANKINS: Sure.

8 MEMBER SHORT: -- to be able to
9 communicate. You are a restaurant and you can
10 have 79 people seated on your deck --

11 MR. HANKINS: That's --

12 MEMBER SHORT: -- your roof deck? Now
13 when you take all the tables and chairs out, how
14 many people do you get in there at that time?

15 MR. HANKINS: Like I said, sir, we
16 don't have that number on our occupancy, so
17 that's not something that we angle towards.

18 MEMBER SHORT: I understand that. I'm
19 still saying to you do you have the same number
20 of people with the tables in chairs in as when
21 you do when you take all the tables and chairs
22 out?

23 MR. HANKINS: For those Elysium
24 parties, it was definitely more than 79. For the
25 last year, though, we stay with our counters and

1 stay at 79, sir.

2 MEMBER SHORT: Okay. I'm glad to hear
3 you're using counters. That's encouraging. Now
4 also, since I've been on the Board -- as again, I
5 mentioned this is my third term -- we've had
6 restaurants in town, in certain parts of town
7 that morph into nightclubs. I hope that that's
8 not what your business model is, is it?

9 MR. HANKINS: I don't think we're a
10 nightclub, sir, no.

11 MEMBER SHORT: So when you take all
12 the tables and chairs off for dancing, as you've
13 said you've done on occasion, what is your
14 business model then?

15 MR. HANKINS: Those Elysium parties
16 definitely would be classified as more of a club
17 atmosphere because the tables and chairs were
18 removed, but that's not what we've been doing the
19 last year, sir.

20 MEMBER SHORT: So when is the last
21 time you did that?

22 MR. HANKINS: December 2021, sir.

23 MEMBER SHORT: Okay. So you're not
24 doing that any longer?

25 MR. HANKINS: No, sir.

1 MEMBER SHORT: I'm glad, good to hear
2 that. But again, I would just simply like to say
3 to you -- and you have the problems now because
4 you can't put your trash where you have been
5 putting it, you brought in sound engineers, and
6 you've done -- can you list for the record, can
7 you -- all the -- out of all of the things you've
8 done to be a good neighbor consisting of
9 acoustics person to your trash, all the
10 complaints that you have -- are you okay, you're
11 good?

12 MR. HANKINS: Yes, I'm good.

13 MEMBER SHORT: All right. Well, I
14 just -- I was asking. There have been several
15 complaints lodged in this hearing from the ANC
16 Commissioners. Can you go down that list
17 starting with the trash and tell me how you're
18 going to work this year coming in 2023 to be a
19 better neighbor with the trash? How are you
20 going to do that, or do you have a plan?

21 MR. HANKINS: Sure.

22 MEMBER SHORT: Do you have a plan for
23 that?

24 MR. HANKINS: Yes, absolutely. Thank
25 you for the question. That gives me a great

1 opportunity to explain that --

2 MEMBER SHORT: Thank you.

3 MR. HANKINS: -- conundrum. The trash
4 was an extreme problem last summer. We were
5 using a company called Tenleytown Trash. It's a
6 small local company. They were purchased by a
7 large scale operation called Republic Services.
8 Republic Services coming into the District of
9 Columbia didn't have employees of their own.
10 They instituted a drug test policy for all of
11 Tenleytown Trash employees, and they lost 85
12 percent of the workforce. When that happened,
13 nobody knew the routes or pickup locations of any
14 of the Tenleytown Trash customers. We were using
15 Tenleytown Trash because they picked up seven
16 days a week, and we wanted to ensure that we were
17 good neighbors.

18 MEMBER SHORT: Okay. I don't mean to
19 cut you off, but I'm not trying to hold all of
20 the time, cause the other Board members might
21 have questions.

22 MR. HANKINS: Sure.

23 MEMBER SHORT: I wanted to ask you
24 have you ever heard of trash compactors?

25 MR. HANKINS: I have heard of a trash

1 compactor. I would love one.

2 MEMBER SHORT: Well, have you worked
3 with the ANCs and the Commissioners, because just
4 like you got a grant for your business, I do know
5 that there are other ABC establishments who've
6 had the same situation that you are having. Once
7 they got their trash compactors, the trash
8 problems went away. Would you consider that?

9 MR. HANKINS: I would love that, sir.

10 MEMBER SHORT: Okay.

11 MR. HANKINS: I would love my ANC
12 Commissioner to want to work with me to solve the
13 problems. I know that, you know, my friends that
14 own things down in midtown, that is what has
15 happened. They had problems with trash and ANC
16 Commissioner hooked up a trash compactor for
17 them. So yes, we would love a trash compactor.

18 MEMBER SHORT: Okay. Great. Sir, how
19 many other businesses besides you right there at
20 6th and Florida Avenue have problems with trash?
21 Are there other restaurants or other business or
22 other ABC establishments or other businesses that
23 store trash similar to you where you are?

24 MR. HANKINS: Yes. You said you're
25 very familiar with that location, so you've got

1 6th Street, you've got Florida, and then you have
2 our alley that's between the Shay. Everything
3 that's on our block between that alley and 6th
4 Street uses these trash cans in that alley, both
5 three businesses, four businesses and two
6 residences and --

7 MEMBER SHORT: Which leads me to my
8 first -- leads me to this. Normally what I've
9 seen when trash compactors come in, businesses
10 get together and that lowers the cost for them.
11 And yes, I do know your area well. I was a
12 fireman in Washington, D.C. for 33 years, and the
13 station I worked at was like right around the
14 corner from you okay. So I know it quite well.
15 That's the --

16 MR. HANKINS: Okay.

17 MEMBER SHORT: -- the reason why I'm
18 trying to mention to you -- yes, if you're
19 smiling, I am, too -- I'm trying to mention to
20 you, yes, I know the situation and I know how
21 other ABC establishments have become greater and
22 better neighbors by getting the trash compactors.
23 Will you consider that?

24 MR. HANKINS: Yes, sir. And I hope
25 that your pointing that out would spark a

1 conversation of working together with ANC
2 Commissioner Lopez.

3 MEMBER SHORT: Okay. That's all I
4 have. Thank you very much, Mr. Chair. That's
5 all I have for this witness. Thank you.

6 CHAIRPERSON ANDERSON: Thank you. Any
7 other questions for the witness? Any other Board
8 members have questions for the witness?

9 MEMBER GRANDIS: Mr. Chairman?

10 CHAIRPERSON ANDERSON: Go ahead, Mr.
11 Grandis.

12 MEMBER GRANDIS: Sir, I would just
13 like to get a timeline. When did you start your
14 food truck business?

15 MR. HANKINS: August 2012, sir.

16 MEMBER GRANDIS: And then you were
17 able to move into a brick and mortar location
18 what year?

19 MR. HANKINS: We signed our lease
20 within our first 12 months of operating, sir.

21 MEMBER GRANDIS: In 2012?

22 MR. HANKINS: We signed our lease in
23 2013 as --

24 MEMBER GRANDIS: That's what I
25 thought.

1 (Simultaneous speaking.)

2 MEMBER GRANDIS: Yes.

3 MR. HANKINS: Yes.

4 MEMBER GRANDIS: Okay.

5 MR. HANKINS: Then it took is 1-1/2
6 years to get it open.

7 MEMBER GRANDIS: I think you're a fine
8 example that Marion Barry would salute. You
9 really firmly believed in food trucks as a
10 gateway for business, for people to get into
11 business. And I think it's very admirable that
12 you were successful to be able to be part of that
13 model.

14 When you took that lease, was there --
15 had there been another ABC licensed establishment
16 at that location?

17 MR. HANKINS: This was a barbershop
18 called Resis. A gentleman owned it for about 35
19 years, and he was a staple in the community. We
20 were kind of proud and happy to take over kind of
21 a iconic spot and revitalize it.

22 MEMBER GRANDIS: And when it was a
23 barbershop, were they using the roof as a summer
24 garden or in any capacity?

25 MR. HANKINS: No, sir. It was just

1 one level.

2 MEMBER GRANDIS: So the building
3 that's adjoining your building, was that there
4 when you signed your lease?

5 MR. HANKINS: Every brick and block
6 building was here, yes, sir.

7 MEMBER GRANDIS: So you changed the
8 use from a barbershop that probably closed at
9 least before 11 o'clock at night to a CR
10 restaurant that then got a permit to be able to
11 use the roof deck, and ABRA was able to have you
12 meet the requirements for a summer garden. So
13 that's a significant change of use to people who
14 live in that building that is contiguous to
15 yours.

16 MR. HANKINS: I would agree with that
17 statement.

18 MEMBER GRANDIS: In your settlement
19 agreement dated June -- no -- I think it's
20 January of 2020, you participated in that,
21 correct?

22 MR. HANKINS: Yes, sir.

23 MEMBER GRANDIS: I think you signed
24 it.

25 MR. HANKINS: Yes, sir.

1 MEMBER GRANDIS: And you are familiar
2 with paragraph 4 that talks about by June 1,
3 2020, you would deal with sound mitigation?

4 MR. HANKINS: Yes, sir.

5 MEMBER GRANDIS: The investigator gave
6 us photographs in his testimony regarding the
7 roof deck and other parts of your building.
8 Could you -- he was not able to answer what kind
9 of materials that would be that, what, ceiling
10 that opens and closes on the roof deck?

11 MR. HANKINS: Yes, sir. It's all
12 drywall polycarbonate.

13 MEMBER GRANDIS: And what is that? I
14 mean I'm sorry. It's a hunk of plastic? It
15 sounds like a plastic but what is it?

16 MR. HANKINS: It is a plastic but it's
17 not just like a sheet of plastic that would be,
18 you know, razor thin. This is when I say
19 "drywall," drywall means that it's built out and
20 it's thicker. So this is -- I believe this is
21 5/8 of an inch thick and it has air gaps in
22 between three different pieces of plastic. So
23 you have a piece of plastic, an air gap; a piece
24 of plastic, an air gap; and another piece of
25 plastic. I know that you used to work with Sound

1 of Mike, and we've had conversations so
2 obviously, I'm sure you're aware that air gaps
3 help with sound mitigation. So that's why we
4 chose that and not a sheet of plastic.

5 MEMBER GRANDIS: When was that
6 installed, roughly?

7 MR. HANKINS: I'm sorry, sir. I don't
8 recall. I mean the last three years have been
9 pretty chaotic --

10 MEMBER GRANDIS: Well --

11 MR. HANKINS: -- and to pinpoint a
12 date would -- to pinpoint a date, I would be
13 totally misspeaking.

14 MEMBER GRANDIS: Would it be after
15 June 2020?

16 MR. HANKINS: I think that we had them
17 installed beforehand, but I don't think that we
18 were -- I don't think that there was a time
19 restriction or limit on what time that we should
20 put them up. I think that they were obviously
21 installed beforehand because I think what we
22 discovered is that when they were closed, there
23 wasn't complaints from across the street. So the
24 settlement agreement was signed in good faith by
25 both parties to mitigate that sound, 10:30

1 weekdays, midnight on weekends, and 9:00 p.m. on
2 Sundays.

3 MEMBER GRANDIS: Okay. I understand
4 that you, from time-to-time and maybe now, you
5 have used a sound expert?

6 MR. HANKINS: We have in the past. I
7 don't think either one of them got to the end of
8 their project per se or their process but yes, we
9 have hired two in the past and have now hired a
10 third. And I'm very hopeful that he can bring us
11 all the resolutions to be a good neighbor.

12 MEMBER GRANDIS: Would you be -- this
13 is just a question. I'm not saying you need to
14 do this. Would you be having this sound engineer
15 meet some of the people who have had concerns
16 about noise, meet with them in your building?

17 MR. HANKINS: Absolutely, sir. I
18 think that's the only way to actually
19 successfully do it.

20 MEMBER GRANDIS: Thank you. Would you
21 be -- no, let me -- I'll rephrase it. When you
22 have the -- that roof open, is that when it's
23 just good weather; is that to a certain time of
24 night? How do you use opening and closing it?

25 MR. HANKINS: Yes. I mean obviously,

1 it's for good weather for sure, but we usually
2 close those in accordance with whatever the --
3 when the walls get closed so 10:30, midnight,
4 9:00 p.m.

5 MEMBER GRANDIS: Well, would you
6 consider having a more regular schedule when the
7 weather is good that they would be closed, let's
8 say, before midnight? And I'm assuming it has
9 sound mitigation? I'm sure that helps with sound
10 mitigation.

11 MR. HANKINS: I'm open to any
12 discussions that are productive.

13 MEMBER GRANDIS: Now I also saw
14 pictures and the investigator talked about
15 something that he thought was like Styrofoam and
16 wood. Do you remember that part of the testimony
17 that's on that wall is contiguous to, I think,
18 one of the protestant's apartment?

19 MR. HANKINS: Yes. There is a cinder
20 block wall that Mr. Kadwalla's building is made
21 out of. Our wall is built freestanding away from
22 their wall. There is an air gap. There is a, I
23 don't know, it's probably 3-inches -- 3, 4-inches
24 deep those air gaps, and there's insulation and
25 soundproofing kind of stuffed into that. I'm

1 sure somebody that Martin Beam recommends for the
2 construction and materials will do a much better
3 job than what we did on our kind of mom and pop
4 DIY, you know.

5 MEMBER GRANDIS: Are there any
6 speakers on that wall?

7 MR. HANKINS: No, sir.

8 MEMBER GRANDIS: Where are --
9 (Simultaneous speaking.)

10 MR. HATEM: -- sorry.

11 MEMBER GRANDIS: -- the speaker -- If
12 I understand the testimony, the DJ is on that
13 floor, correct?

14 MR. HANKINS: The DJ is on the
15 rooftop, yes, sir.

16 MEMBER GRANDIS: Okay.

17 MR. HANKINS: And it is --

18 MEMBER GRANDIS: So where --

19 MR. HANKINS: -- in the --

20 MEMBER GRANDIS: -- are the speakers?

21 MR. HANKINS: Okay. So kind of just
22 draw it for you here. This is Florida Avenue.
23 This is rectangular. And this is Mr. Kadwalla's
24 building.

25 MEMBER GRANDIS: Yes.

1 MR. HANKINS: Our speakers are in this
2 and facing more towards the inner part of the
3 restaurant.

4 MEMBER GRANDIS: The restaurant being
5 on the roof deck, is that what --

6 MR. HANKINS: Yes, sir.

7 MEMBER GRANDIS: But the speakers face
8 each other?

9 MR. HANKINS: Yes, sir. They face in
10 towards the middle of the space.

11 MEMBER GRANDIS: Is that something
12 you'd be willing to move if your sound expert
13 suggests that that could be another way of
14 limiting --

15 MR. HANKINS: Yes. However --
16 (Simultaneous speaking.)

17 MR. HANKINS: Yes. However Martin
18 Beam says is the best way to move forward, we're
19 committed to taking all of his suggestions.

20 MEMBER GRANDIS: I notice on the
21 license, it says "entertainment," and I think you
22 testified to that. What -- are you -- is there a
23 limit to the types of entertainment you may have
24 with your license?

25 MR. HANKINS: Yes. Unfortunately,

1 we're obviously not allowed to have bands, you
2 know. We're just strictly DJs.

3 MEMBER GRANDIS: Okay. And does your
4 license have an endorsement for dancing?

5 MR. HANKINS: Yes. I would think so.
6 I don't -- I didn't know that there was a
7 separate endorsement for dancing. I have never
8 heard of that so.

9 MEMBER GRANDIS: Well, I think you're
10 a CR, correct?

11 MR. HANKINS: I am --

12 MEMBER GRANDIS: CR.

13 MR. HANKINS: Yes, not CC.

14 MEMBER GRANDIS: Okay. Well, you may
15 want to look at the restrictions and compliance
16 for dancing if it's a CR.

17 MR. HANKINS: Okay.

18 MEMBER GRANDIS: Mr. Chairman, that's
19 all I have. Thank you.

20 MR. HANKINS: Thank you, sir.

21 CHAIRPERSON ANDERSON: Any other
22 questions by any other Board members? Mr.
23 Hankins, just one -- I think I have just two
24 questions for you.

25 MR. HANKINS: Yes, sir.

1 CHAIRPERSON ANDERSON: Are you
2 normally using promoters?

3 MR. HANKINS: I stopped in December of
4 last year, sir.

5 CHAIRPERSON ANDERSON: You're not
6 going to use promoters anymore, is that correct?

7 MR. HANKINS: It's gotten me here,
8 sir. No, not a chance.

9 CHAIRPERSON ANDERSON: Now tell me
10 about why did you install this noise meter?

11 MR. HANKINS: Because I wanted to try
12 to figure out how to be a good neighbor and to
13 mitigate our noise that was emanating out into
14 the general ether out this crazy intersection
15 that we're at.

16 CHAIRPERSON ANDERSON: How long --
17 when did you install these noise -- this noise
18 meter?

19 MR. HANKINS: December 2021, sir.

20 CHAIRPERSON ANDERSON: Oh, so you just
21 did this?

22 MR. HANKINS: December 2021, a year
23 ago.

24 CHAIRPERSON ANDERSON: I'm sorry, '21.

25 MR. HANKINS: Yes.

1 CHAIRPERSON ANDERSON: So since
2 December of 2021 to this date, are you aware of
3 -- could everyone, please -- I need everyone to
4 mute their line with the exception of Mr. Hankins
5 -- are you aware of how many noise complaints you
6 have received on your establishment since you
7 have installed the noise meter; are you aware?
8 I'm just asking if you're aware.

9 MR. HANKINS: Yes, sir.

10 CHAIRPERSON ANDERSON: About how many?
11 I'm just asking, I'm curious.

12 MR. HANKINS: Forty-five stated in
13 this here testimony.

14 CHAIRPERSON ANDERSON: So you're
15 saying that since you have installed the noise
16 meter, you have received 45 complaints, since --
17 I'm sorry -- since you have installed that -- the
18 meter?

19 MR. HANKINS: Yes, sir.

20 CHAIRPERSON ANDERSON: All right. I
21 don't have any other questions. So Mr. Badawy,
22 short redirect, please, on the questions that
23 were asked by the Board?

24 MR. KLINE: Mr. Chairman, thank you.

25 CHAIRPERSON ANDERSON: Mr. Kline,

1 short redirect based on the questions that were
2 asked by the Board?

3 REDIRECT EXAMINATION

4 INSPECTOR KLINE: Yes. Very, very
5 simple. Mr. Hankins, just to confirm, you're
6 committed, and you said it previously, to
7 following the recommendations that Mr. Beam may
8 develop in terms of mitigating noise, correct?

9 MR. HANKINS: Absolutely.

10 INSPECTOR KLINE: All right. And in
11 terms of there's, you know, 45 complaints, to
12 your knowledge, in the last year, were any
13 complaints sustained?

14 MR. HANKINS: No. No violations have
15 been given and typically, the ABRA investigator
16 and DCRA will say to us, you know, kind of "we're
17 here again, we got called, you guys are fine, it
18 looks like a restaurant," and they leave so.

19 INSPECTOR KLINE: So aside from
20 complaints, since you installed this noise meter,
21 since December of '21 when you discontinued the
22 use of promoters, are you aware of any noise
23 violations committed by your establishment?

24 MR. HANKINS: No violations, sir.

25 INSPECTOR KLINE: Nothing further.

1 CHAIRPERSON ANDERSON: All right.
2 Thank you. All right. It's my understanding
3 that we have probably another 10 more witnesses.
4 This witness == and yes, he's the owner, and this
5 witness started testifying about 4:43 since we
6 came back from break. I just want to remind the
7 parties that we are going to listen to this
8 entire case tonight no matter how long it takes.
9 So we're going to complete this case tonight. I
10 just want to, however, remind all parties when
11 asking questions, make sure that you're asking
12 questions that are short, concise, and it will
13 assist the Board in making a decision. I'm not
14 saying that that has not been done so far, but I
15 just want to remind the -- both sides that it's
16 my understanding that we have at least 10 more
17 witnesses. It's 6:09 and but -- and we are going
18 to -- no matter how long this hearing takes, we
19 are going to conclude this hearing within this
20 session. Okay. All right. Do you have another
21 witness, Mr. Kline?

22 INSPECTOR KLINE: Yes. I call Steve
23 Lawrence. Mr. Lawrence, are you on?

24 CHAIRPERSON ANDERSON: I'm not sure if
25 he is but Mr. Orellana, can you, if Mr. Lawrence

1 is there, can you elevate his rights, please?

2 MR. ORELLANO: Mr. Lawrence.

3 CHAIRPERSON ANDERSON: I'm sorry. Mr.
4 Kline, can you -- is -- can you locate Mr.
5 Lawrence and if he's online -- someone tell me if
6 we can elevate his rights.

7 INSPECTOR KLINE: Mr. Chairman, I just
8 spoke to Mr. Lawrence. He -- I guess he's muted
9 or maybe not elevated. He said he is on and that
10 he --

11 CHAIRPERSON ANDERSON: It's -- all
12 right. Mr. Orellana, can you please look for Mr.
13 Lawrence -- it's his name, Mr. Lawrence -- and
14 elevate his rights, please.

15 MR. KLINE: I was talking and
16 (Simultaneous speaking.)

17 MR. KLINE: -- I'm sorry.

18 CHAIRPERSON ANDERSON: I'm sorry.
19 What's going on?

20 INSPECTOR KLINE: I was going to say
21 if h e's listed by telephone number, it's 757-646
22 --

23 CHAIRPERSON ANDERSON: Don't give the
24 whole number, Mr. Kline.

25 MR. ORELLANO: He has been elevated.

1 CHAIRPERSON ANDERSON: All right. Is
2 he -- I'm sorry. Mr. Lawrence -- Mr. Lawrence,
3 can you mute your line? I see there's a caller.
4 Mr. Lawrence. Mr. Orellana, did you unmute him?
5 I see that there's a caller there but it appears
6 that the person is muted. I'm not sure if he
7 needs to unmute himself or we need to mute him --
8 unmute him.

9 MR. ORELLANO: Yes. I sent a request
10 for unmute but it's on his behalf to unmute.

11 CHAIRPERSON ANDERSON: Okay. Mr. --

12 MR. ORELLANO: I don't know if he hit
13 it.

14 CHAIRPERSON ANDERSON: All right. Mr.
15 Lawrence -- yes, Mr. Lawrence. All right. Can
16 you --

17 MR. LAWRENCE: All right. Tell me if
18 that works.

19 CHAIRPERSON ANDERSON: -- can you
20 raise your right hand, sir?

21 MR. LAWRENCE: Sure.

22 CHAIRPERSON ANDERSON: Do you swear or
23 affirm to tell the truth and nothing but the
24 truth?

25 MR. LAWRENCE: I do.

1 CHAIRPERSON ANDERSON: Your witness,
2 Mr. Kline. Go ahead.

3 INSPECTOR KLINE: Thank you, Mr.
4 Chair. Mr., state your name for the record,
5 please?

6 MR. LAWRENCE: Steven Lawrence.

7 INSPECTOR KLINE: And where do you
8 reside, Mr. Lawrence?

9 MR. LAWRENCE: 600 T Street NW. I'm
10 directly adjacent to the premises in question
11 today.

12 DIRECT EXAMINATION

13 INSPECTOR KLINE: All right. And are
14 you also the landlord of the establishment?

15 MR. LAWRENCE: Yes, sir, I am.

16 MR. KLINE: But you would reside
17 there, correct?

18 MR. LAWRENCE: I do, yes. I am part
19 of the neighborhood.

20 INSPECTOR KLINE: And who do you
21 reside there with?

22 MR. LAWRENCE: My wife and my two
23 children age 5 and 3.

24 MR. KLINE: And you're directly next
25 door to the establishment?

1 MR. LAWRENCE: Yes, sir.

2 INSPECTOR KLINE: And have you --
3 what's been your experience with noise of the
4 establishment?

5 MR. LAWRENCE: There was a time where
6 the noise was a little elevated, and I would
7 address that with Louie and obviously, this
8 community meeting is doing the same. But he has
9 very much turned that around, and I have not had
10 an issue with the noise at all, cause I mean
11 first and foremost, not only as a parent that
12 needs to have their kids sleep, I'm also the
13 owner of the property and don't want anything to
14 reflect negatively on me as somebody who wants to
15 live in the community. But I believe they always
16 address my concerns very professionally and over
17 the last almost, I would say, over eight months
18 almost now, I've noticed a complete reduction in
19 noise, much different than it used to be. But if
20 I'm being frank with you, there was a time where
21 it was a touch too loud, and I feel like that's
22 been addressed and obviously, we're doing this
23 now tonight. But my issues have been nothing.
24 There's been no problem at all --

25 INSPECTOR KLINE: How long have you

1 lived --

2 MR. LAWRENCE: that I've seen.

3 INSPECTOR KLINE: -- how long have you
4 lived at that location?

5 MR. LAWRENCE: Since 2007.

6 INSPECTOR KLINE: So a long time?

7 MR. LAWRENCE: Yes, sir.

8 INSPECTOR KLINE: And has there ever
9 been a time that it's been intolerable for you
10 and your children living next door to this
11 establishment?

12 MR. LAWRENCE: No. It's never -- not
13 intolerable. That's too strong of a word, but it
14 was noticeable.

15 INSPECTOR KLINE: Okay. And to what
16 do you attribute the improvement, if you know, if
17 you have any idea?

18 MR. LAWRENCE: I mean I do have an
19 idea. I've been right up there with Louie trying
20 to make sure he's doing this right or he tells me
21 his doing, and I follow it up personally myself
22 to see the sound engineers that have been by.
23 I've actually had private conversations with the
24 sound engineer crew he's had. I've seen him
25 purchase insulation and do different things with

1 moving around a DJ and trying to get his speakers
2 right. I think he installed a meter to measure
3 the amount of noise that was coming out. So I've
4 kind of -- I've been watching the progress for
5 quite some time now with everything he's tried to
6 do to implement the concerns of the neighborhood
7 and to make less, you know, hindrance on the
8 neighbors.

9 MR. KLINE: You also -- you own the
10 apartment building next store as well?

11 MR. LAWRENCE: I do, yes.

12 MR. KLINE: So it's obviously in your
13 interest to see that residents are not disturbed
14 by these -- this establishment because they are
15 your tenants, correct?

16 MR. LAWRENCE: Actually --

17 MR. BADAWEY: Objection.

18 CHAIRPERSON ANDERSON: I'm sorry.

19 MR. BADAWEY: Object to the leading
20 question there. This is direct examination.

21 MR. KLINE: I'll rephrase it. You
22 testified you own the building next door,
23 correct?

24 MR. LAWRENCE: I do, yes.

25 INSPECTOR KLINE: And do you have a

1 particular interest?

2 MR. LAWRENCE: And --

3 MR. KLINE: Does that create a --

4 MR. LAWRENCE: Yes. I have --

5 MR. KLINE: -- particular interest --

6 MR. LAWRENCE: -- sorry. I didn't mean
7 to interrupt.

8 CHAIRPERSON ANDERSON: Mr. Lawrence,
9 can you please wait for Mr. Kline to ask the
10 question before -- we have a court reporter, so I
11 need to make sure that you two are not speaking
12 over each other; okay?

13 MR. LAWRENCE: No problem.

14 INSPECTOR KLINE: Does that create an
15 interest or an incentive for you to see that
16 noise is mitigated?

17 MR. LAWRENCE: Repeat the question?
18 I'm sorry.

19 INSPECTOR KLINE: Does the fact that
20 you own the building have any bearing on what
21 attitude you take to your other tenants at this
22 commercial establishment?

23 MR. LAWRENCE: Absolutely it does.

24 INSPECTOR KLINE: Why is that?

25 MR. LAWRENCE: Because I have tenants

1 there and tenants are a part of my responsibility
2 to give them a quiet living environment, and that
3 would reflect very negative on me, not only
4 financially but also me as a person of the
5 community that has an obligation to provide good
6 service for my tenants, so I take that into
7 heart.

8 INSPECTOR KLINE: Thank you. I have
9 no further questions of this witness at this
10 time.

11 CHAIRPERSON ANDERSON: Mr. Badawy?

12 CROSS-EXAMINATION

13 MR. BADAWEY: Just a couple of brief
14 questions, please. Good evening, Mr. Lawrence.
15 Thank you for your time here tonight. Mr.
16 Lawrence, you are the landlord for them, correct?

17 MR. LAWRENCE: Yes, sir.

18 MR. BADAWEY: And you are also the
19 landlord for Batro, is that correct, Mr. Hankins'
20 other establishment?

21 MR. LAWRENCE: Yes, sir.

22 MR. BADAWEY: And Mr. Hankins pays you
23 money for the leases for both of those
24 establishments, correct?

25 MR. LAWRENCE: Correct.

1 MR. BADAUY: Mr. Lawrence, did you
2 give your tenant, Rito Loco-El Techo, the right
3 of access to the rear of your property at 600 T
4 Street NW for the storage and disposal of the
5 trash the entire duration of the lease?

6 INSPECTOR KLINE: Objection. Goes --

7 MR. LAWRENCE: I --

8 INSPECTOR KLINE: -- well beyond the
9 scope of direct.

10 CHAIRPERSON ANDERSON: I --

11 (Simultaneous speaking.)

12 CHAIRPERSON ANDERSON: Sir, go ahead.

13 MR. BADAUY: Sorry.

14 CHAIRPERSON ANDERSON: Alright. I'm
15 going to allow the question because it's -- I
16 think that this is the only person, I believe,
17 who can talk about that issue, and trash is an
18 issue that has been brought up here as one of the
19 protest issues, and there was direct testimony
20 from the landlord regarding this. And so I just
21 believe that, yes, it goes beyond the scope and
22 again, this -- we have these hearings. We do not
23 necessarily follow the formal rule of evidence
24 with cross-examination and direct. So in this
25 particular case, I would allow it because I need

1 that answer. So you can answer the question,
2 sir. Answer the question.

3 MR. LAWRENCE: Sure. Yes. There was
4 an easement -- egress easement, I think, allowed,
5 and there was language of a just storage of trash
6 at the back of the property.

7 MR. BADAWEY: Thank you. No further
8 questions.

9 CHAIRPERSON ANDERSON: Any questions
10 by any Board members? Yes, Mr. Short. I can't
11 hear you, Mr. Short.

12 MEMBER SHORT: Good evening, Mr.
13 Lawrence. How are you?

14 MR. LAWRENCE: Doing great. How about
15 you?

16 MEMBER SHORT: Oh, a lot better now,
17 sir. Did you hear the question we had about
18 trash compactors?

19 MR. LAWRENCE: I did not. I've been
20 busy with the kids. I just hopped on the call
21 about 15-20 minutes ago.

22 MEMBER SHORT: Okay. As a landlord,
23 I know you're familiar with the city term peace,
24 order, and quiet?

25 MR. LAWRENCE: Yes.

1 MEMBER SHORT: And you testified
2 earlier that you, at one time, had problems with
3 the tenant's noise yourself, correct?

4 MR. LAWRENCE: Sure, yes.

5 MEMBER SHORT: And how long ago was
6 that?

7 MR. LAWRENCE: It would have been
8 probably about a year ago, I think a little over
9 a year ago.

10 MEMBER SHORT: And I know you're -- as
11 a landlord, you're happy that the noise has
12 quieted down, cause that makes life a little
13 easier for everybody in the neighborhood?

14 MR. LAWRENCE: Absolutely.

15 MEMBER SHORT: Okay. But again, the
16 question I had asked -- and I don't know if you
17 were on the line when we were talking about trash
18 compactors, because there are a lot of other
19 businesses that have similar circumstances that
20 your tenant has with trash and the disposal of
21 trash and the storage of trash until it can be
22 picked up.

23 MR. LAWRENCE: Okay.

24 MEMBER SHORT: Are you familiar with
25 the trash compactors that a lot of other

1 landlords and businesses are using in your
2 vicinity?

3 MR. LAWRENCE: No, sir, I'm not. I
4 mean I'm familiar with what a trash compactor is,
5 but I've never -- I don't have any kind of
6 understanding about what that is in this
7 capacity.

8 MEMBER SHORT: Well, okay, if you
9 don't have any idea what it is, I'll just say
10 this to you. It saves a lot of grief for a lot
11 of people in the community to have a trash
12 compactor rather than have trash sitting out. It
13 would take care of a lot of your problems with
14 rodents and with the odors and other things that
15 happen in the summertime when you have trash
16 stored close to people's residences and
17 businesses.

18 MR. LAWRENCE: Okay. That is
19 something I'm not against looking into or
20 understanding more about what it is.

21 MEMBER SHORT: Okay. That's all I
22 wanted to get from you, that you would look into
23 it. Thank you very much. That's all I have, Mr.
24 Chair.

25 CHAIRPERSON ANDERSON: Any other

1 questions by any other Board members? Mr.
2 Lawrence, a quick question. Where is this
3 tenant, where is it that they're supposed to
4 store their trash?

5 MR. LAWRENCE: The tenant, Louie
6 Hankins for El Techo --

7 CHAIRPERSON ANDERSON: Yes.

8 MR. LAWRENCE: -- Rito Loco?

9 CHAIRPERSON ANDERSON: Yes.

10 MR. LAWRENCE: So the trash is
11 currently being stored right at the alley side of
12 the building.

13 CHAIRPERSON ANDERSON: Is that only
14 area that -- is it -- this is the area that the
15 trash is supposed to be stored? I'm just trying
16 to get confirmation from you, the landlord.

17 MR. LAWRENCE: Understood. Yes. I
18 mean with the situation that was prior in COVID,
19 we have set up a patio space that was a part of
20 the business that is located at the property, 600
21 T Street. And trash was, obviously, very much a
22 problem at that point. And they are 100 percent
23 landlocked. So we're all locked in with no real
24 access to put cans any which way. So it looks
25 like public space is really the only option. And

1 the alley we have is where all the residential
2 trash cans are also located. It's a very wide
3 alley, so there's plenty of room for cars to be
4 moving each way. So that was a way we had to
5 deal with the situation we have being landlocked
6 with no public space. That was the only option.

7 CHAIRPERSON ANDERSON: Thank you. Mr.
8 Badawy, any brief redirect?

9 MR. BADAWY: No redirect, Your Honor
10 -- or Mr. Chairman.

11 CHAIRPERSON ANDERSON: Mr. Kline?

12 INSPECTOR KLINE: No questions, thank
13 you.

14 CHAIRPERSON ANDERSON: Thank you very
15 much for your testimony, Mr. Lawrence. You're
16 free to go. You have a --

17 MR. LAWRENCE: Okay. Thank you. Have
18 a nice night, guys. Appreciate it.

19 CHAIRPERSON ANDERSON: Do you have
20 another witness?

21 INSPECTOR KLINE: Daniel Hatem.

22 CHAIRPERSON ANDERSON: Is that person
23 online?

24 INSPECTOR KLINE: Yes.

25 CHAIRPERSON ANDERSON: Mr. Hatem?

1 MR. ORELLANO: Access has been
2 elevated.

3 CHAIRPERSON ANDERSON: I'm sorry. Mr.
4 Hatem? Can you please -- can you raise your
5 right -- do you have a -- okay, good. Mr. Hatem,
6 can you raise your right hand, please? Do you
7 swear or affirm to tell the truth and nothing but
8 the truth?

9 MR. HATEM: Yes, I do.

10 CHAIRPERSON ANDERSON: Your witness,
11 Mr. Kline.

12 INSPECTOR KLINE: Thank you, Mr.
13 Chair. State your name, please?

14 MR. HATEM: My name is Daniel Hatem,
15 H-A-T-E-M.

16 DIRECT EXAMINATION

17 INSPECTOR KLINE: I've been
18 mispronouncing it all these years. That's
19 terrible.

20 MR. HATEM: Yes.

21 INSPECTOR KLINE: What's your
22 connection to this business?

23 MR. HATEM: I came on board with Louie
24 about three years ago and a couple months. He
25 was, as you mentioned earlier on the calls,

1 struggling with the permits and the finance, and
2 I have a long history in the business, and I now
3 have a consulting and accounting and finance
4 building -- business that focuses on restaurants
5 in D.C. And so I basically kept him from going
6 under because, as you mentioned, he -- the
7 permitting time it took him and all of the
8 problems initially basically put him in a million
9 dollars' worth of debt. So I had to restructure
10 the company. Louie is afloat today because of
11 the work that I did.

12 INSPECTOR KLINE: Now the difficulties
13 included difficulties during COVID, correct?

14 MR. HATEM: Yes. So the plan that I
15 implemented financially included operating
16 agreement, partnerships, contracts, obviously the
17 financing for the business. He mentioned that it
18 was a D.C. grant but that was nowhere near the
19 amount of money that he spent from family and
20 friends and private loans at high interest rates.
21 Once we start --

22 INSPECTOR KLINE: I'm going to stop
23 you cause I'm not sure it's responsive to my
24 question. My question to you --

25 MR. HATEM: I'm sorry. I'm going to

1 tell you right now. By the time we got that plan
2 implemented, COVID hit and we had to shut down on
3 March of 2020, and we stayed closed for about a
4 full three months. We completely got rid of the
5 DJs. We had no DJ expense during that year. We
6 were table seating six feet apart, no more --
7 followed the rules of, you know, obviously, the
8 shut down and the Mayor. And so that's what 2020
9 was all about. And as you mentioned, we didn't
10 fully recuperate until 2021 when Mr. Badawy was
11 referring to the summer and fall. So at that
12 point, we were just in a holding pattern to make
13 sure that we didn't lose the business in its
14 entirety.

15 INSPECTOR KLINE: Okay. And what are
16 your -- what's your role, what are your
17 responsibilities in the business?

18 MR. HATEM: My role is basically a lot
19 of the finance back of the house operations,
20 giving guidance. I do that for about 20
21 different businesses in the city, built
22 businesses anywhere from, you know, 14th and K up
23 to the Adams Morgan area all the way to
24 Arlington. I've been around a while. Let's just
25 put it that way.

1 INSPECTOR KLINE: Okay. Do your
2 responsibilities at Rito Loco-El Techo include
3 noise mitigation?

4 MR. HATEM: Yes.

5 (Simultaneous speaking.)

6 MR. HATEM: -- working. So the
7 residents in the back building, the adjacent
8 building, which is the south wall -- that's not
9 Mr. Badawy's side; that's the north, and Mr.
10 Badawy was actually not a resident at the time,
11 but we did have complaints from the north side --
12 but the south wall was the big issue. I was on a
13 group text with the residents there, and I was
14 giving them play-by-play, up to the minute
15 basically every action I took to hire Ivan
16 Burkett, the sound engineer who worked on other
17 projects including Coyote Ugly and their big
18 noise issues that they had in Chinatown. And we
19 gave them, on the text thread, constant updates
20 of what we are doing, what we are buying, how
21 long. There was a big lag time with COVID
22 shipments. It took -- it was impossible to buy
23 equipment and sound, so it took many months for
24 it to arrive. We kept them, you know, in the
25 loop of it was purchased, it's on the way, the

1 lead time, so on and so forth, the date it was
2 installed. And I did go into the residents with
3 Ivan to speak to Lynn was one of them, Alex was
4 another, and the young lady that I'm not sure if
5 she's still there or not. I don't remember her
6 name.

7 INSPECTOR KLINE: And were there any
8 community leaders that you were working with at
9 that time?

10 MR. HATEM: No. I have never met
11 anyone from the ANC in person. I've only seen an
12 email to me from Alex Lopez which I actually
13 responded in full detail, maybe about five
14 paragraphs of everything that we were doing. If
15 you're interested, I can send it to you.

16 INSPECTOR KLINE: Okay. And in terms
17 of what you were doing, what is it you were doing
18 to address the issues? We've had some discussion
19 about it. You may be the best person to discuss
20 it.

21 MR. HATEM: So, you know, first and
22 foremost, I've built a lot of places in D.C. that
23 have a huge amount of sound. We're talking about
24 \$150,000, \$200,000 worth of sound equipment. And
25 what Louie was referring to about the size, I

1 mean you go to any nightclub, and literally, my
2 bass cabinets are probably up to my chest and I'm
3 6 foot 2. So this -- what I did was even though
4 he had a small cliché system, which is a very
5 high fidelity system that was zoned, we upgraded
6 to a high fidelity sound with short throw and
7 better sound waves. The only real way I can
8 explain it is like if you have a Bose system at
9 home with more small speakers that service just a
10 small part of the area, then the people sitting
11 in front of the speakers can hear it, but it
12 won't carry in a long distance.

13 Now Mr. Badawy and some others I've
14 given this explanation, I am not the technical
15 sound engineer, but the engineers have explained
16 the concept of soundwaves and how they carry
17 through walls and into longer distances. We've
18 talked about amplified sound. We've talked about
19 the fact that base is non-directional and will go
20 in any direction. But there's a lot of -- there
21 was a lot of recommendations, and you guys
22 mentioned that there was multiple sound
23 engineers. Some engineers will come in and they
24 have this concept that it's carrying through the
25 metal, and that's not it. You know, one of it

1 was like the placement of the speakers. That was
2 it. And so that was one of the things.

3 So we took -- the DJ booth is along
4 the south wall of the adjacent building. We
5 removed the one base cabinet that was not of good
6 quality from that area and took it out of
7 service. We took the two mid-size tops, as you
8 call them, which do treble and mid-range, and we
9 took those out of service. Now nothing is on the
10 south wall, and if you just walk into the space
11 and stand in front of the booth, you will
12 actually hear a dead zone. It's a complete dead
13 zone for base, and all you have to do is step in
14 there and listen to it. So now as Louie
15 mentioned, all the speakers, there's six tops and
16 four small subs that are only 10 inches by 20,
17 that is literally like this size. That's not
18 very big. That is not nightclub sound. You do
19 not build a nightclub with this size speaker,
20 that they direct towards the center of the space
21 so that the customers can hear it without it
22 escaping from the venue as much as possible. Now
23 I'm not saying that it's perfect, but since we
24 installed it, they have direct access to my
25 personal cell phone, and I did not get one single

1 text message complaint from any of the residents
2 after I installed it. They basically just -- you
3 know, just cut off and went silent, and I had to
4 assume that they were content with my progress.

5 INSPECTOR KLINE: Okay. Now there's
6 been a lot of discussion about whether this
7 establishment is a nightclub, has it morphed into
8 a nightclub. You have a great deal of experience
9 in the industry, you've indicated, correct?

10 MR. HATEM: Absolutely, yes. I mean
11 I've built some of the largest nightclubs in the
12 city.

13 INSPECTOR KLINE: Okay. So why isn't
14 this establishment a nightclub? What's different
15 here?

16 MR. HATEM: Well, what's different is
17 the level of sound and the type of music as well
18 as the hours. A nightclub, as you know -- let's
19 say Flash across the street is a perfect example.
20 No one shows up until midnight. People come to
21 El Techo to eat starting from noon on the
22 weekends and they have drinks while they're
23 seated. There is a small bar area that can host
24 about 20 people standing, but even that
25 disappeared during COVID because we were not

1 allowed to have standing during COVID. So
2 basically, we shut down including now for the
3 last number of months cause the business has been
4 seriously affected. We don't even have sales
5 hardly after midnight anymore because of the way
6 the neighborhood is frightened Louie to the point
7 that he cannot exercise his right to have music
8 until 1:30 per the agreement. And as you were
9 trying to state, Mr. Kline, per our liquor
10 license, we are allowed to technically, if it
11 wasn't for the agreement, operate until 2:00
12 a.m., and we don't.

13 So we do not operate that way. People
14 don't come that late at night. They leave and
15 they go to a full club, Flash being one, Howard
16 Theater another, and all of the U Street corridor
17 which if anyone drives down the U Street-Florida
18 corridor at night, it is jammed pack, you know,
19 especially before COVID.

20 Anyway, size of sound, cover charge.
21 We never have a cover charge. All sort of
22 symbiotic with the night life. The loud music,
23 the large dance floors, table bottle service, all
24 of that is typical of a nightclub, and this is
25 not what Rito Loco-El Techo is.

1 INSPECTOR KLINE: Is scale another
2 issue in terms of size of an establishment?

3 MR. HATEM: For the scale, meaning --

4 INSPECTOR KLINE: Yes. In other
5 words, you -- do we see nightclubs the size of
6 this place?

7 MR. HATEM: No, absolutely not. If --
8 I mean the smallest clubs that I can think of,
9 Ice just reopened. It used to be Red. It was
10 one of the smallest nightclubs in the city that
11 holds about 150 people.

12 INSPECTOR KLINE: And your capacity up
13 there is 79, correct?

14 MR. HATEM: Yes, absolutely. And
15 mostly seated even late -- in the late hours.

16 INSPECTOR KLINE: All right. If I can
17 get sharing privileges, there are some exhibits
18 that I would like Mr. Hatem to identify?

19 CHAIRPERSON ANDERSON: I believe that
20 you did -- did you have earlier -- Mr. Orellana,
21 can you please, if Mr. --

22 (Simultaneous speaking.)

23 You have it, Mr. Kline.

24 INSPECTOR KLINE: Great. Thank you so
25 much. All right. I'm showing you what's been

1 marked as Exhibit A. Can you identify what that
2 is?

3 CHAIRPERSON ANDERSON: You're not
4 sharing your screen, Mr. --

5 MR. KLINE: I'm not? Bear with me.
6 I thought I did.

7 MR. HATEM: And while you're doing
8 that, if -- after my testimony with you, I'd love
9 to address Mr. Short -- or Chairman Short or --

10 CHAIRPERSON ANDERSON: And Mr. -- no,
11 Mr. Hankins. You are -- go ahead -- go ahead,
12 Mr. Kline.

13 INSPECTOR KLINE: You'll respond to my
14 questions, Mr. Hatem. Can you identify -- do you
15 see it now, do you see an Exhibit in front of
16 you?

17 MR. HATEM: I do.

18 INSPECTOR KLINE: Good. I've
19 succeeded. What is that?

20 MR. HATEM: That was the initial
21 consulting fee for Ivan to come out and assess
22 the situation with the sound, do a test, and then
23 recommend a new set of speakers, amplifiers, and
24 mixers. So high fidelity sound is based on all
25 the equipment being of higher quality.

1 INSPECTOR KLINE: And who -- and Ivan,
2 clarify who's Ivan?

3 MR. HATEM: Ivan is one of the sound
4 engineers that has done a lot of auditoriums,
5 some nightclubs as well as venues in the city.
6 He did work for me in the past on 14th and K. He
7 did the work to mitigate the noise pollution from
8 Coyote Ugly. He's done churches. He's done
9 stadiums, so on and so forth.

10 INSPECTOR KLINE: And was this paid?

11 MR. HATEM: Yes. They're all paid.
12 I think four invoices total around 27,5, and then
13 we have other invoices to Washington Music Center
14 which is the main purveyor.

15 INSPECTOR KLINE: And just to clarify,
16 you're responsible for the accounts for the
17 establishment and payment of bills, correct?

18 MR. HATEM: Absolutely. All bills
19 come through me. Nothing gets paid unless I know
20 about it.

21 INSPECTOR KLINE: So when you say this
22 is paid, you know this based upon your position
23 with the company that it was paid, correct?

24 MR. HATEM: Yes. I can provide you
25 check images. I can provide you Quickbooks,

1 anything you'd like.

2 INSPECTOR KLINE: All right. Exhibit
3 B, what do we have?

4 MR. HATEM: This is one of the other
5 invoices that include some of the technical
6 equipment, the amplifier, the processor, and the
7 rack to hold the amplifiers. These are not the
8 speakers. These are -- this is the technical
9 side of it, especially as they keep referring to
10 amplified sound. You need an amplifier to
11 produce music.

12 INSPECTOR KLINE: All right. And this
13 is -- the invoice is dated June 30, 2021?

14 MR. HATEM: Yes, sir. That's --
15 (Simultaneous speaking.)

16 MR. HATEM: -- the process roughly in
17 June.

18 INSPECTOR KLINE: So it was done over
19 the summer of '21?

20 MR. HATEM: No. It took a long time
21 for this equipment to arrive. It was -- you
22 know, we couldn't even get the -- most of the
23 equipment was not even available that was the one
24 -- the preferred one, so we went with a Hankis
25 and Rhines, which is another high fidelity sound

1 equipment company just to speed up the process.
2 So I pick -- we had to pick another brand just so
3 we wouldn't delay until 2022, because I knew the
4 tenants needed this resolved as fast as possible.

5 INSPECTOR KLINE: Exhibit C is another
6 expenditure related to the upgrade of the sound
7 system?

8 MR. HATEM: Yes. And this would be
9 the bulk of the speakers, as you can see, and the
10 subwoofers and the amps.

11 INSPECTOR KLINE: Okay. And this was
12 paid also?

13 MR. HATEM: Yes, sir.

14 INSPECTOR KLINE: Okay. Exhibit D?

15 MR. HATEM: That was basically a
16 service call to tweak what he had installed, I
17 think, and these are --

18 (Simultaneous speaking.)

19 MR. HATEM: -- some checks, yes.

20 INSPECTOR KLINE: Do you know what
21 Exhibit E is?

22 MR. HATEM: That is the check
23 downpayment for Martin Beam dated July 29th,
24 because Ivan did the equipment but we got a
25 recommendation that Martin had solved some of the

1 sound problems in downtown and other
2 establishments including one of my other partners
3 who completely resolved the ABRA case with and
4 that he could sort of -- he could take care of
5 our establishment. So I went and paid him in
6 advance to make sure that we had him contracted
7 for the future.

8 INSPECTOR KLINE: Okay. Exhibit F?

9 MR. HATEM: That is an explanation
10 from Ivan, which is 71Z, LLC. The residents were
11 asking for, you know, a lot of -- an easy to
12 understand explanation of sound and what he was
13 doing. You know, sound engineers can talk a lot
14 about pink noise and soundwaves and no one really
15 understands that. So he just wrote out a
16 document to make it easy to understand.

17 INSPECTOR KLINE: Okay. Mr. Chair, I
18 would move Exhibits A through F into evidence.

19 CHAIRPERSON ANDERSON: Mr. Badawy, any
20 objection?

21 MR. BADAWY: No objections.

22 CHAIRPERSON ANDERSON: So moved.

23 (Whereupon, the above-referred to
24 documents were marked as Exhibits A through F for
25 identification and received into evidence.)

1 INSPECTOR KLINE: If I can -- did I do
2 that right -- stop sharing now? All right. And
3 so Mr. Hatem, just to clarify, you've been
4 involved with this establishment for how long?

5 MR. HATEM: For about three years and
6 four months.

7 INSPECTOR KLINE: And is it your
8 intention to continue to be involved?

9 MR. HATEM: Yes. I'm invested. It
10 would be a failure of a return on my investment
11 if it goes south.

12 INSPECTOR KLINE: And you heard Mr.
13 Hankins testify. Are you committed as involved
14 in the management of the company to no longer
15 using promoters at the establishment?

16 MR. HATEM: You want the honest
17 answer? I never --

18 INSPECTOR KLINE: You're under oath --

19 MR. HATEM: I never wanted promoters
20 in the first place, so I have -- I've used some
21 of the biggest promoters in the city. I don't
22 agree with promoters always. They do what they
23 want and they don't listen to management and to
24 the ownership and direction so, yes.

25 INSPECTOR KLINE: And as an owner,

1 operator, and partner in this establishment,
2 you're committed to addressing the concerns that
3 have been raised about noise?

4 MR. HATEM: Absolutely. I run only
5 clean businesses as much as possible, so I want
6 to fix this. I want to solve it. I do not like
7 waking up with the stress and the headache of
8 these problems. We need to come up with a
9 solution. It needs to be resolved. I can't -- I
10 mean you have no idea how stressed out Louie is
11 about it and in turn stresses me out about it as
12 well. I mean we can't live this way.

13 INSPECTOR KLINE: All right. Thank
14 you. I have no further questions at this time.

15 CHAIRPERSON ANDERSON: Mr. Badawy?

16 CROSS-EXAMINATION

17 MR. BADAWEY: Thank you, Mr. Chairman.
18 Good evening, Mr. Hatem.

19 MR. HATEM: How are you?

20 MR. BADAWEY: Good, thank you.

21 Mr. Hatem, you've been -- testified
22 that you have been associated with Mr. Henkins
23 and El Techo for three years, correct?

24 THE WITNESS: Yes, sir.

25 BY MR. BADAWEY:

1 Q Okay. And I believe you testified
2 that one of your duties and responsibilities is
3 the, I guess, sound engineering associated with
4 this establishment, correct?

5 A It was passed on to me when I realized
6 that they were not getting it done. I'm the guy
7 that tries to get things done. So that became my
8 responsibility around July of 2021 when they
9 contracted Ivan Burkitt.

10 Q Okay. And again, you've testified
11 you're not a sound engineer, but you were --
12 you've overseeing these efforts, correct?

13 A Yeah, I work with sound engineers to
14 build out many different forms of sound, large
15 spaces, small spaces. But I always rely on the
16 experts, whether's an architect or a sound
17 engineer or a structural engineer. I do not
18 pretend I know something I don't.

19 Q The exhibits that were just admitted,
20 these are invoices, correct, money that was paid
21 from El Techo?

22 A Yes, to Ivan -- to 71Z LLC, Ivan
23 Burkitt, yes, sir.

24 Q Okay, and Ivan Burkitt is a sound
25 engineer, correct?

1 A Yes.

2 Q And the range of dates that these
3 bills were paid, right, for your upgrades are, I
4 think it starts on June 9 of 2021, correct?

5 A Yes, sir.

6 Q June 30, 2021.

7 A Yes.

8 Q July 29, 2021.

9 A Yes.

10 Q And August 30 of 2021, correct?

11 A Yes.

12 Q And despite these upgrades, there were
13 still noise complaints after August 30, 2021,
14 correct?

15 A Not to me directly, on the group
16 chain. But as you've mentioned, I do not have
17 access to ABRA's list of complaints. I hear from
18 them that there are complaints that are going on,
19 but you guys have pointed out that there was 45
20 complaints.

21 Q Right. And in -- are you aware that
22 in September of 2021, after these upgrades, there
23 were complaints made to ABRA about loud music
24 coming from El Techo?

25 A These -- the sound system was not

1 completed until October of 2021. The invoices I
2 do not pay in full until the product is
3 delivered. I would never do that. The
4 installation took time, and that was October.
5 And as Louie stated, my -- the sound system that
6 Ivan installed was for high fidelity. The
7 promoters brought in their own sound systems.

8 Q And you're aware that after October
9 21, there were noise complaints about El Techo
10 coming from the community, correct?

11 A I'm sorry, what date?

12 Q After October of 2021, you're aware
13 that there have continued to be complaints about
14 loud music --

15 A Yes, actually Sidon made me -- who's,
16 I don't know if she's still on the call, she made
17 me aware of those a few, a couple months. I paid
18 the violation notices of course, so I did see
19 them. And the ones that I had to -- was
20 referring to was November and December 7 I think
21 the last one was.

22 Q Okay, and those were substantiated
23 noise complaints, correct, on November 13 and
24 December 2 of 2021, correct?

25 A The truth is, Mr. Badawy, I'm not sure

1 how the Offer in Compromise works, so I can't
2 attest to that. I just know that I was told to
3 send a check, and I do.

4 Q All right. Now, Mr. Hatem, you said
5 that Ivan Burkitt is one of the sound engineers
6 that you employed, correct?

7 A Yes, sir.

8 Q Okay. And I think you referenced
9 another one before that, or maybe after that,
10 Washington Sound Systems?

11 A Washington Music Center is Chuck
12 Levin's, it's based on Silver Spring. They're
13 not a sound engineer, they provide the equipment
14 for almost every establishment in the city except
15 for Protec, which is another company. So yeah, I
16 mean, mostly everyone knows Washington Music
17 Center.

18 Q Okay, and now of course you have
19 contracted with Miller Beam Acoustic Consulting
20 Services, correct?

21 A Yes.

22 Q And in October of 2021, did you have
23 Ivan Burkitt or the Washington Sound System go
24 into the homes of the abutting property owners?

25 A I think it was before October or

1 September. I don't -- I would have to go through
2 my text messages and whatnot to find the exact
3 date. Yes, it was before the new sound system
4 was installed and we ran a pink noise test.

5 A pink noise is the gold standard,
6 court-approved that will rate how much noise
7 waves are coming through the wall or through the
8 buildings.

9 Q Okay.

10 A Any sound, I mean, I'm not going to
11 attest to that, but it was minimal, it was
12 minimal waves. And we had a tenant present with
13 us the entire time and brought her in to Rito
14 Loco so she could hear how loud we were running
15 the test at. And she was like, oh my God, it's so
16 loud in here but I can't hear this in my space.

17 Q But you testified that she -- you
18 couldn't hear -- you could in fact hear music in
19 her residence coming from El Techo at that time,
20 correct?

21 A No, the pink noise is not music, it is
22 actually a buzzing sound. It's like white noise
23 like when your is, you know, making, you know,
24 popcorn static.

25 Q Which could be heard in her residence,

1 correct?

2 A No, only by the -- by the laptop he
3 was using to record it. It was a very low
4 amount. I couldn't hear it with my -- with my
5 own ear, I could not hear it. Sorry, if that's
6 what you're asking.

7 Q And the resident allowed you to come
8 in with the sound expert for you to do this test,
9 correct?

10 A I'm sorry?

11 Q And the resident allowed --

12 A Yes --

13 Q To come in to her?

14 A She is, and I don't believe she's a
15 protester here.

16 Q And there was -- there was no base
17 test at that time, correct?

18 A No, that was the base test, because
19 that was before the new sound system.

20 Q Okay.

21 A So now with the new sound system,
22 anyone can run a followup test to see how it's
23 changed.

24 Q And again, you've testified that there
25 -- all of these upgrades have been completed.

1 And yet there are still complaints of loud music
2 coming from the neighbors about -- excuse me, let
3 me rephrase that.

4 Despite these upgrades that you've
5 made, you remain aware that there are noise
6 complaints from community members claiming that
7 El Techo's music can be heard inside their homes,
8 correct?

9 A I've been made aware that there are
10 noise complaints, yes, sir.

11 Q And I'll ask you this, Mr. Hatem --

12 A Hello?

13 Q Do you believe these complaints, when
14 you hear that the neighbors are saying loud music
15 is coming into our homes from El Techo, do you
16 believe those complaints?

17 A You want my opinion, or?

18 Q Yeah, I'm asking you what you believe.

19 A Okay, so as someone who knows about
20 sound, I believe that sound can carry in any way,
21 shape, or form, based on your windows, the
22 thickness of it, based on the street noise.

23 I actually choose to live in Rosslyn
24 because of the street noise in DC. But I can
25 still hear the planes going over, I can hear the

1 street signs, I can hear my neighbors, I can hear
2 a lot of things. So yes, sound does carry.

3 So but by the time -- the time and
4 dates of the complaints, do I believe that Rito
5 Loco El Techo's sound system is large enough to
6 produce the complaints when there's so many
7 establishments, like the Howard Theater and Flash
8 and these other places that have much bigger
9 sound systems that carry for blocks and blocks?

10 Because I've dealt with Adams Morgan,
11 I've dealt with Dupont Circle. Those sound
12 systems will carry almost all the way to Foggy
13 Bottom, you know. So it is, yes, sound carries.
14 But Rito Loco El Techo's sound system is very
15 tiny, it's very small. Unless you blast it at
16 full capacity, which we do not.

17 That's another thing we did is we
18 dampened the sound and put governors on it. And
19 a governors limit's the ability to turn the sound
20 past a certain point so that when any DJ comes in
21 with their own ideas and gets drunk or whatever
22 it is that they do, they cannot pass a certain
23 threshold. That's what a limiter and a governors
24 is.

25 So no, I do not believe, especially to

1 the north side, that Rito Loco and El Techo is
2 capable of making that kind of sound to, as
3 you've stated in previous meetings, to wake your
4 child when your back plaza area behind your house
5 is butted up against Flash and the -- the other
6 nightclub open deck there.

7 Those I can -- I definitely imagine
8 are carrying into your space. So where it's
9 coming from, I don't know. But am I willing to
10 resolve it? Absolutely. Are we going to go the
11 extra mile? Sure, I will go the extra mile just
12 to prove that it is not us, you know.

13 You know, I -- we talked about before
14 there was a recent complaint out on Quattro.
15 Quattro is a small restaurant with a, you know,
16 with a minor patio speakers. I mean, am I to
17 believe that that's carrying into your space as
18 well? I don't know. But I will take whatever
19 tests necessary and the decibel readers and ABRA
20 coming.

21 You know what, run Mr. Badawy -- the
22 ABRA coming out almost every weekend, as they
23 say, is doing the testing for us. They are
24 providing the proof. So you asked about
25 complaints. Do I believe that the residents have

1 gotten organized and are filing more complaints
2 on a regular basis? Absolutely.

3 Because you all know the more
4 complaints you file, the more likelihood we will
5 get our license revoked. So it is a strategy.
6 And the ABRA agents come and consistently say we
7 are not a problem.

8 So, but even with that, I will take it
9 the next step. I will pay Martin Beam whatever
10 he wants to put sound proofing wherever he can
11 find and solve this issue in its entirety.

12 MR. BADAWEY: Thank you, Mr. Hatem, I
13 have no further questions.

14 MR. HATEM: Thank you, sir.

15 CHAIRPERSON ANDERSON: Any questions
16 by the Board members? Mr. Short.

17 MEMBER SHORT: Mr. Hatem, how are you,
18 sir?

19 MR. HATEM: Hello, Mr. Short, I wanted
20 to talk to you.

21 MEMBER SHORT: Oh, I could tell, and
22 I'm glad you do. But I need to ask this question
23 because there was a time on this board when
24 someone came to testify before this board,
25 especially with the names you've thrown at us,

1 Mr. Ivan Burkitt?

2 MR. HATEM: Ivan Burkitt? Yeah.

3 MEMBER SHORT: Yeah. Do you have any
4 idea, because he's not here to defend him, but
5 what school did he go to or what -- where did he
6 get his papers from making him a certified person
7 dealing with sound?

8 MR. HATEM: I would have to get you
9 his CV, but he actually is a sound engineer with
10 the White House at times. He does a lot of
11 churches in the area as well as stadiums. So he
12 would have to just give you his CV.

13 MEMBER SHORT: Okay, I would say this,
14 so then your testimony for him, I can't take it
15 as though you were giving us or producing some
16 type of certificate or something saying that the
17 person that you hired, are bonafide, certified
18 sound engineers.

19 MR. HATEM: Yes, sir, I don't expect
20 to certify Mr. Burkitt. I do expect to certify
21 Martin Beam.

22 MEMBER SHORT: Well, the next time you
23 come, maybe -- I don't know, this would be up to
24 our Chairman. But there was a time when anybody
25 came before this board with the kind of testimony

1 you gave, they would have to bring some
2 credentials to actually get credit for what they
3 are saying to us.

4 Because I could be a sound engineer if
5 I were talking to the right people, I guess. But
6 any rate --

7 MR. HATEM: I agree, I understand.

8 MEMBER SHORT: And there was -- there
9 was a question you wanted to ask me. If I could
10 ask a question of you ask what question did you
11 have for me?

12 MR. HATEM: I've been working in this
13 city and I was born in this city, and I've been
14 trying to get compactors for a long time. First
15 of all, I love compactors. It provides, you
16 know, multiple establishments to compact their
17 trash and only get picked up once. And believe
18 me, I hate rats. I've physically fought rats in
19 this city from every neighborhood myself.

20 Now, there is no space in the alley in
21 question next to Rito Loco El Techo for even a
22 dumpster, unfortunately. I would -- that's why
23 Louie and Mr. Kline were trying to say we'll take
24 any recommendation as where you can put the
25 dumpster or compactor.

1 I'm even trying to get a compactor
2 approved in another location and the World Bank
3 was kind enough and next to their building to
4 give us, you know, approval. But the Golden
5 Triangle is now helping us trying to get it
6 approved.

7 So easier said than done. It would --
8 I would make everyone happy. But in this
9 scenario all we have are bins, nothing else.

10 MEMBER SHORT: I understand. If I
11 could just say this to you. I do know, like
12 yourself I've been in this city for 70-some
13 years. And I once lived in LeDroit Park.

14 But I'll just simply say this to you:
15 I do know that we've had other businesses come
16 before this board and through a little
17 persistence and talking to the Environmental
18 Office at the Mayor's Office they were able to
19 get trash compactors.

20 MR. HATEM: Right.

21 MEMBER SHORT: And some places that
22 have less space than you have. One being around
23 18th and Vernon Street. There's a trash
24 compactor in there that kind of solved a lot of
25 their problems. So it's not -- it's not that

1 we're trying to be burdensome.

2 But because of peace, order, and quiet
3 we want, when people come before this board,
4 citizens complaining, we want to come with
5 answers and just not a lot of fluff and talk --

6 MR. HATEM: Right, exactly.

7 MEMBER SHORT: And --

8 (Simultaneous speaking.)

9 MEMBER SHORT: So the bottom line is
10 can I get you or someone from your establishment
11 to just go to the environmental persons at the
12 Mayor's Office and ask about getting a contractor
13 or a --

14 MR. HATEM: I will definitely do it
15 for multiple locations. I just don't -- if
16 someone can tell me, I don't know the ANC rep,
17 where we can put it, where's feasible. And then
18 I will propose it. Now, as --

19 (Simultaneous speaking.)

20 MEMBER SHORT: That's what the
21 environmental people would do for you, they work
22 with DPW and all. So it's a city effort when we
23 want to solve these types of problems.

24 And I can almost guarantee you from
25 what I know about the city and the way it

1 functions, if you were to go to ask someone in
2 the Mayor's line with the environmental folks,
3 you would be able to probably get some great
4 ideas about what do dealing with compactors.

5 MR. HATEM: I mean, I'll get with the
6 landlord, because as 600 T Steve Lawrence ,
7 because as you know, he owns the whole block and
8 needs space. The only reason why we were allowed
9 to have trash was because he put us in the back.

10 The only other option is to put it on
11 the street on Florida Avenue, like the residents
12 of 1B01 do. They leave their cans in front of
13 the buildings. And I don't believe in that. In
14 New York City, they throw the bags every night on
15 the street, you know.

16 But out of the ten cans that we have,
17 only about five of them are ours, two for Steve
18 Lawrence and maybe three or so for Quattro. We
19 just got stuck with the bill. Rito Loco El Techo
20 has been paying it for two years for everybody.
21 Now one --

22 MEMBER SHORT: Okay, now that's enough
23 with the trash. Thank you very much. But now
24 you've admitted yourself with your testimony
25 since you've done some of the sound mitigation,

1 there still have been complaints. What do you
2 think that's coming from?

3 MR. HATEM: What I think it's coming
4 from is, again, my opinion, I'm not trying to
5 project and put anything in anyone's mouth. I
6 think it's a lot of frustration. I mean, me
7 growing up in this city, I know the amount of
8 complaints for 30 years Adams Morgan had and
9 tried to shut down all of their establishments,
10 right.

11 I think being next to the arts and
12 entertainment district, they have nobody else to
13 complain against except us. And they can't say
14 anything about Howard, they can't say anything
15 about Flash, they can't say anything that's going
16 on from 7th and U or 9th and U -- 7th and U over.
17 And all that traffic comes from New York Avenue
18 through Florida Avenue.

19 Sometimes the cars, the ATVs and their
20 sound systems and larger. We had the Mayor's
21 Office and eight ambulances pass, and we could
22 not hear -- I was yelling, we were yelling at
23 each other because we couldn't hear each other
24 talk.

25 So ambient noise is absolutely a

1 problem. I think the, LeDroit Park has a lot of
2 history. Some of the buildings are not up to the
3 most modern specifications of windows of
4 three-paned glass, four-paned glass. And then
5 it's, unfortunately in the city's it's required.
6 You know, you need that level of thickness in a
7 window and a door.

8 So there's a lot of things that are
9 playing into this, and I'm not here to pass the
10 blame. I can only do my part, but other people
11 have to do their part as well.

12 MEMBER SHORT: Mr. Hatem, I thank you
13 very much for your testimony.

14 Mr. Chair, that's all I have for this
15 witness. Thank you very much, Mr. Hatem.

16 MR. HATEM: Thank you, Board Member
17 Short, thank you.

18 CHAIRPERSON ANDERSON: Any other
19 questions by any other Board member? Mr. Badawy,
20 any question, any redirect based on the questions
21 that were asked by the Board?

22 MR. BADAWY: No redirect, Mr. Chair,
23 thank you.

24 CHAIRPERSON ANDERSON: Kline, any
25 redirect?

1 MR. HATEM: Thank you all for hearing
2 my testimony.

3 CHAIRPERSON ANDERSON: Thank you, sir,
4 have a great day.

5 MR. HATEM: You too.

6 CHAIRPERSON ANDERSON: All right.

7 MR. KLINE: Call to the stand Martin
8 Beam.

9 CHAIRPERSON ANDERSON: All right, Mr.
10 Beam.

11 MR. BEAM: Hello, Martin Beam here.

12 CHAIRPERSON ANDERSON: Do you have a
13 camera, sir?

14 MR. BEAM: Yeah, let me turn that on.
15 There we go. Oh, sorry about the lights.

16 CHAIRPERSON ANDERSON: I can't see
17 you, I can't see you, Mr. Beam.

18 MR. BEAM: It says preview only. Am
19 I coming through yet?

20 CHAIRPERSON ANDERSON: Nope.

21 MR. BEAM: It's saying it's on -- I
22 can only do a preview. It's giving me the red
23 slash on the camera, even though I can see
24 myself, unfortunately but.

25 CHAIRPERSON ANDERSON: Well, we can't

1 see you.

2 All right, I need you to raise your
3 right hand. Do you swear or affirm to tell the
4 truth and nothing but the truth?

5 MR. BEAM: Yes, I do.

6 CHAIRPERSON ANDERSON: All right. Mr.
7 Kline, you are -- are you presenting Mr. Beam as
8 an expert?

9 MR. KLINE: Yeah, I'm getting ready to
10 qualify him.

11 MEMBER SHORT: Chair?

12 CHAIRPERSON ANDERSON: We're -- hold
13 on. Hold on -- sorry, hold on.

14 Mr. Badawy, do you have a problem with
15 Mr. Beam being an expert, or do you need further
16 information regarding his qualification?

17 MR. BADAWY: I'll just wait for --
18 we'll -- the Protestants will accept Mr. Beam as
19 an expert.

20 CHAIRPERSON ANDERSON: All right,
21 thank you. All right, Mr. -- okay, Mr., it's
22 your witness, Mr. Kline. And please have Mr.
23 Beam spell his name for the record, please.

24 MR. KLINE: All right.

25 MR. BEAM: Martin Beam, that's

1 M-A-R-T-I-N B-E-A-M, as in Martin.

2 DIRECT EXAMINATION

3 BY MR. KLINE:

4 Q And you are an acoustical engineer, is
5 that correct?

6 A I'm an acoustical consultant. You
7 can't really call yourself an engineer unless
8 you're a professional engineer.

9 Q Okay. But you do have an engineering
10 degree, correct?

11 A Yes, I do. I'm a -- I have a degree
12 in mechanical engineering.

13 Q All right. And how long have you been
14 working with respect to noise issues?

15 A Thirty-three years.

16 Q And have you testified as an expert
17 concerning noise issues in the past?

18 A Numerous times.

19 Q Any idea how many?

20 A Dozens. In front of this board, a
21 lot. You know, at least a couple dozen, I would
22 think.

23 Q All right. And you've testified both
24 on behalf of applicants and on behalf of
25 Protestants, is that correct?

1 A That's correct.

2 Q And you -- you've been engaged to
3 assist with noise issues at Rito Loco El Techo?

4 A That's correct.

5 Q And what's the scope of your
6 engagement, what is it you're going to do?

7 A Well, he's rebuilding the rooftop
8 deck, and so he wants to make sure he's doing it
9 to maximize the sound control. And so we're
10 going to help him with that.

11 Q Have you been out to the site?

12 A Yes I have.

13 Q And what do you find in terms of
14 issues related to noise, if any, at this
15 establishment?

16 A Well, in terms of noise I don't know,
17 you know, I wasn't able to get into the adjacent,
18 so I wasn't able to do a, you know, an objective
19 measurement. But there's certainly room for
20 improvement, and he's indicated that they're on
21 board with making it much tighter.

22 Q Okay. And do you believe that there
23 are recommendations that you can make that will
24 be effective in mitigating the noise?

25 A Definitely.

1 Q Okay, any idea what those might be?

2 A Well, the partition adjacent to the
3 adjacent building is full -- it's not very solid,
4 it's got a lot of holes. And there's a walkway
5 behind it, and there's just a lot of ways for
6 sound to escape that area.

7 Just wanted to clarify that we only do
8 the consulting, we don't sell or install
9 anything. So when there was talk about, you
10 know, I would have helped them install it, I
11 don't do any of that stuff.

12 Q And why is that?

13 A Because I think it clouds our
14 judgment. We're strictly consultants working to
15 make sure the best, most cost-effective solutions
16 are engaged, not what makes us the most money for
17 installing.

18 Q Okay. And were you here for Mr.
19 Hatem's testimony when he describes the changes
20 that they've made to the sound system?

21 A Yes, I was here.

22 Q Do you have any opinion as to whether
23 that had any effectiveness in terms of mitigating
24 noise from the establishment?

25 A It should have. I didn't know the

1 previous, I don't know what was there previously.
2 But the concept of putting smaller speakers
3 closer to the people is that way you don't have
4 to turn it up as much is always better than
5 having two large speakers that you're trying to
6 like build the whole space with.

7 Q So is it kind of like, this is the
8 example I like, is it kind of like in the diner
9 where they have a juke box and you've got the
10 little speaker at your table when you can put in
11 money and only hear it at your -- at your table?

12 A That's a good way to put it.

13 Q So smaller speakers rather than --
14 many smaller speaker rather than a smaller number
15 of large speakers, is that what we're talking
16 about?

17 A Yeah, that keeps it closer to the
18 people so you don't have to turn it up as much.
19 And it doesn't -- because otherwise if you're
20 like trying to serve people in the back of the
21 space with two speakers, you end up turning it up
22 to reach them, and now you're really blasting
23 everybody.

24 Q Now, what about -- what about base?
25 That's a constant complaint in these cases, and I

1 know you've dealt with before. What is done to
2 mitigate the issues with respect to base?

3 A Well, first it's not putting too many
4 base speakers in because they're really not
5 necessary. One or two, you know, quality base
6 speakers can fill a space like that without a
7 problem.

8 But you know, some of the sound system
9 guys, you know, they're all about the base. They
10 love the base and they want it to like, they want
11 it to crush you in the chest. And you know,
12 we're not of that opinion.

13 So that's step one, is just don't
14 overdo the amount and the size of the speakers,
15 as Mr. Hatem was saying. Like they're not
16 putting in these humongous, you know,
17 person-sized base speakers, which you would in a
18 nightclub. So that's step one.

19 Step two is then properly isolate
20 those base speakers. A lot of times they're just
21 like people don't know, they push them up against
22 the wall or they're sitting on the floor. And
23 that drives -- that low frequency will actually
24 drive the structure and then that whole structure
25 becomes sort of a speaker, as it's all

1 resonating.

2 So we'll isolate, we'll have the
3 speakers isolated so that they're not physically
4 driving the structure through vibration.

5 Q So speaker placement is also very
6 important, is that what we're hearing?

7 A Yup, sure, you definitely don't want
8 them like right up against the wall where you've
9 having the complaints called for. You'd rather
10 have them farther from that. Even if it's facing
11 that wall, it's better to have it further away
12 and facing.

13 Another thing Mr. Hatem said which was
14 correct is that the base spreads out in all
15 directions, it's not really a directional thing.
16 So that they can go almost anywhere and still
17 fill the space.

18 Q I'm going to ask you a similar
19 question I asked you before. Approximately how
20 many establishments have you worked with in the
21 District of Columbia concerning noise issues?

22 A Hundreds, me and my company. I mean
23 we, you know, we've got ten engineers, ten
24 consultants. And we -- this is a small but
25 steady source of jobs. I mean, it's not -- it's

1 probably less than five percent of our business,
2 but they're pretty regular.

3 Q If the owner of the establishment
4 follows your recommendations, or when the owner
5 of the establishment follows your
6 recommendations, have you ever failed?

7 A We've never been called back as to
8 have an issue, we never missed a noise code.

9 Q And has this operator committed to you
10 that they're going to follow your
11 recommendations?

12 A Yes, he has.

13 MR. KLINE: Great. I have no further
14 questions of this witness. Thank you.

15 CHAIRPERSON ANDERSON: Mr. Badawy.

16 CROSS-EXAMINATION

17 MR. BADAWEY: Just one question, Mr.
18 Chair.

19 Good evening, Mr. Beam

20 MR. BEAM: Good evening.

21 BY MR. BADAWEY:

22 Q Mr. Beam, you do not have any
23 influence or control over whether your client
24 will fully implement your recommendations that
25 you ultimately come up with, correct?

1 A That's correct. I don't have that on
2 any of the jobs I do. I'm a consultant and I
3 tell the owners of big, you know, the big
4 developments what to do, and if they -- it's
5 their money, they can choose what to do.

6 MR. BADAWEY: Okay. Thank you, Mr.
7 Beam. No further questions.

8 CHAIRPERSON ANDERSON: Any questions
9 by any Board members? Good ahead, Mr. Short.
10 Mr. Short. Have you turned your -- have you
11 unmuted your line, sir? I can hear you, Mr.
12 Short.

13 MEMBER SHORT: Thank you. Mr. Beam.

14 CHAIRPERSON ANDERSON: Go ahead, Mr.
15 Short, we can hear you.

16 MEMBER SHORT: Okay, I was asking Mr.
17 Beam, Mr. Beam, are you familiar with the rooftop
18 sound?

19 MR. BEAM: Yes, I am. We do -- we've
20 done a lot of rooftop establishments ever since
21 DC changed their smoking law. Everybody had to
22 have a rooftop lounge after that, and we did a
23 lot of those.

24 MEMBER SHORT: Are you familiar with
25 the rooftops that they had problems with on

1 Connecticut Avenue?

2 MR. BEAM: Which -- I'd have to -- I'm
3 not sure which ones you're referring to.

4 MEMBER SHORT: Well, let's say this,
5 when you're on a rooftop, to really properly
6 control noise, you need to have a closed roof, is
7 that correct? Is it better to have a closed
8 roof?

9 MR. BEAM: It's better, but it's not
10 always necessary. We did one right in the area
11 there. It's a gym and they had a rooftop pool
12 and everything and they had speakers up there.
13 It was like a party -- party kind of room.

14 It's a big gym in the city, I can't
15 draw it off the top of my head. But they did not
16 have any rooftop, but we were able to solve it
17 with -- with the proper barrier walls.

18 MEMBER SHORT: So you had four barrier
19 walls on all four sides of the roof, is that what
20 you're saying?

21 MR. BEAM: Yes.

22 MEMBER SHORT: So if you have a
23 barrier wall that is not completely all the way
24 up or you have holes in it, then it's not doing
25 its job, correct?

1 MR. BEAM: Well, no, it really depends
2 on where you're going. Where the sound is. In
3 this case, you'd almost, the sound -- adjacent
4 neighboring building that's generating most of
5 the complaints, you certainly want a full wall
6 there without -- without holes in it.

7 But the other walls wouldn't matter as
8 much because any sound that goes out those walls
9 isn't coming back. It actually -- it actually
10 acts like it's fully absorbed. So like an
11 outdoor stadium the sound goes out and never
12 returns. Whereas an indoor club it bounces
13 around and actually builds up.

14 MEMBER SHORT: Okay, well, I guess
15 we're talking about Loco El Techo, correct?

16 MR. BEAM: Yes.

17 MEMBER SHORT: And so currently, what
18 is the -- what is the sound control you have for
19 the rooftop of this particular business?

20 MR. BEAM: Well, they have a wall
21 between them and the neighbor. As I said, it
22 wasn't constructed very well, as Mr. Hankins
23 testified to, that they, you know, they did it
24 themselves.

25 They did the best they could with the

1 knowledge they had and the construction abilities
2 they had. And they did it in good faith. But
3 it, you know, it certainly wasn't as good as it
4 could have been.

5 MEMBER SHORT: Mr. Beam, this is not
6 as good as it could have been. Are they going to
7 continue having noise problems until they get it
8 done the way you've recommended? In your
9 opinion.

10 MR. BEAM: It sounds to me like
11 there's -- I mean, if they haven't been cited, I
12 mean they certainly, as other people have said,
13 complaints are complaints. People like to
14 complain, but I mean, that's something we can --

15 MEMBER SHORT: Mr. Beam, apparently
16 you haven't -- apparently you have not been
17 keeping up with this hearing. There have been 45
18 complaints against this business rooftop. So
19 what I'm saying to you, they've done some work up
20 there and you've seen the work that they've done,
21 correct?

22 MR. BEAM: I mean, I saw it in its
23 current state.

24 MEMBER SHORT: In its current state,
25 would you say it is soundproof?

1 MR. BEAM: No.

2 MEMBER SHORT: Is it sound mitigating?

3 MR. BEAM: Compared to where they were
4 in the past, from what I understand, yes, they
5 have certainly made progress, it sounds like.

6 MEMBER SHORT: Is it sound mitigating
7 or isn't it?

8 MR. BEAM: I mean, that's a -- if they
9 reduced the sound by one decibel, that's sound
10 mitigating. So I'm saying where it was where --
11 it sounds like where it came from before, which
12 was large speakers, they put in small speakers.
13 It sounds to me not having --

14 MEMBER SHORT: Thank you Mr. -- thank
15 you, Mr. Beam. You've answered the question that
16 I asked. Thank you very much.

17 Mr. Chair, that's all I have with this
18 witness. Thank you.

19 CHAIRPERSON ANDERSON: Any other
20 questions by any other Board members?

21 Mr. Beam, just -- I'm sorry, do you
22 have a question, Mr. Grandis?

23 Mr. Beam, what's the scope of --
24 what's the scope of the work that you have with
25 this establishment?

1 MR. BEAM: It's to help them work with
2 the architect that they've hired to design
3 properly sound attenuating walls and structures.

4 CHAIRPERSON ANDERSON: And have you
5 started the work as yet?

6 MR. BEAM: I've looked at the -- I
7 went out there and made a site survey. I've got
8 some things working up. There's been a bit of
9 miscommunication between us and the architect,
10 but now we're on the same page and we're starting
11 to make progress.

12 CHAIRPERSON ANDERSON: How long do you
13 believe that this process will take?

14 MR. BEAM: For the design?

15 CHAIRPERSON ANDERSON: Yes.

16 MR. BEAM: It should be over in a
17 month. I can't imagine it taking more than a
18 month, but permitting and who knows how long. If
19 things get changed during permitting. I mean, my
20 stuff I could do, you know, work with the
21 architect very quickly. But in terms of how it
22 gets implemented through permitting and all that,
23 who knows.

24 CHAIRPERSON ANDERSON: Okay, thank
25 you, Mr. Beam.

1 All right, Mr. Badawy, any questions?

2 MR. BADAWEY: Just one brief question.

3 Mr. Beam, you said it takes a month to make the
4 design. How long would it be to build the
5 design, is there any way to say that?

6 MR. BEAM: There's no way for me to
7 say. I mean, that's dependent on other people
8 that I have no control over.

9 MR. BADAWEY: Thank you, sir.

10 CHAIRPERSON ANDERSON: Mr. Kline?

11 REDIRECT EXAMINATION

12 MR. KLINE: Mr. Short was asking you
13 about what's been done to date. In your, based
14 on your knowledge of the situation, do you
15 believe you would have been hired if the
16 establishment were satisfied with the current
17 level of noise attenuation?

18 MR. BEAM: I think it's clear they --
19 if they were -- if it was going well, they
20 wouldn't have -- I never would have gotten a
21 call.

22 MR. KLINE: Thank you. That's all I
23 have.

24 CHAIRPERSON ANDERSON: Thank you, Mr.
25 Beam. Thank you for your testimony, have a great

1 day.

2 MR. BEAM: Thank you, everybody. Bye
3 bye.

4 CHAIRPERSON ANDERSON: You have had
5 four witnesses so far, Mr. Kline. Do you have
6 one more witness?

7 MR. KLINE: With that, we rest. I'm
8 going to spare the Board additional neighborhood
9 witnesses and let's get to the Protestants' case.

10 CHAIRPERSON ANDERSON: All right.
11 Thank you. It is 7:23, we're going to take a
12 ten-minute break. So at 7:33, Mr. Badawy, you
13 can call your first witness. So you can basically
14 have your witnesses available by letting them
15 know that we're going to -- that you're going to
16 start.

17 So all right, so we're off the record
18 until 7:33. Thank you.

19 (Whereupon, the above-entitled matter
20 wen off the record at 7:23 p.m. and resumed at
21 7:35 p.m.

22 CHAIRPERSON ANDERSON: We're back on
23 the record.

24 Mr. Badawy, do you have a witness you
25 wish to call?

1 MR. BADAWEY: Yes, Mr. Chair. The
2 Protestants call Craig Kujawa.

3 CHAIRPERSON ANDERSON: Mr. Kujawa, can
4 you raise your right hand, please. Do you swear
5 or affirm to tell the truth and nothing but the
6 truth?

7 Your witness, sir.

8 MR. BADAWEY: Thank you, Mr. Chair.
9 Good evening, Mr. Kujawa.

10 THE WITNESS: Good evening, Mr.
11 Badawy.

12 DIRECT EXAMINATION

13 MR. BADAWEY: Mr. Kujawa, where do you
14 live?

15 CHAIRPERSON ANDERSON: I'm sorry, Mr.
16 Badawy, can you ask him to spell his name for the
17 record, please.

18 MR. BADAWEY: Apologize. Mr. Kujawa,
19 if you could spell your first and your full name
20 for the record.

21 THE WITNESS: Yes. My name is Craig
22 Kujawa, and that is spelled C-R-A-I-G
23 K-U-J-A-W-A.

24 BY MR. BADAWEY:

25 Q And again, Mr. Kujawa, where do you

1 live right now?

2 A I live at 1838 6th Street, NW, in the
3 Matinee Condominium.

4 Q And which particular unit do you live
5 in?

6 A It's Unit B. There are only four
7 units in the building.

8 Q And how long have you lived in that
9 unit for?

10 A I've lived here since the building was
11 constructed in August, July or August of 2005.
12 But since I'm under oath, I did move out and rent
13 the unit to tenants for about 15 months from
14 January 2020 to May 2021 while I was deployed to
15 the Horn of Africa.

16 Q Are you familiar with an establishment
17 known as El Techo?

18 A Yes, very much so.

19 Q And can you tell the members of the
20 Board where your home is in relation to El Techo?

21 A From the street, it's around the
22 corner. Because the Matinee, the front of the
23 Matinee Building is on 6th St., and Rito Loco El
24 Techo is around the corner on Florida Avenue.
25 But physically the roof deck is literally on the

1 other side of the wall you see behind me.

2 Q Okay, Mr. Kujawa I'm going to show you
3 some exhibits now. I'm showing you what's been
4 previously marked as Protestant's Exhibit A. Do
5 you recognize this exhibit?

6 A Yes.

7 Q And can you tell us what we're looking
8 at here?

9 A This is an aerial view looking south
10 across Florida Avenue from a period of time
11 before the roof deck El Techo was constructed
12 atop the single story Rito Loco establishment.

13 The area highlighted in gray is the
14 general area of where the roof deck was
15 constructed, and the area highlighted in orange
16 behind that, to the south, which is my building,
17 is a representation of where my particular unit
18 is in the building.

19 Q Mr. Kujawa, I'm going to show you
20 what's marked as Protestants' Exhibit B. Can you
21 tell us what we're looking at here?

22 A This is also a south-facing view
23 across Florida Avenue from street level showing
24 the original Rito Loco first floor establishment
25 in the red brick. You can see how the

1 second-level roof deck extends across onto the --
2 atop the first floor section of 1840 6th St.

3 Behind you can see the salmon-colored
4 building is the Matinee Condominium, which is
5 where I live. And then on the right side of the
6 image is 600 T St., where the previous witness.
7 Mr. Lawrence, resides.

8 Q And Mr. Kujawa, I'm going to show you
9 what's marked as Protestants' Exhibit C. Can you
10 tell us what we're looking at here?

11 A Yes, this is a eastward-looking view
12 along the property line from the north-south
13 alley that you have all been discussing with the
14 trash. On the left you can see the plywood and
15 tri - whatever polycarbonate panels that enclose
16 the roof deck, the abutting wall.

17 And then on the right side the image
18 is, again, the Matinee Condominium at 1838 6th
19 St. And the highlighted portion is my unit, and
20 the upper left window there is where I'm sitting
21 right now.

22 MR. BADAWEY: Mr. Chair, the
23 Protestants would move Exhibits A, B, and C in
24 for evidence.

25 (Whereupon, the above-referred to

1 documents were marked as Exhibits A-C for
2 identification.)

3 MR. KLINE: No objection.

4 CHAIRPERSON ANDERSON: Without
5 objection.

6 (Whereupon, the above-referred to
7 documents were received into evidence as Exhibits
8 A-C.)

9 MR. BADAWEY: Mr. Kujawa, do you know
10 whether or not your home is located in a
11 residential zone?

12 THE WITNESS: Yes, it is in a
13 residential zone. It's RF 1.

14 BY MR. BADAWEY:

15 Q Mr. Kujawa, I'm showing you what's
16 marked as Protestants' Exhibit D. Do you
17 recognize or do you -- can you tell us what we're
18 looking at here?

19 A Yes, and in the -- similar to the
20 investigator's report, it's from the same
21 website. This is the zoning map for the area.
22 The small green rectangle near the center bottom
23 of the image is the lot of Rito Loco, although
24 the rooftop El Techo extends greater than the
25 small rectangle shown.

1 The mixed-use zone is the orange. The
2 arts zone is in the green. The large square to
3 the -- to the left across the alley is the Shaw
4 Condominium, which is about a seven-story tall
5 building.

6 And then the image simply shows the
7 abutment to the RF Zone 1 to the south., the
8 distance to the RF Zone 1 across Florida Avenue,
9 and the row homes, including mine, directly to
10 the south of the establishment.

11 MR. BADAWEY: Thank you, Mr. Kujawa.
12 Mr. Chair, Protestants would move Exhibit D into
13 evidence.

14 (Whereupon, the above-referred to
15 document was marked as Exhibit D for
16 identification.)

17 MR. KLINE: No objection.

18 CHAIRPERSON ANDERSON: Without
19 objection.

20 (Whereupon, the above-referred to
21 document was received into evidence as Exhibit
22 D.)

23 MR. BADAWEY: Mr. Kujawa, how much of
24 the licensee's establishment actually abuts your
25 building or your unit, if you know?

1 THE WITNESS: The lot that they're on,
2 the old barbershop, is only 18 feet across. But
3 at the level of the roof deck, it extends pretty
4 much the entire length of my unit, which is about
5 27 feet.

6 BY MR. BADAWY:

7 Q Mr. Kujawa, I'm showing you what's
8 marked as Exhibit E, Protestant Exhibit E. Can
9 you tell us what we're looking at here?

10 A This is a map view of the neighborhood
11 with a 400-foot radius around the Rito Loco lot
12 denoted in the red dotted line. As one of the
13 Board members mentioned, the length of Florida
14 Avenue within a, you know, 400-foot radius is
15 almost exclusively residential. It's residential
16 north of Florida Avenue on the 1900 block of 6th
17 Street.

18 The 500 block of Florida Avenue is all
19 residential, the 500 block of T Street is all
20 residential, and the 1800 block of 6th Street to
21 the south is all residential as well, with the
22 exception of Quattro Osteria on the corner and
23 Shaw's Tavern across the street on the southeast
24 corner of 6th and Florida.

25 Q And Mr. Kujawa, I'm showing you what's

1 marked as Protestants' Exhibit F. What are we
2 looking at here?

3 A This is a closer 200-foot radius view
4 of the same area showing a quantifiable number of
5 residences within that radius.

6 Q Mr. Kujawa, you've described the, I
7 think the nature of the neighborhood that you
8 live in. Do you know how many private residences
9 exist within a 200-foot radius of El Techo?

10 A Yes, unfortunately I do, because I've
11 used this map and I've added them all up and
12 listed them. There are about 100 actually, if
13 you count them up, just within 200 feet.

14 Q And I'm showing you what's been marked
15 as Protestants' Exhibit G. Can you tell us what
16 we're looking at here?

17 A This is the list of all the private
18 residences numbered 1-100 within the 200-foot
19 radius shown on the prior exhibit.

20 MR. BADAWEY: Mr. Chairperson, the
21 Protestant would move in Exhibits E, F, and G
22 into evidence.

23 (Whereupon, the above-referred to
24 documents were marked as Exhibits E-G for
25 identification.)

1 MR. KLINE: I don't have any objection
2 to E and F. G, it seems like a compilation
3 that's not an independent document. It was
4 something created for litigation, so I don't deem
5 that to be evidence and would object to its
6 admission.

7 CHAIRPERSON ANDERSON: What is -- what
8 is G, Mr. Badawy?

9 MR. BADAWEY: Mr. -- G, as Mr. Kujawa
10 explained, is a list of 200 -- excuse me, a list
11 of 100 residences that are within a 200-foot
12 radius of El Techo. And if you allowed me to, I
13 could ask Mr. Kujawa how he prepared this
14 exhibit.

15 CHAIRPERSON ANDERSON: Yeah, you can,
16 let's further explore.

17 MR. BADAWEY: Mr. Kujawa, can you tell
18 us -- well, Mr. Kujawa, did you create this
19 exhibit?

20 THE WITNESS: I did.

21 BY MR. BADAWEY:

22 Q And can you tell me how you created
23 this exhibit?

24 A Yes, if you go back to the prior visit
25 -- sorry, prior exhibit, the map showing 200-foot

1 radius, I simply went to every door within this
2 map. Printed it out, went to every location
3 reflected within the red circle and identified
4 whether it was a private residence and added it
5 to the list. And then I tabulated them all.

6 MR. BADAUY: Thank you, Mr. Kujawa.

7 Mr. Chair, again, the witness, yes,
8 this was created for purposes of litigation, but
9 the witness has stated how it was created and
10 that he has personal knowledge that all of these
11 places listed on Exhibit G are residences within
12 a 200-foot radius. Because he went out and he
13 walked it and checked them himself.

14 CHAIRPERSON ANDERSON: Mr. Kline?

15 MR. KLINE: It still was created for
16 the purposes of litigation. We're here to hear
17 his testimony, not what he compiled in the
18 privacy of his own living room.

19 CHAIRPERSON ANDERSON: I'm going to --
20 I'm going to allow the document in Exhibit G. So
21 we'll -- so Exhibit E and F are -- excuse me, are
22 included without objection. And G is included
23 over the objection of Counsel.

24 (Whereupon, the above-referred to
25 documents were received into evidence as Exhibits

1 E-G.)

2 CHAIRPERSON ANDERSON: Okay, let's
3 move on.

4 MR. BADAWEY: Thank you, Mr. Chair.
5 Mr. Kujawa, in the past three years,
6 have you been able to hear music from El Techo
7 inside your residence?

8 THE WITNESS: Yes, with the exception
9 of the months I was in Africa and I had tenants,
10 both before the pandemic. And since the pandemic
11 I have heard music from El Techo inside my
12 residence.

13 BY MR. BADAWEY:

14 Q And can you tell me during that
15 three-year period when you've been in your home,
16 how often have you heard music coming from El
17 Techo inside your residence?

18 A You mean how many times?

19 Q Yes, how many times, if you know,
20 approximately?

21 A It's pretty regular.

22 Q And can you tell the board what that
23 music sounds like when you can hear it inside
24 your residence?

25 A It's not exclusively the base,

1 although the base is a big part of it. The sound
2 is, as have been stated, sort of
3 omni-directional. So I can hear it through
4 walls. I can hear it as it emanates I believe
5 through the roof of the enclosure of the roof
6 deck.

7 And at least I perceive it as
8 reflecting to the west off of the large building,
9 the Shaw, that's been referred to on the other
10 side of the alley in the arts district.

11 It's pretty intrusive most of the
12 time. Certainly makes it very difficult to fall
13 asleep. Sometimes I'm woken up by it as it gets
14 louder and sort throughout the evening (audio
15 interference). And I'm not really able to watch
16 television either without turning it up louder
17 than I would otherwise have it. I don't know if
18 the sound (audio interference).

19 Q And specifically through your wall I
20 think you described base and you described music.
21 Can you tell us what that music sounds like?

22 A It's house music. I would call it
23 electronic dance music with a pretty strong base
24 component to it. But it's obvious to me that's
25 coming from El Techo because I actually never

1 heard anything from Howard Theater and the other
2 places (audio interference) other side of the
3 wall.

4 Q And how is this music that you hear
5 inside your home from El Techo, how is it
6 different from ambient street noise, sirens,
7 cars, things of that nature?

8 A As mentioned that the TVs are a
9 problem. The sirens, you sort of get used to
10 living within the range of the hospital. And the
11 traffic on Florida Avenue as people go into and
12 out of the U Street corridor from New York Avenue
13 is certainly audible.

14 Those things are transitory, but the
15 music from El Techo, particularly when they have
16 DJ entertainment, it goes on for the three, four,
17 five hours that they have -- that they feature
18 that music. It's nonstop so you can't really get
19 away from it.

20 Q So you talked about DJ entertainment.
21 Do you know how often El Techo had DJs at their
22 establishment?

23 A They've had well over 100 in the last
24 year and a half based on their, you know,
25 promotional social media advertisements. So

1 dozens and dozens and dozens of DJs over even an
2 18-month period.

3 Q Mr. Kujawa, I'm showing you what's
4 marked as Exhibit, Protestants' Exhibit H. Can
5 you tell us what we're looking at here?

6 A Can you make it a little bit bigger on
7 your screen, both for me and for the Board?
8 Okay. These are just their own self-promotion
9 social media either profile or postings that
10 they've made identifying themselves and holding
11 themselves out to the public as a, I think as Mr.
12 Hankins said, as a house music scene for the
13 District of Columbia.

14 That's their Facebook profile
15 representing themselves as a bar. This
16 description, which is another aspect of their
17 Facebook profile, refers to their Miami vibes and
18 their killer beats. On the next one is just
19 sample imagery and text of how they have tried to
20 attract the public.

21 The Good Vibes Tribe, there's an image
22 of what I believe to be a typical night at El
23 Techo when they have the DJ entertainment
24 featuring their dance floor. I can't count how
25 many people are there in the photo, but.

1 That's a image of the DJ that has
2 performed there frequently, based on their
3 advertisements. The one you're seeing now just
4 highlights the fact that the, if you can read the
5 text, Expect a different techno vibe that gets
6 progressively deeper throughout the night. I can
7 vouch for that, it often does get deeper and
8 louder throughout the night.

9 And as far as the dance floor goes,
10 this is just examples from a year ago, where they
11 encouraged people to try to come dance on their
12 rooftop all weekend long. You know where the
13 party is at this weekend, so. And that's from
14 January 27, 2022.

15 Q Mr. Kujawa, I'm showing you what's
16 been marked as Exhibit I. Can you take a look at
17 this, please.

18 A Yes. Whenever they feature DJs at the
19 establishment, at least during the period
20 reflected in the exhibit from May 2021 to just
21 October of this year, they would post about it
22 either on their Instagram account or their
23 Facebook account.

24 And this is simply a collection of
25 promotional professional designed artwork

1 advertisements for their disc jockeys. Each row
2 of these is a different weekend, and it goes on
3 for about 12 pages featuring both the name of the
4 DJ, the date, and the El Techo logo in various
5 places on all of this artwork.

6 Q And what is the timeframe of this, of
7 these advertisements in this exhibit, Mr. Kujawa?

8 A I believe the first one is back in May
9 of 2021, maybe perhaps a little bit earlier. And
10 they go, you know, beyond December of last year.
11 I think like on page 10, you start getting into
12 2022. And the last five pages are additional
13 advertisements for disc jockeys since the
14 beginning of this year.

15 Q Mr. Kujawa, I'm showing you what's now
16 marked as Protestants' Exhibit J. Can you take a
17 look at that, please.

18 A Yes.

19 Q Do you recognize that?

20 A Yes, this is an alphabetical listing
21 of all the DJs that have been promoted and
22 featured in those 150 or so artwork
23 advertisements from their social media pages over
24 the period in question, May of 2021 to October
25 2022, reflecting the name of the DJ, the dates on

1 which they performed. Some of them performed
2 seven, eight, nine times, others were single,
3 single appearances.

4 And then just for context, the link to
5 the different styles of music that all these DJs
6 play. These are their own SoundCloud pages where
7 they upload examples of the music that they play
8 or that they have created.

9 Q And just to be clear, did you create
10 this exhibit, Mr. Kujawa?

11 A I did. It is a compilation, but it is
12 made strictly from all of the artwork images on
13 the prior exhibit. I think there's about 133
14 different DJs on this list.

15 Q Finally, Mr. Kujawa, I'm showing you
16 what's marked as Exhibit K. Can you take a look
17 at this please?

18 A Yes.

19 Q And what are we looking at here, Mr.
20 Kujawa?

21 A Well, it was such a large volume of
22 information that I just created this calendar
23 view to reflect all of the dates on which DJs
24 were featured at the establishment from May 2021
25 all the way, I think, as I said to October 2022.

1 It goes on for two pages, but the
2 black squares are just dates on which DJs were
3 featured based on the advertisements from the
4 social media posts on Facebook and Instagram.

5 July 25 of course is the protest
6 petition deadline after the establishment was
7 placarded.

8 Q And Mr. Kujawa, just to be clear, you
9 created this exhibit as well, correct?

10 A I did. But strictly from the artwork
11 that was posted featuring the DJs on the
12 establishment's social media presences.

13 MR. BADAWEY: Thank you, Mr. Kujawa.

14 The Protestants would offer exhibits
15 H, I, J, and K into evidence.

16 (Whereupon, the above-referred to
17 documents were marked as Exhibits H-K for
18 identification.)

19 CHAIRPERSON ANDERSON: Mr. Kline?

20 MR. KLINE: We don't have any issue
21 with H and I. J and K, same objection I had
22 earlier. These are not -- these are not
23 documents that existed, they were created for
24 purposes of this hearing.

25 And we would object to them being

1 considered as original evidence. We have a
2 witness to testify, that's what he's here to do.
3 And we would make the same objection that we made
4 earlier, that it's inappropriate to accept this
5 compilation as evidence.

6 CHAIRPERSON ANDERSON: I'll admit it
7 for the record. The witness has testified that
8 it's his own, he created this document and he
9 testified about it. So I will admit the
10 document.

11 (Whereupon, the above-referred to
12 documents were received into evidence as Exhibits
13 H-K.)

14 CHAIRPERSON ANDERSON: All right.

15 MR. BADAWEY: Thank you, Mr. Chair.

16 Mr. Kujawa, I believe you testified
17 that based upon the music that you've heard and
18 you know, these exhibits that we have, that you
19 feel as a place, El Techo is operating as a
20 nightclub. Can you tell us more what you mean by
21 that?

22 MR. KLINE: Mr. Chairman, I'm going to
23 object as to relevance. The hour is late. But I
24 recall that we've had testimony about what it is,
25 what the activity is.

1 Under the law, we have different
2 classes of licenses. One's a CN, a nightclub
3 license. One's a CR, which this is, a restaurant
4 license. It's just not meaningful to talk about
5 whether this is a nightclub. It's not. It's not
6 licensed as a nightclub. It's the only legal
7 definition we have.

8 And I would, I would object to this,
9 to this line of inquiry.

10 CHAIRPERSON ANDERSON: Mr. Badawy?

11 MR. BADAWEY: Yes. So, I mean, Mr.
12 Chairperson, number one, this is, this is
13 relevant. Okay. The witness has testified about
14 loud trance techno music coming from DJs and that
15 come through his house and affects the peace, it
16 affects, you know, how he can live in his house,
17 number one.

18 Number two, the topic of whether
19 something is a nightclub that promotes dance
20 music, and dancing, and loud music, is in fact
21 critical to what the Board is going to decide
22 here.

23 Because the issue is, are they acting
24 as a restaurant, or are they acting as, as a
25 nightclub. And if they're acting as a nightclub,

1 well, that corroborates not only Mr. Kujawa's
2 testimony but the expected testimony from other
3 individuals in the neighborhood, that they're
4 able to hear loud DJ music coming from the
5 establishment late hours, you know, you know,
6 beginning in the early evening late until night.

7 MR. KLINE: Mr. Chairman, Mr. Badawy
8 clearly doesn't understand the law. In terms of
9 acting as a restaurant, what one must do to
10 qualify for a restaurant, as we all know, is meet
11 the minimum food service requirements, meet the
12 requirements that the kitchen be open, and the
13 other requirements of being a restaurant. Those
14 are the requirements.

15 With respect to other activity, the
16 law allows restaurants to have entertainment.

17 So, it seems to me our time is better
18 spent focusing on the actual activity that's
19 thought to be objectionable, rather than fighting
20 about how to label it.

21 CHAIRPERSON ANDERSON: I'm going to
22 sustain the objection.

23 I mean, Mr. Badawy, it's a restaurant.
24 It has a CR license. And so, you can ask
25 questions about noise or what's going on, but it

1 is not a nightclub, and I don't think there's an
2 allegation that it's a nightclub.

3 So, you can ask the question but not
4 -- this is not a nightclub. I think that it's
5 they have a restaurant license and I've not heard
6 there's an allegation given this is a nightclub.

7 MR. BADAWEY: That's okay.

8 BY MR. BADAWEY:

9 Q Mr. Kujawa, how often in the past
10 three years have you been able to hear music from
11 El Techo loud enough so that you can hear it in
12 your home?

13 You're on mute, Mr. Kujawa.

14 A I'd say between 50 and 100. I mean,
15 I travel a lot. And as I said, I was deployed
16 for a certain amount of the last three years.

17 But when, you know, when there are
18 just bar patrons there and diners, you know, it's
19 not audible unless they have a really, really
20 large crowd there and that crowd is loud.

21 It is audible when they have features
22 and have a DJ performing because they turn the
23 sound up and it operates as a de facto nightclub
24 from a layman's observation in terms of the
25 volume of the music, the nature of the music, the

1 dancing.

2 Q Mr. Kujawa, have you ever contacted
3 ABRA about these complaints of loud music from
4 the establishment inside your home?

5 A I have.

6 Q Can you tell us approximately how
7 often you contact ABRA investigators about,
8 again, this music?

9 A I've certainly not contacted them
10 every time I've heard it because that sort of
11 eventually becomes, seems to be not a pointless
12 exercise but just one like one of banging your
13 head against the wall.

14 But I've probably contacted them at
15 least 15 to 20 times just within the last
16 year-and-a-half. Don't call them when I can't
17 hear it. But I do call them when I, when I'm
18 home and it is an intrusion.

19 Q And, Mr. Kujawa, have you ever
20 attempted to work with the owners of El Techo to
21 address the loud music in your home?

22 A Yes. As has already been stated, they
23 have been invited in into our home.

24 The recommendation of Ivan, I think it
25 was, was to add some sound insulating material

1 inside of the building, like on the inside walls
2 of our condominium. And we weren't really
3 willing to do that just because the square
4 footage is small enough to, to get walled in with
5 sound insulation on the inside of our home was
6 considered a bridge too far.

7 Q Okay. Mr. Kujawa, I'm going to go now
8 to a line of questioning about trash.

9 Have you observed where the
10 establishment El Techo stores its garbage?

11 A Yes. In the alley, south alley to the
12 west of 600 T Street.

13 Q Mr. Kujawa, I'm going to show you
14 what's been marked as Protestant's Exhibit N.
15 And can you tell us what we're looking at here.

16 (Whereupon, the above-referred to
17 document was marked as Protestant's Exhibit N for
18 identification.)

19 A This is a series of photographs taken
20 from that alley reflecting months and months and
21 months of instances where not only that the trash
22 is there in the alley but when it is often
23 overflowing, as pictures I think from May all the
24 way up through just last month.

25 And I provide these just to indicate

1 that when the trash is overflowing it's not
2 simply an issue with the vendor, it's pretty much
3 a regular occurrence, especially on Friday nights
4 and Saturday nights.

5 Q And, Mr. Kujawa, can you tell me how
6 wide is the alley at the point where the trash
7 bins are where the trash is stored?

8 A Yeah. It's about 15 feet, 15 feet 6
9 to 8 inches, depending on where you measure.

10 Q And would you say that's about 20
11 percent of the width of the alley then?

12 A If you consider the trash bin being 3
13 to 4 feet deep, then, yeah, it's about 20 to 25
14 percent of the width of the alley.

15 Q To your knowledge, Mr. Kujawa, does
16 the establishment have any public space permit to
17 permanently store its solid waste in that alley?

18 A No, they do not to the best of my
19 knowledge. I've conducted a search of the
20 Department of Transportation permitting database,
21 and there's nothing reflected that allows them to
22 do that in that area.

23 And as is mentioned, it's actually
24 quite the opposite: they are subject to the
25 summary order of the Board of Zoning Adjustment

1 which requires them to keep the trash at the rear
2 of 600 T Street as a condition of their
3 certificate of occupancy associated with the
4 granting of relief that they required to operate
5 their fast food restaurant there.

6 Q Okay. Mr. Kujawa, I'm going to show
7 you what's marked as Exhibit O. Do you recognize
8 this?

9 (Whereupon, the above-referred to
10 document was marked as Protestant's Exhibit O for
11 identification.)

12 A Yes. This is the aforementioned
13 summary order from the Board of Zoning Adjustment
14 from 2014. And further down the document I
15 believe it shows specific conditions that they
16 were required.

17 Yes. The Applicant shall shore --
18 shall store trash cans at the rear of 600 T
19 Street with all refuse collected from the
20 north/south alley located adjacent to and to the
21 west of 600 T Street, N.W.

22 So, the rear of 600 T Street is not
23 the alley, it is the area behind Mr. Lawrence's
24 home, the landlord.

25 Q And can you clarify for the Board why

1 the Board of Zoning Adjustment issued this order?

2 A Yes. The zoning regulations in effect
3 at the time and, in fact, today, have two
4 particular requirements that they needed relief
5 from, frankly, to get the certificate of
6 occupancy to open the original Rito Loco fast
7 food restaurant at 2000 14th.

8 Those conditions were, or those
9 requirements were, one, that fast food
10 restaurants are not permitted to be on any lot
11 within 25 feet of a residential district, a
12 resident zone. And Rito Loco is, as has been
13 documented in the record, 0 feet from a resident
14 zone.

15 And the other condition for fast food
16 restaurants is that their, their refuse or
17 dumpster must be in an enclosure that has walls
18 on three sides, that is at least 6 feet or at
19 least as high as the dumpster.

20 And so, to grant relief from those
21 requirements of the zoning laws, the Board of
22 Zoning Adjustment included this stipulation in
23 their order that the trash had to be kept behind
24 600 T Street, which Mr. Lawrence granted
25 permission for Rito Loco to do for the duration

1 of their lease.

2 Q Mr. Kujawa, I'm going to show you
3 what's marked as Exhibit P.

4 (Whereupon, the above-referred to
5 document was marked as Protestant's Exhibit P for
6 identification.)

7 Can you tell us what this exhibit is,
8 please?

9 A This is correspondence from --

10 MR. KLINE: Objection as to relevance.
11 This is the ABC Board. This is not the
12 Department of Buildings nor the Department of
13 Licensing and Consumer Protection.

14 This is a notice of a potential
15 violation. There is a time by which to file an
16 appeal. That time has not elapsed. How that
17 appeal will be dealt with, if filed, is certainly
18 an open question.

19 And it is not for the ABC Board to
20 litigate issues of coordinate agencies of the
21 District of Columbia. And I would cite Top vs.
22 The District of Columbia Alcoholic Beverage
23 Control Board, and the proposition that in that
24 case a TFO was issued. And it was deemed that
25 it's not for the ABC Board to go behind the TFO

1 and determine those issues.

2 There may be issues there, but they're
3 not the province of this particular board or
4 agency.

5 CHAIRPERSON ANDERSON: Mr. Badawy?

6 MR. BADAWEY: The issue of litter goes
7 to the appropriateness standard. And I know
8 we've heard testimony about litter tonight from
9 both sides and, you know, the impact it has.
10 This addresses that issue.

11 In fact, Mr. Hankins himself said
12 where am I supposed to store it? And it's clear
13 that the City of D.C. has told him he has to
14 store it behind 600 T. And he's not doing that.

15 Again, the issue of litter goes to
16 appropriate.

17 Also, this goes to whether or not the
18 Applicant is willing to follow the rules and
19 regulations that he has committed to following.

20 CHAIRPERSON ANDERSON: I'm going to
21 sustain the objection. I agree with -- I mean,
22 one of the things that we cleared up that we
23 could stay in our lane, but I'm not even sure
24 this is any longer relevant.

25 I thought Mr. Lawrence testified that

1 this, this space is no longer, I guess -- I
2 thought his testimony was that since COVID, since
3 the onset of COVID that this space is no longer
4 available for garbage to be stored.

5 So, I thought, that's what I thought
6 I heard. But at this juncture I'm not going --
7 I'm going to sustain the objection.

8 I mean, you can testify about -- if
9 you want to testify about the trash as you have
10 done, but I think I'm going to sustain the
11 objection.

12 MR. BADAWEY: Thank you, Mr. Chair
13 We offer Exhibit N into evidence.
14 That's the photographs of the solid waste.

15 CHAIRPERSON ANDERSON: Mr. Kline?

16 MR. KLINE: I don't have any objection
17 to this coming in.

18 CHAIRPERSON ANDERSON: Without
19 objection.

20 (Whereupon, the above-referred to
21 document was received in evidence as Government
22 Exhibit N for identification,.)

23 BY MR. BADAWEY:

24 Q Mr. Kujawa, I'm going to ask you about
25 the waste. Have you, have you noticed an

1 increase in the number of rodents in the area of
2 your home and El Techo since the establishment
3 began storing its waste in the alley?

4 A Yes. Certainly in the last
5 year-and-a-half the visible rodent population has
6 increased. There have been vehicle owners who
7 have been in my building whose vehicles have had,
8 you know, things chewed out of their vehicles in
9 the inch department.

10 It's I see rats in the alley more
11 often in the vicinity of the trash, crawling in
12 and out of it, as well as down the alley right
13 here past my windows outside.

14 There are multiple new rat burrows
15 that have emerged in the planters of Duke
16 Ellington Plaza, which is to the northwest exit
17 of the end of the alley. And just last week we
18 called rodent control. There's a new rat burrow
19 in the tree box literally in front of Rito Loco's
20 front door within the last two weeks.

21 Q Mr. Kujawa, I want to go back now,
22 just a few questions about, about the music.

23 You were present for Investigator
24 Puente's testimony; correct?

25 A Yes, I was.

1 Q Okay. I believe you heard him testify
2 about the investigative history of the
3 establishment; correct?

4 A Yes.

5 Q Let me ask you, do you recall, I
6 believe you heard him testify that there were 17
7 charges secondary tier violations of failure to
8 follow settlement agreement. Is that correct?

9 A I think it was 17 secondary tier viola
10 -- or charges in general. But six of them were
11 for violation of the settlement agreement.

12 Q Okay. And you've heard, I think,
13 repeated testimony that there were two
14 substantiated complaints of noise, both in
15 November, most from El Techo inside a residence
16 in November and December of 2021; correct?

17 A I did.

18 Q And on those dates are those the only,
19 those two dates where there were substantiated
20 complaints, are those the only two days when
21 you've been able to hear El Techo's music in your
22 residence?

23 A No, not by a long shot. Like I said,
24 we, we call often when we hear it. Usually they
25 say when they're able they will go out to El

1 Techo.

2 But there's been a number of occasions
3 where they just don't even go to El Techo because
4 they say they don't have the staff at the time,
5 or it's a, it's a particularly busy night
6 elsewhere in the city.

7 So, no, I do not believe that the two
8 substantiated violations in the record are an
9 accurate reflection of how often music can be
10 heard in people's residences, even in the last
11 year during which those 45 complaints that
12 Investigator Puente testified to have been
13 lodged.

14 MR. BADAWEY: Thank you, Mr. Kujawa. I
15 have no further questions for you.

16 CHAIRPERSON ANDERSON: Mr. Kline.

17 MR. KLINE: Just a couple.

18 CROSS-EXAMINATION

19 BY MR. KLINE:

20 Q So, is it your testimony that you
21 offered to allow representatives of the
22 establishment into your apartment to check the
23 noise level?

24 A Yes.

25 Q And is it your testimony that they

1 refused to do so or would not, would not do so?

2 A No. My testimony was that we invited
3 them in and their recommendation, both to me and
4 another unit owner of the building, was to put
5 sound insulating materials on the inside of our
6 walls inside our property.

7 Q Wasn't there also an agency
8 investigator in your, in your apartment, in your
9 home at one point?

10 A We have had them here, yes.

11 Q And haven't they told you that they
12 believed the noise was coming from 600 T Street
13 and not from Rico Loco/El Techo?

14 A I believe on one occasion they may
15 have done so. But it's very clear --

16 Q They may have done so?

17 A It's very clear from my residence when
18 the noise I can hear is coming from 600 T,
19 because 600 T doesn't have the loudspeakers.
20 Most of the sound I can hear from 600 T is from
21 the unauthorized rear summer garden with their
22 concrete floor, brick building, metal gate.

23 Q Well, when you called the investigator
24 out and you voiced the opinion that it was coming
25 from 600 T, it was your impression that it was

1 coming from Rito Loco-El Techo; correct?

2 A Yes. At the time we made the call it
3 most certainly was.

4 Q Okay. So, you can't really say, you
5 don't really know when you hear noise as to
6 whether it's coming from this establishment or
7 from some other source; isn't that true?

8 A No. I would say that's not true
9 because the sound from El Techo has been coming
10 for five years and I know what it sounds like.
11 And from 600 T, that rear summer garden has not
12 been there anywhere near as long. So, I can
13 easily make the distinction of what I'm hearing,
14 when.

15 Q Is it your testimony that it's no
16 different today than it was a year ago? Is that
17 what I'm hearing you say?

18 A I do not believe I said that, no.

19 Q Okay. Well, let's explore that.

20 So, there has indeed been improvement
21 in 22, hasn't there?

22 MR. BADAWEY: Object to the form of the
23 question. What improvement is he, is Mr. Kline
24 talking about?

25 MR. KLINE: Sure enough.

1 BY MR. KLINE:

2 Q The issues with respect to noise have
3 been less frequent and less of a problem in 22
4 than they were prior to 22. Isn't that correct?

5 A Two thousand twenty -- Yes, it is.
6 Because 2021 had significant higher number of DJ
7 performance, as you can see from the
8 advertisements and from the, from the calendar
9 representation of the dates when DJs perform.

10 So, from a numerical point of view,
11 yes, it has gotten better because it has been
12 less frequent. But it doesn't have to change the
13 nature of the problem.

14 Q Have you been here for the whole
15 hearing?

16 A Yes.

17 Q And you, you heard the testimony
18 concerning the previous use of promoters; did you
19 hear that testimony?

20 A Yes.

21 Q Is it your contention that that wasn't
22 really, that that's not what the issue was, that
23 the use of promoters exacerbated the problems
24 with noise?

25 A Well, I believe you're conflating the

1 use of promoters with the actual presence of DJs.
2 And DJs have been there for months after when the
3 -- it was stated that the relationship with the
4 promoters had ceased. You can see from the DJ
5 advertisement they went on well past December,
6 when I believe Mr. Hankins said he severed that
7 relationship.

8 Q He said he severed the relationship
9 with the promoter. Isn't that what he said?

10 A It is. And what I'm trying to clarify
11 is that even after that you can see from the
12 advertisements that you can see from the
13 advertisements that DJs were featured for months
14 beyond that, into the summer of 2022.

15 Q Do you not know the difference between
16 a DJ and a promoter?

17 MR. BADAWY: Objection; argumentative.

18 MR. KLINE: Fair question based upon
19 where we are.

20 CHAIRPERSON ANDERSON: Okay. I'm going
21 to overrule the objection. If he can answer the
22 question, answer it. If not, let's move on.

23 Are you -- Can you answer the
24 question, sir?

25 MR. KLINE: I'll withdraw it and

1 rephrase it.

2 BY MR. KLINE:

3 Q Is it your position that the use of a
4 DJ is the same thing as the use of a promoter?

5 A No. That's not what I'm saying.

6 I'm saying that just because the use
7 of the promoter ceased at a particular date, the
8 use of DJs did not, at least not in a way that
9 can be in accordance with prior testimony.

10 I believe I heard, since that's what
11 you're asking about, that they stopped using the
12 promoter on such and such a date. And, yet,
13 there's evidence that they featured or advertised
14 for DJs beyond the date that the promoters, as
15 you say it, were not used anymore.

16 Q Well, let me go back to my original
17 question.

18 Isn't it true that since last year,
19 meaning 21, December of 21, that the issues
20 with noise have, have lessened, even on Friday
21 and Saturday nights? Isn't that a true fact?

22 A The frequency with which DJs have
23 performed has lessened, yes.

24 Q That wasn't my question. My question
25 was DJs have been there almost every Friday and

1 Saturday night in 2022, correct, according to
2 your calendar, with the exception of March?

3 A I would have to look at it again.
4 It's not in front of me. But there, there has
5 not been DJs every weekend in 2022. They were
6 much more frequent in 2021. So, I'm --

7 Q Well, you need to look at your
8 calendar to be refreshed about that with respect
9 to this issue that's so intrusive on your life
10 that you need to look at your calendar?

11 MR. BADAWY: I'm going to object to
12 this. This is an argumentative question.

13 What is, what is counsel's question
14 here?

15 MR. KLINE: That he needs to look at
16 his calendar to figure out when he was bothered,
17 and is unaware as to what's gone on in the last
18 year. And contends that the issues continue
19 despite ample testimony to the contrary.

20 CHAIRPERSON ANDERSON: I'm going to
21 overrule the -- I'm going to overrule the
22 objection.

23 If the witness can answer the
24 question, he may answer the question. Then let's
25 move on.

1 THE WITNESS: Unfortunately, I think
2 I'm just unclear on what you're trying to get at,
3 Mr. Kline.

4 There have been fewer DJs performing
5 in 2022. That does not mean that when DJs have
6 performed the noise has been any less.

7 So, if that's what you're trying to
8 clarify, I, I can still hear the DJs perform when
9 they are there. They have been there less
10 frequently, but when they are there it's audible.

11 BY MR. KLINE:

12 Q So, your contention is when the DJs
13 are there it's been no different in 22 than it
14 was in 21 when DJs were there?

15 MR. BADAWEY: Object to the form of the
16 question. I think there's several questions in
17 that question.

18 CHAIRPERSON ANDERSON: Rephrase your
19 question, Mr. Kline.

20 BY MR. KLINE:

21 Q Is it your contention that when a DJ
22 is present on the premises that it's been no
23 different in 22 than it was in 21?

24 A Sorry. Could you repeat that? I just
25 want to make sure I answer it clearly.

1 Q I'm just trying to understand.

2 The prior testimony was that one of
3 the issues, or a major issue was the use of an
4 outside promoter, the use of an outside sound
5 system that was brought in that had larger
6 speakers. It was an issue, you heard Mr. Hankins
7 testify about it. You heard Mr. Adams say I
8 wouldn't even have been involved in that, we're
9 not doing it anymore.

10 And I just want to understand, is it
11 your contention it doesn't make any difference,
12 that wasn't, that wasn't the issue? Everything's
13 exactly the way it is now in 22 on the nights
14 that they have a DJ as it was in 21?

15 A I can still hear it.

16 Q Seems to be dodging my question, but
17 I'll move on.

18 MR. BADAWEY: Objection. Move to strike
19 the last part of that.

20 CHAIRPERSON ANDERSON: There is no
21 question. Let's go ahead, Mr. -- go ahead, Mr.
22 Kline.

23 MR. KLINE: All right.

24 BY MR. KLINE: If I may be given
25 permission to share.

1 CHAIRPERSON ANDERSON: I don't believe
2 it has been taken away Mr. Kujawa.

3 MR. KLINE: Okay.

4 BY MR. KLINE:

5 Q All right. In front of you is Exhibit
6 E, which you testified about, which you contend
7 is a 400 foot radius around Rito Loco-El Techo;
8 correct?

9 A Yes.

10 Q And it's your contention that almost
11 everything within the circle is residential? Was
12 that your testimony?

13 A I believe I -- No, sir. I believe I
14 was referring to Exhibit F when I made that
15 statement.

16 Q Oh. So, not Exhibit E.

17 So, Exhibit E indeed contains a number
18 of licensed establishments, doesn't it?

19 A It contains a few, yes.

20 Q And in fact, Flash on the edge of the
21 circle where my cursor is pointed, isn't it?

22 A I don't know where exactly where Flash
23 is. I know it's in that 600 block of Florida
24 Avenue near 7th Street. So, perhaps.

25 Q And Shaw's Tavern is over here across

1 6th Street?

2 A That is correct.

3 Q All right. And there's another
4 establishment next door?

5 A I don't believe so, no. Next door to
6 what? Perhaps I misunderstood the question.

7 Q A couple doors down from Shaw's Tavern
8 on Florida Avenue.

9 A No.

10 Q Now, so, you testified that you've
11 attempted to work with the establishment. Is
12 that your testimony?

13 A I testified that I had invited them
14 into my home, their sound engineers, yes.

15 Q Okay. You testified that you
16 contacted ABRA 15 to 20 times in the last year to
17 register complaints about noise; correct?

18 A I don't believe I said in the last
19 year. I think the question that I answered was
20 in the last three years. But I may be mistaken.

21 Q I'm looking at my notes. I think what
22 you said was the last year-and-a-half. And I
23 misspoke. I apologize.

24 Is that, do you think in the last
25 year-and-a-half?

1 You tell me, how many times did you
2 complain in the last year-and-a-half do you
3 think?

4 A Using both the online form and phone
5 calls to the hotline, yeah, I'd still say that's
6 a fair estimate in the last year-and-a-half.

7 Q And how many times did you reach out
8 to your neighbor to discuss issues related to
9 noise?

10 MR. BADAWEY: Objection; relevance.

11 Which neighbor are you talking about?

12 MR. KLINE: Talking about Rito Loco,
13 the owners of Rito Loco/El Techo, going up 7th
14 Street.

15 CHAIRPERSON ANDERSON: I'll give you a
16 chance to ask the question, sir. Can you
17 rephrase the question. I don't know if there's
18 still an objection, but the question was
19 rephrased.

20 MR. KLINE: I'll rephrase it.

21 BY MR. KLINE:

22 Q So, you reached out to ABRA maybe 15,
23 20 times. How many times did you reach out to
24 the owners, or managers, or operators of Rito
25 Techo -- I'm sorry, Rito Loco-El Techo concerning

1 noise issues at the establishment?

2 A Personally I have not.

3 Q You have not.

4 MR. KLINE: No further questions.

5 THE WITNESS: Simply because I --

6 MR. KLINE: There's nothing pending.

7 Thank you. You answered my question.

8 I have nothing further.

9 CHAIRPERSON ANDERSON: Any questions by
10 any board members?

11 MR. BADAWEY: Sure.

12 CHAIRPERSON ANDERSON: I'm sorry, Mr.
13 Badawy.

14 Is there, is there any?

15 MR. BADAWEY: I apologize. I'll await
16 for my turn to do redirect, Your Honor. I
17 apologize.

18 CHAIRPERSON ANDERSON: Oh, you're going
19 to get your chance. Now is the Board's
20 opportunity to ask questions.

21 MR. BADAWEY: Apologies.

22 CHAIRPERSON ANDERSON: All right, Mr.
23 Short.

24 MEMBER SHORT: Mr. Kujawa, how many
25 years have you lived at your residence?

1 THE WITNESS: Seventeen, with the
2 exception of a 15-month period when I was
3 overseas deployed.

4 MEMBER SHORT: Seventeen years.

5 So, would it be fair to say you were
6 there long before this rooftop business opened?

7 THE WITNESS: Yes. I've been here long
8 before even Rito Loco, the original taco, burrito
9 restaurant opened. Before Shaw's Tavern, before
10 Flash, before Right Proper, before the Howard
11 Theater was refurbished. Yes.

12 MEMBER SHORT: So, the problem we, some
13 board members have is they say people move into
14 your area where these businesses have already
15 been. So, your wall is now adjacent to where
16 your rooftop. Before that time was it -- how was
17 it before this licensee came in two, three years
18 ago?

19 THE WITNESS: In terms of noise it was
20 just the standard sounds of the city, the sirens
21 that were referred to, and the traffic on Florida
22 Avenue. But other than that it was not
23 objectionable whatsoever.

24 MEMBER SHORT: Okay. So, we've
25 established you were there when this business

1 opened.

2 THE WITNESS: Yes.

3 MEMBER SHORT: So, it comes to, it
4 comes to basically were you a part of the ANC or
5 the neighborhood when this business first opens,
6 when this application for this business was first
7 applied for? Were you a part, were you a part of
8 the community's efforts?

9 THE WITNESS: When the license was
10 first applied for in 2014, when Mr. Hankins
11 opened the ground floor, there was no objection
12 to it.

13 When he sought the substantial change
14 and sought the ANC's support in 2017 to add the
15 roof garden on, you know, to build the roof
16 garden and add it up, yes, there was community
17 objection to it at that point.

18 Weren't as familiar with the AN --
19 sorry, the ABRA rules and processes and
20 procedures at that time. But, yes, to answer
21 your question.

22 MEMBER SHORT: So, as a part of all of
23 that, if I'm understanding the testimony we've
24 had today, there was a, there was an agreement
25 between the community and the, and the Applicant

1 for the rooftop regarding hours and other issues.

2 Is that correct?

3 THE WITNESS: There is an agreement
4 now. But that agreement was reached as a result
5 of the withdrawal of a protest at the time of
6 their last renewal in 2019 because the issues
7 that had been experienced by the neighborhood
8 from the time they opened in 2017 with the roof
9 garden, based on the approval of the significant
10 change to their license, until their regular
11 3-year renewal period in 2019.

12 So, we worked with the community --
13 sorry, worked with the establishment three years
14 ago. There, there was -- my point I'm making is
15 there were so many noise issues prior to the last
16 renewal that there was a protest in progress at
17 that time, but the neighborhood, working with the
18 establishment, agreed to withdraw its protest and
19 entered into the settlement agreement, which is
20 the one you saw in the Investigator Puente
21 report.

22 MEMBER SHORT: So, can you again just
23 refresh me or refresh us, the Board. The
24 settlement agreement, what hours were on it?

25 THE WITNESS: I don't know the hours on

1 the settlement agreement by heart. It does refer
2 to the hours in which the polycarbonate panels
3 need to be in place by a particular time of
4 night, based on the day of the week. But I don't
5 recall if it refers to the actual hours that
6 entertainment is allowed, and if that is
7 different from what is in the basic license.

8 MEMBER SHORT: Okay. Now, your
9 residence is in the rear. Are you familiar with
10 Wiltberger Place, or Wiltberger Street?

11 THE WITNESS: Yes. A block on it, it
12 is about half a block to the west and it goes
13 down along north/south street on the east side of
14 Howard Theater all the way down to S Street from
15 Florida Avenue -- or from T Street, excuse me.

16 MEMBER SHORT: Okay. Now, this goes to
17 the pictures that were just put into evidence
18 regarding the overflowing trash containers. How
19 often does that happen?

20 THE WITNESS: How often are they
21 overflowing?

22 MEMBER SHORT: Yes.

23 THE WITNESS: I walk the dog pretty
24 much every day and you can -- it's the only
25 reason I would be out at the time stamps you see

1 on the photos. I would say it's a couple times a
2 week. It's not uncommon. Particularly on
3 Saturday morning and Sunday morning when there's
4 been a lot of business on Friday night and --

5 MEMBER SHORT: Okay. That's good.
6 That's already on the record.

7 But now, are you aware that that is a
8 violation of the ABC Board or the ABRA Code Book
9 that if you have trash cans and you're doing
10 that, those trash cans have to be -- lids have to
11 be solidly down, they can't be overflowing? Are
12 you familiar with that?

13 THE WITNESS: I'm not familiar if it
14 specifically refers to conditions of the lids.
15 But I know that the appropriateness standards
16 includes provisions of litter so that it's not a
17 fire hazard, it's not a nuisance, and it doesn't
18 harbor the breeding or feeding of rodents.

19 MEMBER SHORT: Okay. And, again, the
20 exhibits that you had about DJs and
21 advertisements, in one of those there was they're
22 advertising as a bar. As far as you know, is
23 this establishment a bar?

24 THE WITNESS: Not in terms of its
25 licensure, no, because it has a CR not a CT

1 license. They, I mean, you heard the owner
2 testify that there is a bar on the second level,
3 so.

4 MEMBER SHORT: Okay. You've been very,
5 very candid. And thank you for your, for your
6 testimony today. And thank you for your time.

7 That's all I have, Mr. Chair. Thank
8 you very much. That's all I have, Mr. Chair.

9 CHAIRPERSON ANDERSON: Any other
10 questions by any of the board members?

11 I do want to ask, I want to ask you a
12 question, Mr. Kujawa, regarding the trash.

13 It's my understanding, and maybe I'm
14 confused, that two establishments and some
15 residents store trash in that alley. So, I saw
16 there are pictures. How do you know that the
17 trash belongs to this establishment?

18 THE WITNESS: The trash barrels in my
19 photos are directly to the west of 600 T Street.
20 And it's been testified to that those 12 bins are
21 five of them belong to El Techo, two of them
22 belong to Mr. Lawrence's residence, and three of
23 them belong to Quattro Osteria. Because of their
24 geography they don't have any other place to, to
25 keep it.

1 As far as the trash barrels for the
2 rest of the residents along the 1800 block of 6th
3 Street, their trash bins are only in the alley on
4 the days that it is scheduled to be picked up,
5 picked up by the Department of Public Works. The
6 rest of the time there are rear yards to all the
7 homes on this street, and they have gates that
8 open up to the alley where they take their trash
9 barrels in and out.

10 It's only the trash barrels at the
11 north end of the alley, the 12 or so that are
12 pictured, that are in the alley on a permanent
13 basis in the public space.

14 CHAIRPERSON ANDERSON: And so you're
15 saying, though, so are all those trash cans do
16 they belong to this establishment?

17 THE WITNESS: Yes. Well, they belong
18 to this establishment and the other properties on
19 either side for which Mr. Steven Lawrence is the
20 landlord.

21 Quattro Osteria on the corner, which
22 is also operated by Mr. Hankins. And then Steven
23 Lawrence himself, who lives in the adjacent
24 rowhouse. And his establish -- and his licensed
25 establishment, 600 T.

1 CHAIRPERSON ANDERSON: So, so you're
2 saying then these trash cans could belong to 600
3 T, Rito Loco, and Osteria -- I'm sorry, the third
4 licensee; is that correct?

5 MR. KUJAWA: Yes. I believe one of the
6 Applicant's witnesses testified that the 12 trash
7 cans do belong to those three establishments
8 collectively. And that Mr. Hankins is actually
9 paying the trash bill for it.

10 CHAIRPERSON ANDERSON: All right. Mr.
11 Kline.

12 FURTHER CROSS-EXAMINATION

13 BY MR. KLINE:

14 Q Mr. Kujawa, wasn't there also
15 testimony that those trash cans service
16 residences along that row as well?

17 A That's -- the ones that are -- Are you
18 referring to the ones in my photos that are
19 immediately adjacent?

20 Q Yes. Aren't those the same ones that
21 were in the investigator's photo?

22 A Don't remember the investigator's
23 photo. But the trash barrels in -- the only
24 residents that I'm aware of that those trash
25 barrels service is Mr. Lawrence's residence,

1 which is 600 T Street where he has a licensed
2 establishment in his basement.

3 MR. KLINE: Nothing further.

4 CHAIRPERSON ANDERSON: Mr. Badawy.

5 REDIRECT EXAMINATION

6 BY MR. BADAWY:

7 Q Mr. Kujawa, you were asked on
8 cross-examination if you had reached out to El
9 Techo. And you said no.

10 Can you tell the Board why you haven't
11 reached out to El Techo about the loud music that
12 you could hear inside your place?

13 A As has been stated, I've lived here
14 for a long time. It's been a known issue for a
15 long time. And I'm in communication with plenty
16 of other people that have communicated with Mr.
17 Hankins.

18 Given that I live immediately adjacent
19 to the building and I don't want to sour any
20 relationship that I might have to live with on a
21 permanent basis, I have left the communication
22 with Mr. Hankins to the numerous other people
23 that have complained about this issue and have
24 attempted to work with him as well.

25 Q And just to be clear, Mr. Kujawa,

1 since you've heard testimony that there have been
2 numerous changes since 2021 of promoters, sound
3 systems, are you still able to hear music from El
4 Techo inside your residence?

5 A Yes. We've heard it even just
6 recently.

7 Q And I think there was some talk about
8 Shaw's Tavern being across the street. Have you
9 ever, you know, heard loud music coming from
10 Shaw's Tavern inside your residence?

11 A No.

12 Q Okay. I believe further down the
13 street is The Royal, which is a restaurant. Are
14 you familiar with The Royal?

15 A Yes. It's at the corner of Florida
16 Avenue and 5th Street.

17 Q And have you ever heard loud music or
18 noise coming from The Royal inside your
19 residence?

20 A No.

21 MR. BADAWY: Thank you, Mr. Kujawa. I
22 have no further questions.

23 CHAIRPERSON ANDERSON: Thank you very
24 much, Mr. Kujawa, for your testimony today. Have
25 a great day.

1 THE WITNESS: Thank you, Mr.

2 Chairperson. Thank you, members of the Board.

3 CHAIRPERSON ANDERSON: Call your next
4 witness, Mr. Badawy.

5 MR. BADAWEY: The Protestants called
6 Jonathan Horsford. Mr. Horsford.

7 CHAIRPERSON ANDERSON: There's Mr.
8 Horsford online.

9 Mr. Horsford, can you raise your right
10 hand, please.

11 (Witness sworn.)

12 CHAIRPERSON ANDERSON: Your witness,
13 sir. Thank you.

14 MR. BADAWEY: Thank you.

15 DIRECT EXAMINATION

16 BY MR. BADAWEY:

17 Q Mr. Horsford, can you please state and
18 spell your full name?

19 A Certainly. Jonathan Horsford,
20 J-O-N-A-T-H-A-N H-O-R-S-F-O-R-D.

21 Q And, Mr. Horsford, where do you live?

22 A I live at 531 T Street, N.W., Unit
23 101.

24 Q And how long have you lived there for?

25 A I moved here in 2016. So, it's been

1 six years.

2 Q And 531 T Street, N.W., Unit No. 1, do
3 you live in an apartment or a condominium?

4 A It's a condominium complex. It's one
5 of the old mansions that they renovated and put
6 an extension on. And so there are 11 units over
7 two floors.

8 Q Okay. And do you know whether or not
9 531 T Street, your unit in particular, is located
10 in a residential zone?

11 A It is in a residential zone. I
12 believe it's RF-1.

13 Q Okay. And can you describe the
14 neighborhood that you live in?

15 A So, we are north of Florida. It's
16 actually in LeDroit Park. So, it's primarily
17 residential. There are no businesses on 6th
18 Street or T Street nearby me.

19 Of course, on Florida, as we just
20 discussed, it is multi-use, so there are
21 certainly restaurants and other businesses on
22 Florida. And then, you know, just south of
23 Florida going down 6th Street is mostly
24 residential once you get past Shaw's Tavern and
25 Quattro.

1 Q And, again, Mr. Horsford, I don't know
2 if I asked you this already, how long have you
3 been in your unit?

4 A Six years.

5 Q And where did you live before that?

6 A I lived in Woodley Park.

7 Q Mr. Horsford, are you familiar with an
8 establishment by the name of El Techo?

9 A I am.

10 Q And can you tell me where your home is
11 in relation to El Techo

12 A So, I'm basically diagonal from El
13 Techo. So, where 6th, T, and Florida meet
14 there's almost like a little courtyard space.
15 And our building is at the corner of 6th and T,
16 kind of facing Florida and facing El Techo.

17 I live, actually, in the corner unit
18 that is most close to 6th and T, so most close to
19 El Techo. And I am on the first floor.

20 Q Mr. Horsford, I'm going to show you
21 what's marked as Protestant's Exhibit E.

22 A Right.

23 Q Do you see that right there?

24 A Yep.

25 Q On this map can you show where your

1 residence is in relation to El Techo?

2 A So, you are, you're going to move the
3 cursor for me?

4 Q Yes. So, this is --

5 A Yes, yes.

6 Q -- El Techo over here.

7 A Yes. The big, the fairly large square
8 building up, up and to the right, that building
9 right there. Yeah.

10 So, if you move your cursor just down
11 a little bit to the left and bottom, that corner
12 right there is my unit. So, it basically faces
13 El Techo through that gap where the LeDroit Park
14 arch is.

15 Q Mr. Horsford, in the past three years
16 have you been able to hear music from El Techo
17 inside your residence?

18 A Yes.

19 Q And can you tell the members of the
20 Board, in that period approximately how many
21 times you've been able to hear music from El
22 Techo inside your residence?

23 A Well, as has been discussed, you know,
24 most weekends we can hear the music, either
25 Friday, Saturday, or Sunday. You know, I, I am

1 -- I have lived here the whole time, I have not
2 lived anywhere else. So, if you think about
3 three years, and I can hear it almost every
4 weekend at least once or twice, so we're talking
5 between, you know, 100 or 150 times.

6 Q And can you for the members of the
7 Board can you describe what that music sounds
8 like when you hear it inside your residence?

9 A So, as has been discussed, I hear not
10 only the music inside with the doors and windows
11 closed, but I also -- it's also the type of
12 music. Because it's a trance type music the beat
13 is very strong. It, it's very low, so it has
14 this feature almost kind of vibratory within my
15 unit.

16 Q Okay. Let me ask you, how is that
17 music that you hear from El Techo inside the
18 residence different from, say, you know, ambient
19 street noise, sirens, and cars, honking horns,
20 those kind of things?

21 A Yeah. You know, obviously we live off
22 Florida so there's a lot of ambient street noise.
23 6th and T and Florida is a very busy
24 intersection, especially with the construction,
25 so there's often a lot of noise.

1 I want to be clear that the noise I
2 hear is from El Techo, because I can walk out of
3 my unit, walk over across the street to El Techo,
4 and it's the exact same music. So, to be
5 absolutely clear, this music is not coming from
6 any other establishment because I can tell it is
7 the same music.

8 Q And again, when you hear that music
9 inside your residence, how has that affected your
10 ability to enjoy your home?

11 A So, the corner that faces El Techo is
12 my bedroom. So, it is very loud in the evening.
13 I am the kind of person that goes to bed early.
14 So, it is very challenging to sleep when the
15 music is on and very loud.

16 I try and drown it out with some kind
17 of sleep machine, but it still doesn't work.

18 In addition, you know, since the music
19 starts, can start quite early on a weekend, if I
20 want to have a quiet afternoon reading in my
21 unit, I'm unable to do so unless I turn up some
22 type of music or something to drown it out
23 because otherwise I'm kind of sitting here
24 listening to the music coming from the
25 establishment.

1 Q And when the music is coming from the
2 establishment are you able -- do you keep your
3 doors and windows open or closed?

4 A No, they're always closed.

5 Q Mr. Horsford, when you've heard music
6 from El Techo inside your home have you reached
7 out to ABRA investigators?

8 A Yes. So, I have actually let everyone
9 know that I was part of the original settlement
10 agreement.

11 So, you know, in 2020 when we were
12 developing the settlement agreement I went over.
13 I've been to El Techo. I have talked to Mr.
14 Hawkins with another, a number of other
15 residents. We worked to try and come up with
16 that settlement agreement.

17 So, we did a lot of outreach in 2020
18 before that happened.

19 Apart from that, I have also called
20 ABRA a number of times, left voicemail, done the
21 online, talked to people in person. In fact,
22 even about, about a month ago I did a 311 call
23 to, to comment on the noise. So, it's something
24 that I've done a lot of.

25 Q When you have talked a little bit

1 about your contact with El Techo, do you recall
2 exactly when that was, or roughly? Let me
3 rephrase that.

4 A So, the settlement agreement was filed
5 and signed in January of 2020. So, it was the
6 fall of 2019. And a number of residents met with
7 Mr. Hawkins to try to work out ways to work on
8 the noise.

9 There were other -- there was
10 certainly somebody from, from the nightlife, D.C.
11 nightlife. I know some ANC commissioners, the
12 previous ANC, at least one was involved.

13 So, there were a number of
14 discussions, a lot of back and forth in
15 negotiation to try and come up with a settlement
16 agreement. And that is where now we have -- as
17 part of the settlement agreement we had those,
18 those plastic panels put up with specific times.

19 And I have written down the times.
20 So, the settlement agreement says the panels must
21 go up Monday through Thursday at 10:30 p.m. They
22 must go up Friday and Saturday at midnight. And
23 they must go up Sunday at 9:00 p.m.

24 Q And, Mr. Horsford, have you -- you've
25 heard testimony today about a lot of steps and

1 changes that have taken place at El Techo; is
2 that correct?

3 A Yes.

4 Q Have you -- Let me ask this question:
5 you know, you talked about engagement with ABRA.
6 You talked about engagement with El Techo. Heard
7 testimony about changes. What is role -- what
8 has the result of all that been --

9 A Right.

10 Q -- as far as your ability to hear
11 music in your house coming from El Techo?

12 A I, I have, I have seen a very marginal
13 improvement over the time since the settlement
14 agreement. I cannot comment on the DJs. I
15 cannot comment on the, you know, the promoters.
16 That is not my area of expertise. All I can tell
17 you is what I experience.

18 And what I experience is a very
19 similar frequency and a very similar level of
20 noise. Regardless of improvement, it is still
21 incredibly disruptive to my life.

22 Though I don't know what a percent
23 might be of an improvement, I can certainly say
24 that it, it has not been a dramatic improvement,
25 and it has not improved the quality of my

1 experience.

2 I have also tried to do other things.
3 So, I have gone and photographed El Techo after
4 the required time that the panels have gone up.
5 And I have filed at least one violation where the
6 panels weren't up in a timely manner on a Sunday
7 evening.

8 So, I've also tried to do other
9 things, I think, to try and mitigate the issue
10 because I have not found that, I have not found
11 that engagement previous to the settlement
12 agreement was very successful.

13 Q Okay. And, Mr. Horsford, last
14 question.

15 Are you still, at this point are you
16 willing to continue working with El Techo about
17 the noise that you hear in your unit?

18 A I really felt like in, in 2020 when I
19 had been here for a few years that I really
20 wanted to work with them. All of us residents
21 wanted to work with them. That's why we had the
22 ANC.

23 You know, we, we went to the ABRA
24 Board. We did negotiation. We did the
25 settlement agreement. And then I do not feel

1 like the settlement agreement really has improved
2 very much.

3 I cannot comment on all the changes
4 that have been made. I'm not a sound engineer.
5 But I can certainly say from my experience it has
6 not been very productive. So, I don't think that
7 further engagement is a very productive way.

8 MR. BADAWEY: Thank you, Mr. Horsford.
9 I have no further questions.

10 CHAIRPERSON ANDERSON: Mr. Kline.

11 CROSS-EXAMINATION

12 BY MR. KLINE:

13 Q You were here for the testimony of Mr.
14 Beam?

15 A Yes.

16 Q And you acknowledge his credentials as
17 a sound engineer?

18 A Yes.

19 Q And you don't see any reason to work
20 with the establishment in implementing a program
21 that he might develop to mitigate noise?

22 A I, I, no, I do not. Because as was
23 said, the consultant can say whatever he would
24 like. He can make recommendations. But Mr.
25 Hawkins would have to invest the money and make

1 the changes. And I feel that, given my
2 experience with the settlement agreement, I don't
3 feel that necessarily he's going to do that.

4 Q And you heard Mr. Beam testify that
5 when those with whom he works take his
6 recommendation the issues are resolved? Did you
7 hear that testimony?

8 A Yes.

9 Q And it's your position that you don't
10 believe, despite the testimony of Mr. Beam, that
11 owner committed, and despite the testimony of the
12 two owners that they would commit to do what he
13 recommended, you, you don't believe that's going
14 to happen?

15 A I can only go on past experience. In
16 six years we've had a lot of conversations.
17 We've made a lot of complaints. We've tried to
18 make changes. We've had a settlement agreement.
19 We had a negotiation.

20 So, if past evidence demonstrates the
21 future, then that is, that is my experience.

22 Q How many times have you called ABRA
23 with complaints?

24 A Pardon me?

25 Q How many times have you called ABRA

1 with complaints?

2 A In what time frame?

3 Q The last year-and-a-half?

4 A I would say, oh, probably about five
5 to seven times.

6 MR. KLINE: Thank you. I have no
7 further questions.

8 CHAIRPERSON ANDERSON: Any questions
9 from any board members?

10 MEMBER GRANDIS: May I?

11 CHAIRPERSON ANDERSON: Mr. Grandis.

12 MEMBER GRANDIS: Thank you.

13 Mr. Horsford, thank you for your
14 patience today. It's been a long day for all of
15 us.

16 THE WITNESS: Yes.

17 MEMBER GRANDIS: I moved here in 1976.
18 And I moved on Cathedral Avenue.

19 THE WITNESS: Uh-huh.

20 MEMBER GRANDIS: A few blocks from
21 Connecticut.

22 I think I heard you say you were in
23 Cleveland Park? Did I hear that?

24 MEMBER GRANDIS: Yes, off of what
25 street?

1 MR. HORSFORD: I was at the corner of
2 29th and Calvert.

3 MEMBER GRANDIS: Nice area. I decided
4 that I wanted to move down into, closer to the
5 city, Dupont Circle specifically, but I had
6 already been having some experience down there.
7 You had no experience with Shaw and that area
8 before you purchased where you did? Because this
9 is not accusatory. I'm just trying to --

10 MR. HORSFORD: Yeah.

11 MEMBER GRANDIS: -- understand what
12 you thought you were moving into.

13 MR. HORSFORD: No, as a member of the
14 LGBT community, I'm very familiar with Shaw. I'm
15 very familiar with Dupont. I've been in this
16 neighborhood many, many times. I've been to many
17 bars and restaurants.

18 And when I moved here, I moved here
19 purposefully because I wanted a vibrant
20 neighborhood. I wanted the streets to be safe at
21 1:00 in the morning so I could come home from a
22 bar because there were other people around,
23 right?

24 MEMBER GRANDIS: Yes.

25 MR. HORSFORD: I go to Uproar. I've

1 been to Shaw's Tavern. You know, I think these
2 establishments fit, you know, fit within the
3 nature of the area they're in, you know.

4 They have a restaurant. They have a
5 patio. They might have some music, you know, and
6 I'm very comfortable with kind of the noise level
7 and the engagement of all of those
8 establishments.

9 I have found that this establishment
10 stands out in terms of the level of noise that
11 really does, is very different than any of the
12 other establishments I've experienced.

13 MEMBER GRANDIS: Have you ever eaten
14 at this establishment?

15 MR. HORSFORD: No, I have not.

16 MEMBER GRANDIS: Have you ever had
17 cocktails or taken friends there and hung out?

18 MR. HORSFORD: The only time I have
19 been in this establishment is previous to the
20 settlement agreement when I did go up there to
21 talk to Mr. Hankins, and we talked, you know, got
22 a tour and looked at the speakers and things like
23 that. That's the only time I've been there.

24 MEMBER GRANDIS: So, I have a better
25 idea about where the noise problem is. You know,

1 we've had exhibits showing different parts of the
2 building.

3 From your knowledge, and you may not
4 be so specific because, while you live close, you
5 don't live right on it, do you perceive that the
6 noise is related to the deejay, which I
7 understand is on the rooftop in the summer
8 garden, or is the noise general throughout the
9 building when people just go in, stand out in
10 front, whatever? What's your sense?

11 MR. HORSFORD: Oh, so you mean the
12 noise coming from El Techo?

13 MEMBER GRANDIS: Yes.

14 MR. HORSFORD: I mean, I think there's
15 an appropriate, you know, a comfortable level of
16 hubbub, so, you know, people in line, you know,
17 hearing people, you know, leaving.

18 You know, it's a busy neighborhood.
19 People are out late at night. I hear voices, you
20 know, so that's a very expected part of the
21 neighborhood. It's really the music, and again,
22 it's much more of the type of music, the trance.

23 You know, I don't know exactly their
24 business model, but I do know sometimes it seems
25 to start early on a Sunday afternoon, perhaps

1 part of brunch, you know, so then it really can
2 be kind of a long Sunday if it's starting in the
3 afternoon and going until 9:00 or 10:00 at night.

4 MEMBER GRANDIS: So, as I understand
5 for you, and not speaking for the others, that
6 it's the music, which I understand from the
7 hearing today, because I have not been to this
8 establishment either, it's basically from the
9 roof garden if I understand correctly.

10 MR. HORSFORD: Yes.

11 MEMBER GRANDIS: It's not from the
12 entrance when you walk in.

13 MR. HORSFORD: No.

14 MEMBER GRANDIS: So, you're asking the
15 Board to be cognizant and concerned about that
16 voluntary agreement or the settlement agreement
17 back in 2020 when it comes to the music side of
18 the equation. That's what you feel has not been
19 lived up to. And I'm not trying to put words in
20 your mouth. I'm just trying to understand --

21 MR. HORSFORD: Yes.

22 MEMBER GRANDIS: -- you know, what we
23 need to focus on.

24 MR. HORSFORD: Yeah, from my
25 experience, it really is the music. And again, I

1 am not an expert. I have not done the work that
2 others have of looking at the type of music, or
3 the deejays, or who is playing, but I can
4 certainly say from my experience, it is the
5 music. It is usually on the weekends. It goes
6 late, you know, but even sometimes on weekdays,
7 you know, sometimes I'll hear it.

8 MEMBER GRANDIS: I also looked at the
9 exhibit that you had us look at where your
10 building is located.

11 MR. HORSFORD: Yeah.

12 MEMBER GRANDIS: And it seemed to be,
13 compared to some other residents, it seemed to be
14 closer to Uproar and Flash --

15 MR. HORSFORD: Yeah.

16 MEMBER GRANDIS: -- if I can say it
17 that way. Okay, they both also have rooftops,
18 and you and I probably have been at Uproar when
19 they've had actually a deejay on their roof.

20 MR. HORSFORD: Mm-hmm.

21 MEMBER GRANDIS: So, do you feel that
22 you may be hearing some of that noise, you know,
23 and relating it to this place, or do you really
24 think you can discern the deejay from one
25 building on a roof deck from another? Once

1 again, I'm not trying to corner you. I'm just
2 trying to understand how --

3 MR. HORSFORD: Yeah.

4 MEMBER GRANDIS: -- we can address
5 your concern, the concerns that have been raised.

6 MR. HORSFORD: So, my experience has
7 been that the geography is, and again, I'm not a
8 sound engineer, but the geography is such that
9 there's a bit of a space and the music comes over
10 from El Techo, and I feel like it kind of
11 actually hits some of the buildings around here
12 and I find it surprisingly loud.

13 Now, Uproar, even though it might be
14 closer, there's a lot of buildings in between, so
15 I have never heard Uproar music. Whenever I hear
16 music, I can go out on my porch or I can walk
17 across the street. It's very clearly El Techo.

18 MEMBER GRANDIS: Okay, well, you've
19 been very helpful, and of course, we want the
20 business to thrive, but we also want them to
21 thrive in a way that it's not violating any of
22 the noise provisions and the comfort that you're
23 entitled to enjoy, so thank you.

24 MR. HORSFORD: Thank you.

25 MEMBER GRANDIS: Thank you, Mr.

1 Chairman.

2 CHAIRPERSON ANDERSON: Any other
3 questions by any other Board members? I guess
4 one of the questions I want to ask you, Mr.
5 Horsford, you talked about the settlement
6 agreement.

7 MR. HORSFORD: Yes.

8 CHAIRPERSON ANDERSON: And you talked
9 about that there were some panels. Where did
10 that come from?

11 MR. HORSFORD: So, in my memory, when
12 we talked with Mr. Hankins about potential
13 mitigation strategies for the noise, we talked
14 about changing the speakers and how they were
15 oriented, and not facing Florida and kind of
16 facing different directions.

17 And then we knew that -- you know, we
18 had as an example Flash and Uproar, which both
19 have some type of paneling on their rooftop
20 decks.

21 So, we discussed potentially this as
22 a noise mitigation strategy where the panels
23 might help alleviate the noise, and then we got
24 into the question of when do they go up? And so,
25 that's where the settlement agreement had very

1 specific times that they go up only later in the
2 evenings.

3 CHAIRPERSON ANDERSON: And so, are you
4 saying that he has not complied with the
5 settlement agreement as far as the panels and
6 putting them up or what are you saying?

7 MR. HORSFORD: So, I'm saying that
8 first of all, the panel, during the summer, the
9 panels are not up. They only -- there may be
10 some permanent panels, but then the moveable
11 panels are not up in the summer until midnight on
12 Friday and Saturday, so that means that they're
13 not really serving a lot of noise mitigation
14 until midnight on a Friday or Saturday and then
15 they do go up.

16 And the panels do have a slight
17 improvement in the noise. Again, I am not a
18 sound engineer. I don't know if there would be
19 different ways to do it. I did hear in the
20 testimony that it sounded like a lot of this at
21 the beginning was kind of put together, you know,
22 without sound engineers. Again, I can't comment
23 on any of that.

24 All I can say is the panels help a
25 little bit when they're up, but the vast majority

1 of the time, especially, again, when the weather
2 is good and you put a -- you know, the panels
3 aren't up for very long in the winter, so most of
4 the time, the panels are down, so therefore, it's
5 the full noise.

6 CHAIRPERSON ANDERSON: All right,
7 thank you. Any other questions by any other
8 Board members? Mr. Kline?

9 MR. KLINE: No, I have no further
10 questions. Thank you.

11 CHAIRPERSON ANDERSON: Mr. Badawy?

12 MR. BADAWEY: No questions. Thank you.

13 CHAIRPERSON ANDERSON: Mr. Horsford,
14 thank you very much for your testimony.

15 MR. HORSFORD: Thank you. Have a good
16 night, everybody.

17 CHAIRPERSON ANDERSON: Have a great
18 day. Thank you. Do you have another witness,
19 sir?

20 MR. BADAWEY: The protestants call Paul
21 Baranowski.

22 CHAIRPERSON ANDERSON: Mr. Baranowski,
23 all right, there you are. Is that you?

24 MR. BARANOWSKI: Yes.

25 CHAIRPERSON ANDERSON: Can you raise

1 your right hand, sir?

2 MR. BARANOWSKI: Yes.

3 CHAIRPERSON ANDERSON: Do you swear or
4 affirm to tell the truth and nothing but the
5 truth?

6 MR. BARANOWSKI: I do.

7 CHAIRPERSON ANDERSON: Your witness,
8 sir.

9 MR. BADAWEY: Good evening, Mr.
10 Baranowski.

11 MR. BARANOWSKI: Good evening.

12 MR. BADAWEY: Mr. Baranowski, can you
13 please state and spell your full name for the
14 record?

15 MR. BARANOWSKI: Yes, it's Paul, last
16 name is B-A-R-A-N-O-W-S-K-I.

17 MR. BADAWEY: And Mr. Baranowski, where
18 do you live? Can you hear me, Mr. Baranowski?

19 CHAIRPERSON ANDERSON: I think he's
20 frozen since his -- yeah, yeah, he was frozen, so
21 let's wait for him. Okay, are you there, sir?

22 MR. BADAWEY: Mr. Baranowski, can you
23 hear us?

24 CHAIRPERSON ANDERSON: All right, he's
25 moving, but --

1 MR. BARANOWSKI: Yes, I'm back and
2 we're back here. I'm not sure what's happening
3 with the connection. I'm sorry.

4 CHAIRPERSON ANDERSON: Okay, go ahead.

5 MR. BADAWEY: Okay, Mr. Baranowski,
6 where do you live?

7 MR. BARANOWSKI: I live at 1911 6th
8 Street, NW.

9 MR. BADAWEY: And what kind of place do
10 you live at? Is it a single family home? Is it
11 a condo? What's it like?

12 MR. BARANOWSKI: It is a two-unit
13 condo building.

14 MR. BADAWEY: And where do you live in
15 that two-unit condo building?

16 MR. BARANOWSKI: I live in the upper
17 floors.

18 MR. BADAWEY: And do you know whether
19 or not your residence is located in a residential
20 zone?

21 MR. BARANOWSKI: I believe it is, yes.

22 MR. BADAWEY: And Mr. Baranowski, how
23 long have you lived there for?

24 MR. BARANOWSKI: It will be 18 years
25 in February.

1 MR. BADAWEY: Mr. Baranowski, can you
2 describe the neighborhood that you live in?

3 MR. BARANOWSKI: I would characterize
4 6th Street as an historic, tree-lined street,
5 relatively quiet, but walkable and accessible to
6 the community for whatever you might like to
7 have, an evening or life in general.

8 MR. BADAWEY: Mr. Baranowski, are you
9 familiar with an establishment known as El Techo?

10 MR. BARANOWSKI: I am.

11 MR. BADAWEY: And can you tell the
12 members of the Board where your home is in
13 relation to El Techo?

14 MR. BARANOWSKI: I would estimate that
15 it's approximately a 300-foot radius diagonally
16 to the northeast.

17 MR. BADAWEY: Mr. Baranowski, I'm going
18 to, if you can see on your screen there, I'm
19 showing you what's marked as Protestants' Exhibit
20 E.

21 MR. BARANOWSKI: Yes.

22 MR. BADAWEY: Looking at this map, can
23 you tell us where your home is in relation to El
24 Techo, El Techo being in blue here?

25 MR. BARANOWSKI: I am the first home

1 to the north of where the previous protestant
2 testified, so right where your cursor is here,
3 yes.

4 MR. BADAWEY: Thank you, Mr.
5 Baranowski. Mr. Baranowski, in the past three
6 years, have you been able to hear music from El
7 Techo inside your residence?

8 MR. BARANOWSKI: Yes.

9 MR. BADAWEY: And are you able to say
10 approximately how many times you've been able to
11 hear music from El Techo inside your residence?
12 Mr. Baranowski, can you hear me?

13 CHAIRPERSON ANDERSON: We've lost him.

14 MR. BADAWEY: Mr. Baranowski, can you
15 hear me?

16 MR. BARANOWSKI: I can now. I'm
17 sorry. I don't know what's happening with the
18 connection. I'm sitting in one spot.

19 CHAIRPERSON ANDERSON: Mr. Baranowski,
20 do me a favor. Turn your video off.

21 MR. BARANOWSKI: Okay.

22 CHAIRPERSON ANDERSON: And maybe that
23 will help. Okay, not that I don't want to see
24 you, but I think it will help.

25 MR. BARANOWSKI: I can do that.

1 CHAIRPERSON ANDERSON: All right, I
2 think it will help if your video is off. Okay,
3 go ahead.

4 MR. BADAWEY: Okay, thank you, Mr.
5 Chair.

6 MR. BARANOWSKI: I'm going to try
7 moving to a different spot.

8 MR. BADAWEY: Mr. Baranowski, in the
9 past three years, have you been able to hear
10 music from El Techo --

11 MR. BARANOWSKI: Are you able to hear
12 me?

13 CHAIRPERSON ANDERSON: Yes, sir, we
14 can hear you.

15 MR. BADAWEY: Yes. Mr. Baranowski, can
16 you hear me?

17 MR. BARANOWSKI: I can see you now.

18 CHAIRPERSON ANDERSON: Well, you know
19 what, Mr. Baranowski? Turn your video back on
20 because I think we're going to have a problem in
21 the sense that at least if I can't see you, then
22 I know that we can't hear you, so please turn
23 your video back on, sir. I was trying to figure
24 out if -- because a lot of times it works better
25 if your video is off, but please turn your video

1 on so at least we can have a better idea what is
2 going on.

3 MR. BARANOWSKI: I've restarted.

4 CHAIRPERSON ANDERSON: Yes, all right,
5 okay. Go ahead.

6 MR. BADAWEY: Again, I'll ask this
7 question again. Mr. Baranowski, in the past
8 three years, have you been able to hear music
9 from El Techo inside your residence?

10 MR. BARANOWSKI: Yes, I have.

11 MR. BADAWEY: All right, and can you
12 say during that time period approximately how
13 many times you've been able to hear music from El
14 Techo inside your residence?

15 MR. BARANOWSKI: I would say certainly
16 on a weekly basis, maybe once a week, twice a
17 week, so that would be probably 40, 50 times.

18 MR. BADAWEY: And can you tell us, when
19 you hear that music, when does it start and when
20 does it end?

21 MR. BARANOWSKI: Generally on a Friday
22 or Saturday evening, late evening, but also
23 Sunday afternoons and going late into the evening
24 as well.

25 MR. BADAWEY: And Mr. Baranowski, can

1 you tell the members of the Board or can you
2 describe for the members of the Board what that
3 music sounds like when you can hear it in your
4 house?

5 MR. BARANOWSKI: It's a loud thumping
6 noise. It's pretty consistent techno music or
7 trance music as I understand it, and it's
8 definitely penetrating.

9 MR. BADAWEY: And Mr. Baranowski, how
10 has that music affected your ability to enjoy
11 your home?

12 MR. BARANOWSKI: I generally on
13 weekend nights have resorted to using an
14 additional air conditioner in my bedroom, my
15 bedroom is on the front of the street, or I have
16 to use a large floor fan.

17 MR. BADAWEY: And Mr. Baranowski, can
18 you tell the members of the Board how the music
19 you hear from El Techo differs from, say, ambient
20 street noise that you might hear in the area?

21 CHAIRPERSON ANDERSON: We have lost
22 him again.

23 MR. BADAWEY: Mr. Baranowski, can you
24 hear us yet?

25 CHAIRPERSON ANDERSON: He's back.

1 MR. BADAWEY: Mr. Baranowski?

2 MR. BARANOWSKI: Like I say, I have no
3 idea what's happening with the connection. I
4 apologize.

5 MR. BADAWEY: No problem, sir. We,
6 again, appreciate your time this evening. My
7 question was can you tell the Board the
8 difference between the music you hear from El
9 Techo and ambient street noise?

10 MR. BARANOWSKI: There are standard
11 sirens. There are standard cars that pass by.
12 It's a passing thing. It's a temporary thing.
13 I've lived in the neighborhood for 18 years. I'm
14 familiar with those sounds, but the music from El
15 Techo is a consistent thing that bangs through
16 the evening and goes late at night.

17 MR. BADAWEY: Have you ever contacted
18 ABRA about the loud music coming from El Techo?

19 MR. BARANOWSKI: I have, yes.

20 MR. BADAWEY: Okay, and how have you
21 contacted ABRA?

22 MR. BARANOWSKI: Primarily through the
23 online form.

24 MR. BADAWEY: Have you ever contacted
25 El Techo about the music you hear?

1 MR. BARANOWSKI: I have not.

2 MR. BADAWEY: And Mr. Baranowski, are
3 you -- have you been present for the testimony
4 tonight?

5 MR. BARANOWSKI: I have, yes.

6 MR. BADAWEY: You've heard a lot of
7 testimony about, you know, changes, proposed
8 changes to El Techo, correct?

9 MR. BARANOWSKI: Yes.

10 MR. BADAWEY: Are you willing to work
11 with the establishment about their loud music
12 that you can hear in your home?

13 MR. BARANOWSKI: On a neighborly
14 basis, I would like to say yes based on long-term
15 relationships. I've been part of this community
16 for a long time. However, I don't see that would
17 be fruitful.

18 I know many of the neighbors in the
19 community have worked with them through the
20 settlement agreement and we still have
21 considerable problems, and that's why we're here
22 this evening. Disappointingly, I don't think
23 that would help.

24 MR. BADAWEY: Okay, thank you, Mr.
25 Baranowski. I have no further questions for you.

1 CHAIRPERSON ANDERSON: Mr. Kline?

2 MR. KLINE: Mr. Baranowski, how many
3 times did you contact ABRA with complaints?

4 MR. BARANOWSKI: Over what time
5 period, please?

6 MR. KLINE: Over the last year and a
7 half?

8 MR. BARANOWSKI: I would say probably
9 approximately a dozen to 15 times.

10 MR. KLINE: Twelve to 15 times?

11 MR. BARANOWSKI: Approximately.

12 MR. KLINE: And just so we're clear,
13 the number of times that you contacted the
14 establishment to address these issues is zero,
15 correct?

16 MR. BARANOWSKI: I have not engaged
17 with the establishment.

18 MR. KLINE: Thank you. I have no
19 further questions.

20 CHAIRPERSON ANDERSON: Any questions
21 by any Board members? Mr. Baranowski, have you
22 ever been to this establishment?

23 MR. BARANOWSKI: Not this
24 establishment, but I was a frequent patron of the
25 restaurants for the last 18 years in that

1 location.

2 CHAIRPERSON ANDERSON: But you have
3 never been to this establishment?

4 MR. BARANOWSKI: I have not. I have
5 been to Burrito Loco for burritos, but not to the
6 El Techo upstairs.

7 CHAIRPERSON ANDERSON: Okay, I'm
8 sorry, isn't it one establishment?

9 MR. BARANOWSKI: Burrito Loco is the
10 takeout place where I have taken out tacos from
11 before. I have not been to the dine-in portion
12 of the restaurant above, El Techo.

13 CHAIRPERSON ANDERSON: I don't have
14 any other questions. Mr. Kline?

15 MR. KLINE: Nothing further of the
16 witness. Thank you.

17 CHAIRPERSON ANDERSON: Mr. Badawy?

18 MR. BADAWEY: Nothing further for the
19 witness. Thank you, Mr. Chair.

20 CHAIRPERSON ANDERSON: Mr. Baranowski,
21 thank you very much for your testimony, sir.
22 Have a great day.

23 MR. BARANOWSKI: Thank you. Good
24 evening.

25 CHAIRPERSON ANDERSON: Do you have

1 another witness, sir?

2 MR. BADAWEY: Yes, the protestants call
3 Margo Badawy.

4 CHAIRPERSON ANDERSON: All right,
5 Margo Badawy. Ms. Badawy, can you raise your
6 right hand, please? Do you swear or affirm to
7 tell the truth and nothing but the truth?

8 Your witness, sir.

9 MR. BADAWEY: Good evening, Ms. Badawy.
10 Can you please state and spell your name for the
11 record?

12 MS. BADAWEY: Yes, my name is Margo
13 Badawy. Margo is spelled M-A-R-G-O, Badawy,
14 B-A-D-A-W-Y.

15 MR. BADAWEY: Okay, and Ms. Badawy, in
16 the interests of full disclosure, what is our
17 relationship?

18 MS. BADAWEY: We are married.

19 MR. BADAWEY: Ms. Badawy, where do you
20 live currently?

21 MS. BADAWEY: I live at 1904 6th
22 Street, NW.

23 MR. BADAWEY: And who do you live there
24 with?

25 MS. BADAWEY: I live with you, my

1 husband, and I live with our two young children,
2 little Naville who is five and little Noir who is
3 one.

4 MR. BADAWEY: And how long have you
5 lived in this residence?

6 MS. BADAWEY: We moved here in May of
7 2021, so approximately 18 months.

8 MR. BADAWEY: And where did you live
9 before that, Ms. Badawy?

10 MS. BADAWEY: Before that, we lived
11 near the intersection of 10th and V really close
12 to the American Ice Company if members of the
13 Board are familiar with that location.

14 MR. BADAWEY: Do you know whether or
15 not your home is located in a residential zone?

16 MS. BADAWEY: It is.

17 MR. BADAWEY: And if --

18 MS. BADAWEY: RF-1, I believe.

19 MR. BADAWEY: And can you describe the
20 neighborhood that you live in?

21 MS. BADAWEY: Yeah, it's a lot of
22 families. It's a lot of single people. You see
23 women, men walking babies with strollers. You
24 see a lot of people out with their dogs. It's a
25 very friendly place.

1 MR. BADAWEY: Ms. Badawy, are you
2 familiar with an establishment by the name of El
3 Techo?

4 MS. BADAWEY: I am.

5 MR. BADAWEY: And can you tell me where
6 your property is in relation to El Techo?

7 MS. BADAWEY: So, we are north across
8 Florida Avenue on the west side of 6th Street.

9 MR. BADAWEY: Ms. Badawy, I'm going to
10 show you what's marked as Protestants' Exhibit E.
11 Can you see this on your screen?

12 MS. BADAWEY: Yes.

13 MR. BADAWEY: With El Techo in blue,
14 can you tell the members of the Board where 1904
15 6th Street is, your residence?

16 MS. BADAWEY: Yes, so it's north of
17 there. I would say, yeah, keep going. There's
18 6th Street, so then keep going, keep going, keep
19 going. It's that one right there to the left.
20 That's our residence.

21 MR. BADAWEY: Thank you, Ms. Badawy.
22 Ms. Badawy, since moving to your home in May of
23 2021, can you tell me whether or not you've heard
24 music from El Techo inside your home?

25 MS. BADAWEY: I have. I've heard it

1 inside my home with the windows and doors shut.

2 MR. BADAWEY: Okay, and can you tell
3 the members of the Board in that time frame
4 approximately how many times you've heard music
5 from El Techo inside your home?

6 MS. BADAWEY: I would say dozens,
7 probably around 50 times at least.

8 MR. BADAWEY: And typically, can you
9 tell me when you hear that music, approximately
10 what time does it start and what time does it
11 end?

12 MS. BADAWEY: It starts on Fridays
13 usually around happy hour, sometimes on
14 Thursdays. Sometimes on the weekends, it starts
15 like in the afternoon, I would assume during
16 brunch time, but I don't know. That's what I
17 would think.

18 MR. BADAWEY: And what time does it
19 end?

20 MS. BADAWEY: It ends well after I go
21 to bed. I've called ABRA when I couldn't fall
22 asleep, when my children are up, when my son
23 couldn't fall asleep and asked me mommy, is there
24 a train under our house?

25 MR. BADAWEY: And Ms. Badawy, can you

1 -- when we talk about you being able to hear
2 music inside your residence, can you describe,
3 you know, what that sounds like?

4 MS. BADAWEY: Sure, it's very
5 disruptive. It's a multitude of things. It's
6 the beats from the bass. It's the actual music
7 itself. You can hear the undercurrent of the
8 rhythms. A few times, I was able to actually
9 identify some of the songs that were playing.

10 I can hear it in the back of my house.
11 I can hear it in the courtyard. I can hear it in
12 the front of the house. I can hear it everywhere
13 in the house.

14 MR. BADAWEY: Ms. Badawy, when you've
15 heard music from El Techo inside your residence,
16 have you contacted ABRA investigators?

17 MS. BADAWEY: I have.

18 MR. BADAWEY: And do you know
19 approximately how many times you've contacted
20 ABRA investigators?

21 MS. BADAWEY: Gosh, I would say
22 probably at least a dozen.

23 MR. BADAWEY: And how do you call ABRA
24 investigators? Excuse me, let me rephrase that.
25 How have you contacted ABRA investigators?

1 MS. BADAWEY: I actually have them
2 saved in my phone because I was calling them so
3 frequently regarding El Techo.

4 MR. BADAWEY: Okay, Ms. Badawy, have
5 you ever contacted El Techo about the loud music
6 that you hear in your home?

7 MS. BADAWEY: I have.

8 MR. BADAWEY: And what was the result
9 of that?

10 MS. BADAWEY: So, the very first time
11 I heard it, I didn't know what was happening and
12 I walked outside, and I saw the windows, the
13 panels are up, and I quickly identified that it
14 was El Techo. I looked up the restaurant's
15 website. I saw their number. I called the
16 number. It went straight to voicemail.

17 So, I didn't leave a message because
18 I was afraid that nothing would take place, no
19 one would answer or no one would get my message,
20 so I actually emailed the establishment on the
21 website, the contact information on the website,
22 and I said hi.

23 I can't remember the contents of the
24 email, but I said something that I could hear the
25 noise and it was loud and disruptive, and if they

1 could please get back in touch with me so we
2 could address the issues, and I didn't hear
3 anything back.

4 MR. BADAWEY: And did you notice any
5 change in the music?

6 MS. BADAWEY: Absolutely not. It just
7 got worse after that. That was the very first
8 time I heard it, and then after that, I heard it
9 dozens and dozens of times.

10 MR. BADAWEY: Ms. Badawy, did you take
11 any steps to sort of mitigate the music you hear
12 from El Techo inside your home?

13 MS. BADAWEY: So, I got shush machines
14 for both of my children. I spent about \$1,000 on
15 soundproofing moondream curtains and I wear
16 earplugs.

17 MR. BADAWEY: Has that helped at all,
18 Ms. Badawy?

19 MS. BADAWEY: No.

20 MR. BADAWEY: Ms. Badawy, you've heard
21 testimony tonight about the -- well, have you
22 heard testimony tonight, Ms. Badawy, from the
23 owners of the establishment?

24 MS. BADAWEY: I have on and off because
25 I was putting the children to bed and cooking

1 them dinner.

2 MR. BADAUY: Let me ask you, are you
3 willing to work with the establishment to address
4 the loud music that you can hear in your
5 residence?

6 MS. BADAUY: You know, I was willing
7 to in the beginning, but now I'm not any longer,
8 I guess because of the attitude of Mr. Hankins.
9 You have emailed him directly and I've been cc'd
10 on that, and he's always very dismissive of our
11 concerns.

12 Like I said, I emailed the restaurant
13 directly and no one ever got in touch with me,
14 and even I substantiated a complaint with ABRA, I
15 can still hear the music in my house with the
16 windows and doors shut.

17 MR. BADAUY: Thank you, Ms. Badawy.
18 I have no further questions for you.

19 CHAIRPERSON ANDERSON: Mr. Kline?

20 MR. KLINE: Thank you, Mr. Chair. So,
21 Ms. Badawy, you've contacted ABRA at least 12
22 times concerning the --

23 MS. BADAUY: Correct.

24 MR. KLINE: -- establishment?

25 MS. BADAUY: Correct.

1 MR. KLINE: And you sent one email to
2 the establishment over the last year and a half
3 to your neighbor?

4 MS. BADAWEY: Yes, the first time, and
5 I never heard a response since then.

6 MR. KLINE: And what email did you use
7 to send that?

8 MS. BADAWEY: I don't remember,
9 whatever was on their website.

10 MR. KLINE: And you never went over
11 there to chat with ownership about these issues?

12 MS. BADAWEY: I have not spoken to Mr.
13 Hankins directly, no.

14 MR. KLINE: So, this attitude that you
15 complain about is not something that you
16 experienced, is it?

17 MS. BADAWEY: I would say that I have
18 in a negative sense. He never got back in touch
19 with me. I mean, I would think that, as a
20 business owner, if someone is complaining about
21 noise, wouldn't you want to follow up with that,
22 at least acknowledge that email?

23 MR. KLINE: When did you send your
24 email?

25 MS. BADAWEY: I'm sorry?

1 MR. KLINE: When did you send your
2 email?

3 MS. BADAWEY: I would say back in May
4 of 2021, May or June.

5 MR. KLINE: So, your approach is to
6 send one email, and if you don't get a response
7 from your neighbor, to complain 12 times to the
8 government?

9 MS. BADAWEY: Yes.

10 MR. KLINE: Okay, now you testified
11 that one of the incidents or one of the times
12 that you heard loud music was on Thursday night?

13 MS. BADAWEY: Yes.

14 MR. KLINE: And when was that?

15 MS. BADAWEY: I don't know.

16 MR. KLINE: Would you be surprised to
17 learn that this establishment does not normally
18 have a deejay on Thursday night?

19 MS. BADAWEY: Well, maybe it did when
20 I thought it did.

21 MR. KLINE: Maybe it did.

22 MS. BADAWEY: Are you saying they never
23 had a deejay on Thursday night?

24 MR. KLINE: Well, I ask the questions
25 here, not you.

1 MS. BADAWEY: Okay.

2 MR. KLINE: How close are you to
3 Flash?

4 MS. BADAWEY: Are you talking about in
5 a block? Are you talking about a foot radius?

6 MR. KLINE: However you can
7 characterize it.

8 MS. BADAWEY: How would you like me to
9 characterize it? That's a pretty open-ended
10 question.

11 MR. KLINE: How far are you from --

12 CHAIRPERSON ANDERSON: Ms. Badawy, Ms.
13 Badawy, you're under cross examination. Cross
14 examination sometimes is not friendly.

15 MS. BADAWEY: I understand. I just
16 don't want to answer --

17 (Simultaneous speaking.)

18 CHAIRPERSON ANDERSON: Ms. Badawy, Ms.
19 Badawy, please, Mr. Kline asked you a question
20 and you need to answer the question, ma'am, okay?

21 MS. BADAWEY: I --

22 CHAIRPERSON ANDERSON: Ms. Badawy, he
23 will ask you a question. You will answer the
24 question, please. If you are unable to answer
25 the question, just say I cannot answer the

1 question. I don't have an answer, but he's the
2 only one who asks questions, ma'am.

3 This is cross examination. Cross
4 examination, unfortunately, it's never friendly,
5 so therefore, I need you to take a deep breath,
6 please, and answer the questions as asked by
7 counsel.

8 You will have another opportunity, Mr.
9 Badawy. Once we have gone through the process,
10 Mr. Badawy will ask questions if he thinks that
11 he needs to ask questions that he thought were
12 not helpful in cross examination then, okay? All
13 right.

14 MS. BADAWEY: Yes, sir.

15 CHAIRPERSON ANDERSON: Go ahead, Mr.
16 Kline.

17 MR. KLINE: Thank you, Mr. Chair. Ms.
18 Badawy, how far are you from El Techo did you
19 say?

20 MS. BADAWEY: How far from El Techo?
21 I would say approximately 200 to 300 feet based
22 on the exhibit that Mr. Kujawa provided.

23 MR. KLINE: You don't know. You've
24 only based that upon the exhibit?

25 MS. BADAWEY: Yes.

1 MR. KLINE: And do you know how far
2 away you are from Flash?

3 MS. BADAWEY: I don't. I know where it
4 is, but I don't know how many feet if that's what
5 you're asking.

6 MR. KLINE: Is it closer to you than
7 El Techo?

8 MS. BADAWEY: I don't know.

9 MR. KLINE: You don't know if it's
10 closer to you?

11 MS. BADAWEY: I don't know if it's
12 closer. I think it's farther away, but I'm not
13 entirely sure.

14 MR. KLINE: How long have you been
15 married?

16 MR. BADAWEY: Objection, relevancy.

17 CHAIRPERSON ANDERSON: Why is that
18 relevant, Mr. Kline?

19 MR. KLINE: Her husband is the
20 attorney in this case. It's completely relevant.

21 (Simultaneous speaking.)

22 CHAIRPERSON ANDERSON: I don't think
23 -- it's not relevant how long they've been
24 married. I mean, it was disclosed that he is her
25 husband, but how long they're married, it's not

1 relevant, so let's move on.

2 MR. KLINE: All right, I'll move onto
3 the next question which is your husband is the
4 attorney for the protestants in this case,
5 correct?

6 MS. BADAWEY: Yes.

7 MR. KLINE: And your husband likes to
8 win when he tries cases, doesn't he?

9 MS. BADAWEY: I'm also an attorney. I
10 don't know how that's --

11 MR. BADAWEY: Objection, objection,
12 objection, objection to the relevancy.

13 MR. KLINE: It goes to bias. Mr.
14 Chair, if I had my wife on the stand, I would
15 certainly expect that opposing counsel would ask
16 her exactly the same questions. Are we serious?

17 MR. BADAWEY: Mr. Chairman, if I could?
18 I apologize.

19 CHAIRPERSON ANDERSON: Yes, Mr.
20 Badawy, go ahead.

21 MR. BADAWEY: I would object on
22 relevancy. I would also object that this is
23 beyond the scope of direct. I've already
24 disclosed that she is my wife. She has stated we
25 live together.

1 You know, how long we're married,
2 whether or not I like to win when I try cases,
3 again is not relevant to the issues that are at
4 play in this hearing.

5 CHAIRPERSON ANDERSON: Well, I'm
6 sorry, is there a pending question, Mr. Kline,
7 for me to rule on?

8 MR. KLINE: There was a pending
9 question, but I'll withdraw it. We can move on.
10 I think the point is made.

11 CHAIRPERSON ANDERSON: Okay, all
12 right, any other questions?

13 MR. KLINE: No, I have no further
14 questions.

15 CHAIRPERSON ANDERSON: Any questions
16 by any Board members? Yes, Mr. Grandis?

17 MEMBER GRANDIS: Thank you. Ms.
18 Badawy, I want to thank you for the patience
19 you've had today and everyone else who is here
20 has had today, but I think you have a little
21 additional burden of two little children probably
22 this time of night probably also trying to grab
23 your arms and attention, so thank you for being
24 able to be with us.

25 I think you said you all were living

1 at 10th and Vermont, no, 10th and -- I'm sorry.

2 MS. BADAUY: 10th and V.

3 MEMBER GRANDIS: Very different
4 direction, 10th and V, okay. Over that area, was
5 the nightlife at all similar to the nightlife you
6 live with now?

7 MS. BADAUY: I mean, there were bars
8 and restaurants nearby, but I never filed a
9 complaint with ABRA while I was there. We lived
10 right by American Ice, so, you know, you would
11 hear the patrons coming and leaving the bar.
12 That wasn't a problem. That's what I understood
13 would happen when I lived in the city.

14 MEMBER GRANDIS: You also mentioned
15 that since you have moved in that area, you have
16 not gone into the roof deck, I would imagine,
17 because the first floor is, from what we're
18 learning, is sort of a carryout, but you've never
19 been into the roof deck, have you?

20 MS. BADAUY: No, sir.

21 MEMBER GRANDIS: I understand that you
22 did not get a reply to your email. We all
23 perceive that when one gets an email, the person
24 should respond, but we really don't know where
25 that email went, right? We don't know. So, you

1 didn't feel like you needed to go in and say
2 hello and that there's a problem? You just
3 didn't think that was an option or --

4 I'm sort of puzzled on why you would
5 send the email, and I understand I would expect a
6 response, okay, but if I didn't get one, maybe I
7 want to shake the tree a little bit. So, did you
8 have any thought of going in and saying wait a
9 minute, I haven't heard back from you all or --

10 MS. BADAWEY: So --

11 MEMBER GRANDIS: -- can you put it --
12 you know, yeah, go ahead. Thank you.

13 MS. BADAWEY: Yeah, no, I'm sorry I
14 interrupted you. So, I called the business
15 again. I'm not sure how many times. I would say
16 a couple more times after that and it would
17 always just go to voicemail.

18 And then around that time is when we
19 started learning about the ABRA process and
20 getting a complaint substantiated, so then I
21 think our focus was more about getting ABRA
22 involved, added to the fact that I didn't hear
23 back from the business owner.

24 MEMBER GRANDIS: Once again, I
25 understand that in our civil society, people

1 should be responsive. At the same time, you
2 moved into this neighborhood and it's like 200 to
3 300 feet away.

4 It just seems like there would be --
5 I don't understand why neighbors don't go in and
6 even order a meal, or the carryout, or something
7 just to get a sense of is it just the music that
8 irritates me.

9 So, we're not taking away -- I'm not
10 taking away from your concern. I'm just
11 concerned that maybe we all need to be neighborly
12 and talk to each other, but there's more --

13 MS. BADAWEY: I've gone in -- sure.

14 MEMBER GRANDIS: Excuse me. Go ahead.

15 MS. BADAWEY: I'm sorry. I've gone in
16 before and I've gotten a burrito --

17 MEMBER GRANDIS: Okay.

18 MS. BADAWEY: -- but I didn't see Mr.
19 Hankins there or any -- I didn't recognize. I
20 just saw the workers there behind the desk or the
21 --

22 MEMBER GRANDIS: And when you went and
23 got that burrito, did you mention that hey, the
24 noise bothers my children and myself? You know,
25 did you mention anything? Oh, I think she went

1 away.

2 CHAIRPERSON ANDERSON: I think she has
3 -- she didn't go away. She has some -- clearly
4 she's in a different -- I'm sorry, Mr. Badawy,
5 clearly she's in a different location than you
6 are because you have never had any problems all
7 day with your connection.

8 MR. BADAWEY: That is the reason that
9 we are in different locations, Mr. Chairman.

10 CHAIRPERSON ANDERSON: All right.

11 MEMBER GRANDIS: Well, that was going
12 to be my last question is just --

13 CHAIRPERSON ANDERSON: Hold on, Mr.
14 Grandis. Are you back, Ms. Badawy?

15 MS. BADAWEY: I am back, I believe.
16 Sorry, I'm not sure what happened there.

17 CHAIRPERSON ANDERSON: Go ahead, Mr.
18 Grandis.

19 MEMBER GRANDIS: Yeah, so, it's just,
20 I'm hearing that today, because of the
21 frustration and the disruption, and it's serious,
22 that there seems to be a lack of trust from the
23 protestants, now I'm putting you in that group,
24 to say let's sit down and talk this out.

25 And I can understand there's a place

1 that that happens, but what puzzles me is I
2 haven't heard from one protestant that they
3 actually have ever gone in there, that they've
4 actually tried to have a meal.

5 It may not be your kind of music, but
6 still it just seems like we are being asked to
7 make a decision when, at the same time, I think
8 there should be an opportunity for the
9 neighborhood, particularly the protestants today,
10 to say okay, we'll sit down with them.

11 Not that we accept or you accept the
12 noise, but to be neighborly. And I just wish
13 that when this is over, that you all can try to
14 make peace in a way if you all get a result that
15 you feel is fair, so that --

16 You know, that they are a business in
17 the neighborhood and yes, you know, you all have
18 a right to privacy. You have a right to quiet.
19 So, that's my little speech here. I just would
20 encourage people to go in and try to talk to each
21 other, but --

22 MS. BADAWEY: Can I just clarify
23 something, Mr. Grandis?

24 MEMBER GRANDIS: Yes.

25 MS. BADAWEY: Also, I guess, the

1 situation with the business owner not responding
2 to my email, the voicemails not working, and also
3 talking with folks in the neighborhood who
4 informed me of the settlement agreement and how
5 Mr. Hankins wasn't really abiding by it, it just
6 made me feel that he wouldn't take my concerns
7 seriously.

8 And there were also email exchanges
9 between him and my husband that I was cc'd on
10 where he was very dismissive of us when we
11 informed him that we could hear the music in our
12 house.

13 MEMBER GRANDIS: I understand and I
14 really do appreciate, we all do appreciate the
15 time and the energy that you've given through
16 this process and particularly today. It's been a
17 very long day and I'm sure your children want
18 attention. So, thank you and we just move
19 forward. Thank you, Mr. Chairman.

20 CHAIRPERSON ANDERSON: All right,
21 thank you. Any other, any questions by any other
22 Board members? Mr. Kline? Mr. Badawy?

23 MR. BADAWEY: Nothing further, Mr.
24 Chair. Thank you.

25 CHAIRPERSON ANDERSON: Do you have

1 another witness, sir?

2 MR. BADAWEY: We have one more witness,
3 Mr. Chair. The protestants call Lynne Venart.

4 CHAIRPERSON ANDERSON: Mr. Venart, can
5 you raise your right hand, please?

6 MS. VENART: Yes.

7 CHAIRPERSON ANDERSON: Do you swear or
8 affirm to tell the truth and nothing but the
9 truth?

10 MS. VENART: I do.

11 CHAIRPERSON ANDERSON: Your witness,
12 sir.

13 MR. BADAWEY: Good evening, Ms. Venart.

14 MS. VENART: Hi.

15 MR. BADAWEY: Would you please state
16 and spell your full name for the record?

17 MS. VENART: Yes, it's Lynne Venart,
18 L-Y-N-N-E V-E-N-A-R-T.

19 MR. BADAWEY: And Ms. Venart, where do
20 you live?

21 MS. VENART: I live at 1838 6th
22 Street, NW in Unit C. I'm in the same building
23 as Craig.

24 MR. BADAWEY: And by Craig, do you mean
25 Mr. Craig Kujawa?

1 MS. VENART: Yes.

2 MR. BADAWEY: And who do you live there
3 with?

4 MS. VENART: I live there with my
5 fianc,, Scott.

6 MR. BADAWEY: And how long have you
7 lived in this place?

8 MS. VENART: Since 2013, so nine
9 years.

10 MR. BADAWEY: And do you know whether
11 or not your home is located in a residential --
12 do you know whether or not your home is located
13 in a residential zone?

14 MS. VENART: Yes, I believe it is.

15 MR. BADAWEY: And Ms. Venart, can you
16 describe the neighborhood that you live in?

17 MS. VENART: I would say it's
18 residential. We are on Florida Avenue, so there
19 are businesses, you know, shops across the street
20 and there's a couple of other businesses, but
21 there are lots of residences as well. I would
22 say that the residences outnumber the businesses
23 as far as I can gauge.

24 MR. BADAWEY: Ms. Venart, are you
25 familiar with an establishment by the name of El

1 Techo?

2 MS. VENART: Yes.

3 MR. BADAWEY: Okay, and once again, can
4 you tell us where your home is in relationship to
5 El Techo?

6 MS. VENART: So, as Craig mentioned,
7 our building is four units. My unit is facing
8 6th Street on the third and fourth floor of the
9 building. So, to my left is the building that El
10 Techo is in, but they are kind of behind me,
11 behind.

12 MR. BADAWEY: Ms. Venart, I'm going to
13 show you what's been entered as Protestants'
14 Exhibit F. Can you tell us where, using this
15 diagram, your residence is in relationship to El
16 Techo?

17 MS. VENART: Yes, so if you go below
18 El Techo to that building and then to the right,
19 to the front part of it, further, yes, in there,
20 right there.

21 MR. BADAWEY: Okay, thank you, Ms.
22 Venart.

23 MS. VENART: You're welcome.

24 MR. BADAWEY: Ms. Venart, in the past
25 three years, have you been able to hear music

1 from El Techo inside your residence?

2 MS. VENART: Yes.

3 MR. BADAWEY: And can you say during
4 that time period approximately how many times
5 you've heard music from El Techo inside your
6 residence?

7 MS. VENART: I would many dozens of
8 times, definitely over 50, closer to 100 maybe.

9 MR. BADAWEY: And Ms. Venart, can you
10 tell the members of the Board, when you're able
11 to hear that music, what that music sounds like?

12 MS. VENART: I hear a lot of bass.
13 It's definitely heavy bass. I mean, it's, you
14 know, I know it was described as house music.
15 You know, I would say that's fairly accurate.
16 I'm not a musician, but, you know, electronic
17 dance music with a lot of beats and a lot of
18 bass.

19 MR. BADAWEY: And can you tell us, you
20 know, typically what time that music starts and
21 what time that music ends?

22 MS. VENART: I would say it varies.
23 I mean, a lot of times, it's, you know, early
24 evening to the nighttime.

25 MR. BADAWEY: And can you tell the

1 members of the Board how hearing that music in
2 your home has affected you and your fianc,?

3 MS. VENART: I would say that it's
4 been fairly maddening. We can hear the bass very
5 clearly when -- you know, it's caused a lot of
6 stress and frustration for us, both of us, over
7 the last few years. It's difficult to relax.

8 We like to cook to relax, and even
9 though our kitchen is kind of furthest away from
10 our windows and that side of the building where
11 El Techo is, even if we turn up our stereo or TV
12 to drown out the music, we can still feel the
13 bass in the floor in our kitchen, so there's just
14 nowhere we can get away from it.

15 MR. BADAWEY: Ms. Venart, have you
16 contacted ABRA when you can hear loud music from
17 El Techo inside, El Techo, excuse me, inside your
18 residence?

19 MS. VENART: Yes.

20 MR. BADAWEY: Okay, and can you tell me
21 how many times -- let me ask you, yeah, how often
22 in this three-year period have you contacted ABRA
23 about the music?

24 MS. VENART: I mean, I would say in
25 the beginning, we were mostly just contacting the

1 establishment itself, and then we started making
2 noise complaints.

3 We, you know, didn't realize that we
4 needed to have somebody come establish or come
5 inside the unit, so we were just calling or
6 putting in the web request, the web form.

7 And so, I forget, did you ask how many
8 times? I would say over the last three years,
9 between calling and the web form and everything,
10 maybe, I don't know, at least 20 times.

11 MR. BADAWEY: Do you contact ABRA every
12 time you hear loud music in your residence?

13 MS. VENART: No, I mean, it's
14 frustrating to have to do that and I kind of just
15 want to try to ignore the music as much as
16 possible, and like having them come out to the
17 residence, I mean, it like turns it into a whole
18 big thing, so I do not contact them every time.

19 MR. BADAWEY: And Ms. Venart, I believe
20 you testified earlier that you have contacted El
21 Techo about being able to hear their music inside
22 your home, is that correct?

23 MS. VENART: Yes.

24 MR. BADAWEY: And can you tell the
25 members of the Board about that engagement with

1 El Techo?

2 MS. VENART: I mean, I think when they
3 first opened, we called a few times. I'm sure we
4 left messages. I mean, it's been a few years, so
5 I don't totally remember how many times we left
6 messages or whatever.

7 My fianc, did go over there and get
8 Mr. Hankins' cell phone number, which I
9 appreciated. I also have an email address for
10 Shaw's Tavern's owner that he has been responsive
11 to, so I appreciate having contact information.

12 So, after we got the cell phone
13 number, we did text him when we had issues and,
14 you know, I admit that it was a lot of texts
15 because we could hear the music loudly and feel
16 the bass, and we were just trying to get them to
17 turn it down and just it, you know, it was very
18 frustrating.

19 MR. BADAWEY: Did they turn the music
20 down when you would contact them, Ms. Venart?

21 MS. VENART: I don't feel like they
22 did.

23 MR. BADAWEY: Did you ever try to
24 engage El Techo in other ways concerning the
25 music that you could hear from their

1 establishment in your home?

2 MS. VENART: I mean, they did have --
3 in June of 2021, I started talking to Mr.
4 Hankins' colleague, Daniel, who testified
5 earlier, and he came over with the sound
6 engineers and they came into my unit as well as
7 Craig's unit to --

8 They said they were going to run
9 tests, but they, at that visit that I was present
10 at, they just talked to us and made the
11 suggestion about, you know, increasing our
12 hallway space to add extra insulation, which we
13 didn't feel like was a reasonable request.

14 MR. BADAWEY: Ms. Venart, there's been
15 testimony that there are many restaurants and
16 businesses, you know, Flash in the area. When
17 you hear music in your residence, how do you know
18 it's coming from El Techo?

19 MS. VENART: I would say in the
20 beginning, it was very easy to tell because there
21 was a sharp, dramatic increase in sound once El
22 Techo opened.

23 We had never felt bass in our unit
24 before aside from the occasional motorcycle going
25 by or something that happened to have something,

1 but that's fleeting.

2 We had never heard this level of music
3 inside of our establishment, inside our
4 residence, I mean, so the fact that El Techo
5 opens and that all of a sudden, we can hear this
6 music all the time and feel the bass all the
7 time.

8 We did go outside to like check, so
9 that's how it was very easy to tell in those
10 beginning times when -- but that's where it was
11 coming from because there was a dramatic shift.

12 MR. BADAWEY: And Ms. Venart, I
13 apologize. I don't know if I asked you this
14 question. If I have, forgive me, but when you
15 can hear music in your home from El Techo, can
16 you tell us what time typically it starts and
17 what time it typically ends?

18 MS. VENART: I think I said earlier
19 that it's, you know, typically evening to, you
20 know, midnight or so, but, you know, I don't -- I
21 can't give you an exact time.

22 MR. BADAWEY: And Ms. Venart, are you
23 still willing to work with El Techo to address
24 the loud music coming from their establishment
25 that you can hear in your residence?

1 MS. VENART: I mean, I feel very
2 hesitant to want to work with them to be honest
3 because, I mean, the interactions over the years
4 have not been very positive, and here I know over
5 the last year, they have had the --

6 Louis and Daniel both testified that
7 they have not had as many deejays over the last
8 year, and you saw Craig's chart about the deejays
9 sort of declining over the last year, the
10 frequency of them.

11 I know that since their license was up
12 for renewal, it just makes me very suspicious
13 that they have been, you know, on their best
14 behavior over the last year because they know
15 that this hearing today is going to happen, and
16 so they want to be able to say that they've been
17 making improvements.

18 So, it makes me very nervous when I
19 heard Louis testify that, you know, they have
20 lost -- they have cut back some of their
21 business, and in doing so, in the last year, they
22 have lost \$350,000 in income from the extra
23 alcohol sales that they had been making before.

24 And Daniel also testified that they
25 have been not staying open as long or having

1 music as long as they are allowed to in their
2 license.

3 So, if that's the reason why it hasn't
4 been quite as bad the last year, it makes me
5 nervous to go back to that, because then once, if
6 they get the license renewed, they'll go back to
7 the old ways and having live music until 1:30 in
8 the morning and the bigger crowds that they used
9 to have, and then, you know, where are we? Then
10 we're back to, you know, them having free reign
11 for a few years.

12 MR. BADAWEY: Thank you, Ms. Venart.
13 I have no further questions for you.

14 CHAIRPERSON ANDERSON: Mr. Kline?

15 MR. KLINE: Have you been here for the
16 entire hearing?

17 MS. VENART: Yes.

18 MR. KLINE: You heard Mr. Beam
19 testify?

20 MS. VENART: Yes.

21 MR. KLINE: Do you doubt that he can
22 solve this problem?

23 MS. VENART: I trust that, as a
24 professional, he can make the best recommendation
25 to the owners.

1 MR. KLINE: And you heard Mr. Hankins
2 testify?

3 MS. VENART: Yes.

4 MR. KLINE: And you heard Mr. Hatem
5 testify?

6 MS. VENART: Yes.

7 MR. KLINE: And you heard them testify
8 under oath that they're committed to following
9 Mr. Beam's recommendations?

10 MS. VENART: Yes.

11 MR. KLINE: Is it your contention that
12 they're lying, that they don't intend to do that?

13 MS. VENART: I'm saying I -- given
14 past experience, when we have asked them to turn
15 music down and things like that, it has not
16 happened. So, based on my experience, I'm not
17 100 percent confident that this will follow
18 through and have me, you know, be able to live in
19 peace in my home.

20 MR. KLINE: So, you testified about a
21 time when Mr. Hatem came to your home, correct?

22 MS. VENART: Yes.

23 MR. KLINE: And is it your testimony
24 that the only thing he did was tell you to
25 soundproof your own place?

1 MS. VENART: Well, they walked through
2 the units and just sort of asked us questions,
3 and they were sort of talking amongst themselves
4 about different ideas they had. This was prior
5 to them coming up with a plan, so they were
6 putting out suggestions.

7 MR. KLINE: Right, and didn't one of
8 the things that they said they would do would be
9 to relocate the speakers in the establishment so
10 as to potentially have less effect on your
11 residence?

12 MS. VENART: They didn't say that in
13 that conversation. This was after they sent us
14 some text messages a couple of months later that
15 said what they would do. On October 6, they said
16 that new equipment was installed and they had
17 moved the bass away from the common wall.

18 You know, I will say in that text
19 conversation, they said that it happened the day
20 before was when they installed all of these
21 changes, and the day before, we did happen to
22 hear loud bass in our residence from 9:00 to
23 11:00 p.m. that same day, so it's, you know --

24 MR. KLINE: And when was that?

25 MS. VENART: October 6.

1 MR. KLINE: Right, and did you hear
2 the testimony that that was during a time when
3 there were promoters and a different sound system
4 was brought in?

5 MS. VENART: Well, in the text thread,
6 they said that they had implemented all of the
7 changes that they wanted to implement.

8 MR. KLINE: That's not my question.
9 My question is did you hear the testimony that
10 that was the time during which they had a
11 promoter and brought in an alternate sound
12 system? Did you hear that testimony?

13 MS. VENART: I heard testimony that
14 there was a promoter. I don't know if that
15 promoter was there on October 6, but if they had
16 indicated to me via text that they had solved the
17 problems, then I'm not sure why they would send a
18 text to me about that if they had a promoter
19 using different equipment that day.

20 MR. KLINE: And the noise issues
21 improved at least as early as January 1 of this
22 year, correct?

23 MS. VENART: I would say they have
24 improved, but I would also say that in the last
25 year, Quattro Osteria has been playing a lot of

1 music right outside my living room window, so it
2 makes it more difficult for me to tell if the
3 music since Quattro Osteria has started playing
4 music outside my living room window is from --
5 where it's coming from.

6 MR. KLINE: Don't you live on the
7 opposite side of the building from where this
8 establishment is located, the opposite side of
9 your building?

10 MS. VENART: I live facing 6th Street
11 right next to Quattro Osteria and El Techo is in
12 that same building, but behind it in the back
13 side, yes.

14 MR. KLINE: Right, but you face the
15 opposite direction, correct?

16 MS. VENART: I face 6th Street.

17 MR. KLINE: And that's the complete
18 opposite direction of where El Techo is located,
19 correct?

20 MS. VENART: I don't know what you
21 mean by opposite. El Techo faces Florida Avenue.

22 MR. KLINE: All right, I have no
23 further questions for the witness.

24 CHAIRPERSON ANDERSON: Any questions
25 by the Board members? I want to ask a question,

1 and I apologize, Ms. Venart, if you have answered
2 that question. How long have you lived at the
3 location?

4 MS. VENART: Since 2013.

5 CHAIRPERSON ANDERSON: Have you been
6 into the establishment?

7 MS. VENART: Yeah, we used to get
8 burritos at Rito Loco, not all the time, but
9 occasionally, and when friends would come visit,
10 they would pick up tacos or burritos at Rito Loco
11 and have them at our place.

12 CHAIRPERSON ANDERSON: All right,
13 thank you. Any other questions by any other
14 Board members? Mr. Kline?

15 MR. KLINE: I have none. Thank you.

16 CHAIRPERSON ANDERSON: Mr. Badawy?

17 MR. BADAWEY: I have none. Thank you.

18 CHAIRPERSON ANDERSON: Thank you, Ms.
19 Venart. Thank you very much for your testimony.

20 MS. VENART: Thank you.

21 CHAIRPERSON ANDERSON: Mr. Badawy, do
22 you have any other witnesses?

23 MR. BADAWEY: No, Mr. Chair. We've
24 reached our five witness limit.

25 CHAIRPERSON ANDERSON: Oh, we've done,

1 and I'm not being facetious, but we've done five
2 witnesses already? I've just -- you know what?
3 Yeah, we've done five witnesses already. Well, I
4 am glad to hear that we have gone through five
5 witnesses without me realizing, but that's good
6 to hear. All right, so do you rest?

7 MR. BADAWEY: Yes, we rest.

8 CHAIRPERSON ANDERSON: All right,
9 okay, so we'll do closing. I'm going to take a
10 break, but what I want both sides to do is
11 specifically provide instructions to the Board
12 what is it that you're asking the Board to do,
13 okay?

14 And once we have done closing, I need
15 to make sure that you have moved to introduce all
16 of the records, all of the documents that need to
17 be moved into evidence, so we can have that
18 conversation to make sure that whatever records
19 that you want to be moved into evidence are moved
20 into evidence, okay?

21 It is 9:59. Let's just say it's
22 10:00. We're going to take a ten-minute break.
23 At 10:10, we'll do closing and then we'll wrap
24 this matter up, okay? So, ten-minute break. At
25 10:10, we will come back on the record, okay?

1 Thank you.

2 (Whereupon, the above-entitled matter
3 went off the record at 9:59 p.m. and resumed at
4 10:10 p.m.)

5 CHAIRPERSON ANDERSON: All right, now
6 it's time for the parties to do closing. As I've
7 stated before, I need specific guidance and
8 instructions from both, the Applicant and from
9 the Protestant what it is that they are
10 requesting from the Board.

11 I will give -- you have five minutes
12 to do your closing, and so go ahead, Mr. Kline.

13 MR. KLINE: Thank you, Mr. Chairman,
14 members of the Board. What presented tonight --
15 today/tonight, was an unfortunate situation where
16 it seems as if civility in a neighborhood somehow
17 broke down.

18 There clearly were problems with this
19 establishment, and there were clearly efforts to
20 address those problems. It appears that the
21 efforts to address those problems were not as
22 successful as they might have been, but
23 nonetheless the efforts were there.

24 For whatever reason, residents in the
25 neighborhood, rather than continuing to try to

1 work with this establishment, decided that --
2 according to my account -- contacting ABRA in
3 excess of 70 times to build a case -- and you
4 heard that from Ms. Badawy, Counsel's wife --
5 that's, yeah, that's what they thought they would
6 do, that they would build a case rather than
7 working with their neighbor to address the
8 problems.

9 Now, what you heard, you heard
10 testimony from Martin Beam, who you've heard from
11 many times, who was clearly an expert in his
12 field. And, according to his testimony, if --
13 and, if, and we'll get to in a minute -- if
14 business operators followed his recommendations,
15 he doesn't fail, he solves these problems.

16 And, I know this Board has seen that
17 in other cases and I expect that it is something,
18 if given the chance, the Board will see again
19 here, that these problems can be and will be
20 solved.

21 The only way that doesn't happen is if
22 Mr. Hankins who, let's keep in mind, built this
23 business from a food truck into a
24 brick-and-mortar, fast casual place and now to
25 what it is, survived the pandemic somehow and has

1 lived to tell about it, but needs your help to be
2 able to move further.

3 But, as I was saying, the only way
4 this doesn't happen is if you conclude that what
5 Mr. Hankins and what Mr. Hatem told you under
6 oath was a lie. And, that lie would be that they
7 will not follow the recommendations of Mr. Beam.

8 And, frankly, I don't think that there
9 is anything that you've heard during today's,
10 tonight's hearing that would lead you to conclude
11 that those two individuals are lying to you about
12 what their intentions are, and what they will do
13 if this license is approved.

14 Now, what do we want? Mr. Chairman,
15 you asked us to be explicit in terms of what we
16 want -- here's what we think is reasonable and
17 addresses the issues that have been raised during
18 this hearing.

19 One is, obviously we want the license
20 renewed and we want it, provided that the other
21 conditions are met, renewed without restriction
22 or reservation. And, those conditions are pretty
23 straightforward and please simple, but they're
24 very important.

25 Number one is that the establishment

1 will have produced by a qualified sound engineer,
2 in this case Mr. Beam, recommendations to
3 mitigate the issues that we've heard about from
4 residents tonight concerning noise from the
5 establishment.

6 Second is that the Licensee will
7 implement those recommendations as they testified
8 to you they would do.

9 We think it's all very simple, how
10 this got off the track, and why it is the
11 neighbors decided that they couldn't even go into
12 a place to talk to the owners, and in one
13 instance never made any effort to contact the
14 owners but instead contacted an agency 25 times
15 to report them, is beyond me -- I don't know.

16 I've been doing this a long time and
17 I haven't seen this level of consistent
18 obstinance to working with an establishment,
19 across the board. Every single witness, it was
20 almost as if it was engineered -- let's all take
21 the position that we're not going to work with
22 this establishment, let's all take the position
23 that, when contacted ABRA, that's what we're
24 going to do here.

25 And, it's not reasonable in a city,

1 it's not reasonable where businesses and
2 residents needs to coexist and learn to get
3 along,

4 And, I submit to you that the two
5 witnesses, the two owners of the operator
6 testified honestly of their intentions -- you've
7 already saw, they already spent a whole bunch of
8 money, they didn't do it not to try to solve the
9 problem. But, they're prepared to spend more,
10 they've already retained Mr. Beam, and they
11 testified as to their willingness to follow
12 through on that.

13 And, we would request that you take
14 them at their word and hold their feet to the
15 fire, frankly. And, put it in an order and say,
16 this is what you're going to do, you will submit
17 a report reflecting the noise mitigation measures
18 to be implemented, and you'll implement them,
19 otherwise we're going to have you back here and
20 we'll talk about it some more.

21 Thank you, Mr. Chairman. Thank you,
22 members of the Board. Thank you for your
23 diligence in being here until 10:17, until Mr.
24 Badawy finishes. We appreciate your attention to
25 this case, we know it's been a very long day.

1 Thank you.

2 CHAIRPERSON ANDERSON: Thank you, Mr.
3 Kline. Mr. Badawy?

4 MR. BADAWEY: Thank you, Mr.
5 Chairperson. And, I want to reiterate what Mr.
6 Kline said, that I want to thank you and thank
7 the Board for what has been a very long day, a
8 very long hearing. And, we appreciate your
9 service. And, I also appreciate Mr. Kline's
10 efforts at representing his client, and I thank
11 him for participating in this hearing, as well.

12 To begin with, I believe it was
13 something that, I believe Board Member Grandis
14 said that kind of stuck with me. We want
15 businesses to thrive but not in a way that
16 disrupts homeowners from thriving. And, I think
17 that's important here because what we're talking
18 about is balance, right?

19 We're talking about the ability of
20 businesses to function, to make money, to thrive,
21 but abutting, adjacent surrounding homeowners
22 need to also be able to live and enjoy their
23 homes, and the community, that is very important.

24 The issue before the Board is not
25 whether or not El Techo at some point in the

1 future will meet the appropriate fitness
2 standard, at some point in the future it will be
3 soundproofed, everything will get taken care.
4 The issue before the Board is, is it appropriate
5 now?

6 And, we've heard from the expert,
7 Martin Beam, and he has said that he's
8 supervising the sort of rebuild of the structure,
9 as he described, rebuild of the roof deck. And
10 he, when asked, said that, no, it's not
11 soundproof right now and there are certainly
12 problems with the back wall abutting neighbors,
13 right? He said that very clearly.

14 He also said that he'll be able to
15 design a month in a month but he has no idea how
16 long it take to actually implement that plan.

17 And, you know, his findings are
18 understandable, right? What we're talking about
19 is basically a plastic roof deck with a
20 translucent ceiling, and these translucent in the
21 middle of Shaw, surrounded by homes.

22 And, although the owner, you know, has
23 claimed that he has made many upgrade over time,
24 the problems persist. And, the problem is, maybe
25 not necessarily whether or not the owners are

1 unable or unwilling to change, but because of the
2 way the structure exists right now it is not able
3 to contain music inside.

4 And, hearing all the testimony and
5 looking at it and looking at the steps that were
6 taken, and the fact the problem hasn't been
7 solved, that is why -- this structure, as it
8 exists, cannot contain music right now.

9 I will also add that, yes, things
10 have, you know, unfortunately broken down between
11 the business owners and the community. My mother
12 told me a long time ago that it takes two in a
13 situation, two to fight, two to make up.

14 So, to claim that it's all one side,
15 the people in the neighborhood, and that the
16 owners have no responsibility I think is unfair
17 -- everyone probably deserves responsibility
18 here.

19 I will say that there is testimony in
20 the record that the members of the community have
21 worked with the establishment, over a period of
22 years. And, if they are reluctant to believe
23 what they're saying now it's because of their
24 experiences.

25 And, you know, again we can look at

1 their experiences -- also, if we want to know
2 perhaps why they're struggling to accept why,
3 perhaps the Board should have some pause to
4 accept the owners at their word, it's because of
5 the investigative history that we've seen and
6 we've heard.

7 I would also say that it's hard to
8 take someone at their word that they're willing
9 to fix a problem, if they don't believe there's a
10 problem. They believe they're being unfairly put
11 upon, they believe that all the neighbors want to
12 do is build a case -- if they in fact don't
13 believe that the music is coming from their
14 establishment, that it's coming from someplace
15 else.

16 It's a problem, then to take someone
17 at their word, that they say they're going to
18 commit to something, when, you know, that's the
19 testimony that you've heard. And, that's what we
20 heard from Mr. Hatem and that's what we've heard
21 from Mr. Hankins. So, that's something I think
22 the Board should consider when they're looking at
23 whether or not this place is appropriate now and
24 whether it can ever be appropriate in the future.

25 I want to summarize just briefly, the

1 evidence, we've shown through the testimony of
2 multiple witnesses that, when this establishment
3 has live music, when it features disc jockeys on
4 dozens and dozens of occasion, the establishment
5 has regularly produced noise that is audible
6 within homes.

7 Now, both, the abutting condominium
8 building of Mr. Kujawa and Mr. Venart and those
9 that live 200 or more feet away across Florida
10 Avenue, such as Mrs. Badawy and Mr. Baranowski.

11 The Board, however, need not rely
12 however on the witness testimony alone, since the
13 investigative history documents instances of
14 noise that can be heard in people's homes, that
15 were substantiated by ABRA investigators. These
16 have not been rare occurrences.

17 We've shown through photographs, we've
18 shown through testimony that, in addition to the
19 loud noise the establishment has stored rubbish
20 and trash in a manner that harbors rodents,
21 violates public space, and violates the ability
22 of people to enjoy the area when they walk by it.

23 And, finally, all of these facts exist
24 within the context of the establishment's record
25 of compliance with Title 25 in the last five

1 years, which includes six instances of a failure
2 to file a courtly statement, four instances of a
3 failure to comply with the Mayor's order, three
4 instances of increasing occupancy without
5 approval, and six instances of failure to follow
6 a settlement agreement.

7 And, various other infractions.

8 Twenty-four primary and secondary tier violations
9 in total, resulting in two show cause hearings,
10 two offers in compromise, and the payment of 11
11 different fines, totaling \$10,000.

12 What the evidentiary record shows,
13 whether on the issue of noise, on garbage, or
14 compliance is an enduring pattern of behavior in
15 which the establishment places a high priority on
16 operating in accordance with the owner's vision
17 of this adult treehouse, Miami vibes, and killer
18 beats than it does in operating in accordance
19 with the requirements of the law, and the respect
20 for its neighbors.

21 Any one of these issues would be
22 sufficient grounds for non-renewal of this
23 license, but taken together such outcome more
24 than justifies as a conclusion of law, based on
25 the facts in the record.

1 We congratulate Mr. Hankins on his
2 creation of a successful and popular
3 establishment, but we submit that the success and
4 the popularity cannot come at the expense of the
5 reasonable expectations of the residents to enjoy
6 the peace of their own homes -- for five years
7 now, it has.

8 We are sympathetic to the monetary
9 investment the Licensee claims to have made in
10 the establishment, and by extension the
11 neighborhood. But, entrepreneurs assume risks
12 associated with not just the regulatory
13 environment, but the limitations of the location
14 and the physical structure they create or choose
15 to operate in.

16 Business owners don't earn special
17 credits that empower them to ignore or violate
18 the law, once they have invested enough of their
19 own money.

20 This is not a case of new people in
21 the neighborhood disapproving of or wanting to
22 change the vibrant culture of Shaw they moved
23 into, many of the protestants have lived in their
24 homes affected by Rito Loco El Techo for a long
25 time.

1 And, for the record, the protestants
2 are not opposed to having licensed taverns and
3 restaurants in the neighborhood -- the opposite
4 is true. It's places like Right Proper Brewing
5 Company, The Royal less than a block away, and
6 even Shaw's Tavern right around the corner are
7 valued neighbors and coexist respectfully in a
8 predominantly residential area of Shaw and
9 LeDroit Park.

10 Prior to the addition of El Techo
11 rooftop in 2017, Rito Loco the fast food
12 restaurant was in this category, too. And, the
13 culture of Shaw cannot be construed to mean music
14 so loud and uncontained that it cannot be heard
15 in other buildings. Nor is this is a case of
16 residents unwilling to work with the
17 establishment, as I said earlier.

18 The issue of amplified entertainment
19 emanating from El Techo has existed since this
20 rooftop opened in 2017, and the renewal of the
21 license was protested three years ago for the
22 exact same reason as it is today.

23 The only reason the protestant did not
24 reach a hearing then was because, the residents
25 were willing to let them attempt measures to

1 prevent the escape of music from their
2 establishment.

3 We have previously invited the
4 Licensee's sound engineer into our homes, and his
5 recommendation was to put sound-absorbing
6 material on the inside of our walls.

7 Unfortunately, all of those measures
8 have failed but it has not been for a lack of
9 trying to afford a new business the opportunity
10 to find its legs.

11 The Licensee may point to the lack of
12 violations in the last 12 months as an argument
13 that no conditions are necessary, but we strongly
14 argue against that flawed conclusion.

15 The absence of violations during that
16 period is not due to the resolution of the
17 persistent problem that is intrinsic to the
18 physical characteristics and construction of the
19 establishment, and its location.

20 The recent drop in violations can just
21 as easily be explained by the fatigue and
22 cynicism of residents who have seen their
23 complaints over the past five years have little,
24 if any, tangible effect.

25 Or, by the common practice of

1 establishments to temporarily change their
2 practices in the few months preceding the
3 predictable protest period for their license
4 renewal.

5 I would remind the Board that the
6 initial deadline for the Class CR license here
7 was March 31 of 2022.

8 Now, we're not -- now, we are
9 realistic and do not anticipate that the Board
10 will decide to revoke this license. But, unless
11 the Board can impose conditions that ensure noise
12 cannot be heard in the dozens of nearby homes
13 that have been affected for the last five years,
14 this is what we respectfully recommend the Board
15 should do.

16 The volume and breadth of complaints
17 that resulted in two different ANCs protesting
18 this renewal, and the willingness of 31 different
19 nearby residents to sign onto the group of five
20 or more protest, to say nothing of the abutting
21 property owner who's building is most affected,
22 show that the opposition to the establishment's
23 manner of operation is genuine, it is
24 wide-spread, and it has persisted well beyond the
25 last violation.

1 DCMR Section 2701 states that it is
2 the declared public policy of the District that
3 every person is entitled to ambient noise levels
4 that are not detrimental to life, health, and
5 enjoyment of his or her property.

6 The establishment's entertainment
7 produces ambient noise that is detrimental to all
8 three of those things for dozens of people, and
9 it doesn't become acceptable merely by limiting
10 it to hours before midnight or some other
11 arbitrary time of day.

12 In view of all that has been presented
13 today, we strongly believe and would recommend
14 that the revocation of the entertainment
15 endorsement is the only condition that can
16 reasonably assure that the establishment will not
17 operate as it has, adversely impacting the
18 neighborhood for another three years.

19 With his original Rito Loco restaurant
20 license, Mr. Hankins should not -- should have
21 the right to operate an open-air rooftop
22 restaurant. But, we strongly believe that he
23 should not have the right to operate playing
24 music at extreme levels in an elevated, thin
25 plastic and plywood box. And, he especially

1 should not have the right abutting someone's home
2 in a residential zone that is predominantly a
3 residential area.

4 And, members of the Board, Mr.
5 Chairman, and Counsel I thank you for your time
6 today.

7 CHAIRPERSON ANDERSON: Thank you.
8 Before I close the record, did everyone move all
9 the documents that they need to be moved in
10 evidence -- have all the documents been moved?

11 MR. KLINE: I'm (audio interference),
12 yeah.

13 MR. BADAWEY: I believe yes, Mr. Chair,
14 I don't know if there's a way to check that now,
15 but I believe the protestants have.

16 CHAIRPERSON ANDERSON: All right, well
17 I know the documents that you had testimony on, I
18 brought them into -- entered into evidence, so
19 that's fine.

20 All right, thank you very much. Do
21 the parties wish to file proposed findings of
22 fact and conclusions of law, or waive their right
23 to do so?

24 MR. KLINE: We're going to waive.

25 MR. BADAWEY: The protestants do wish

1 to file a proposed findings of fact and law, Mr.
2 Chairman.

3 CHAIRPERSON ANDERSON: All right, so
4 since the parties have chose to file proposed
5 findings of fact and conclusions of law, then 90
6 days from when the Board receives proposed
7 findings of fact and conclusions of law we'll
8 issue a decision.

9 The transcript will be emailed to the
10 parties within the next three weeks, the proposed
11 findings of fact and conclusions of law are then
12 due to the Board 30 days after they have received
13 the transcript.

14 If the parties change their mind, they
15 are welcome to advise the Board that they have
16 changed their mind, and providing us with the
17 proposed findings of fact and conclusions of law,
18 okay?

19 And, okay, so hold one minute, please.

20 As Chairperson of the Alcoholic
21 Beverage Control Board for the District of
22 Columbia and in accordance with D.C. Code Section
23 2-575 of the Open Meetings Act, I move that the
24 ABC Board hold a closed meeting for the purpose
25 of seeking legal advice from our Counsel on Case

1 Number 22-PRO-00072 Rito-Loco-El Techo, pursuant
2 to D.C. Official Code Section 2-575(b)(4)(a) of
3 the Open Meetings Act. And, deliberating upon
4 Case Number 22-PRO-00072 Rito-Loco-El Techo for
5 the reasons cited in D.C. Official Code Section
6 2-575(b)(13) of the Open Meetings Act.

7 Is there a second?

8 MEMBER SHORT: Mr. Short, I second.

9 MEMBER HANSEN: Jeni Hansen will
10 second.

11 CHAIRPERSON ANDERSON: Mr. Short and
12 Ms. Hansen has second the motion, I will now take
13 a roll call vote on the motion.

14 Mr. Short?

15 MEMBER SHORT: Mr. Short, I agree.

16 CHAIRPERSON ANDERSON: Mr. Cato?

17 MEMBER CATO: Bobby Cato, I agree.

18 CHAIRPERSON ANDERSON: Ms. Hansen?

19 MEMBER HANSEN: Jeni Hansen, I agree.

20 CHAIRPERSON ANDERSON: Mr. Grandis?

21 And, Mr. Anderson, I agree. As it
22 appears that the motion has passed, I hereby give
23 notice that the ABC Board will recess these
24 proceedings to have a closed meeting.

25 I'm sorry, I'm trying to do too many

1 things at one point, give me one minute. We'll
2 recess to have a closed meeting, and so
3 therefore, we will -- as I stated before -- 90
4 days after we have received a proposed findings
5 of fact and conclusions of law we will issue a
6 decision.

7 And, I want to thank all the parties
8 for their participation today and their attention
9 today, we thank you for your presentation.

10 And, if you hold on one more minute,
11 I now need to close the record officially for the
12 day. You can sign -- the parties can sign off if
13 they so desire, all I'm going to do is close the
14 record.

15 So, you don't have to be here unless
16 you want to hear me read my official closing the
17 record for the day. But, that's all I need to do
18 and we're going to sign out -- but, I just want
19 to thank you again before I do that. But, let me
20 close the record, then, for the day.

21 As Chairperson of the Alcoholic
22 Beverage Control Board for the District of
23 Columbia, in accordance with D.C. Official Code
24 Section 2-575(b) and 2-575(b)(14) of the Open
25 Meetings Act, I move that the ABC Board hold a

1 closed meeting on December 14, 2022.

2 For the purpose of discussing and
3 hearing reports concerning on-going or planned
4 investigations of alleged criminal or civil
5 misconduct, or violations of law or regulations,
6 and seeking legal advice from our legal counsel
7 on matters identified on the Board's legal,
8 license, and investigative agenda for December
9 14, 2022 as published in the D.C. Register on
10 December 9, 2022.

11 Is there a second?

12 MEMBER CATO: Bobby Cato seconds.

13 CHAIRPERSON ANDERSON: Mr. Cato has
14 second the motion, I will now take a roll call
15 vote on the motion before us now that it has been
16 seconded. Mr. Short?

17 Mr. Cato?

18 MEMBER CATO: Bobby Cato, I agree.

19 CHAIRPERSON ANDERSON: Ms. Hansen?

20 MEMBER HANSEN: Jeni Hansen, I agree.

21 CHAIRPERSON ANDERSON: Mr. Grandis?

22 And, Mr. Anderson, I agree. As it
23 appears that the motion has passed, I hereby give
24 notice that the ABC Board will this closed
25 meeting. Pursuant to the Open Meetings Act,

1 notice will also be posted on the ABC Board
2 hearing room bulletin board, placed on electronic
3 calendar on ABRA's website, and published in the
4 D.C. Register in as timely a manner as practical.

5 We are now adjourned for the day, I
6 again would like to thank all the parties for
7 participating in our day today. Thank you very
8 much for your attention to this matter.

9 We are now adjourned request that all
10 Board members return to executive session for
11 further development.

12 Have a good night, thank you very
13 much.

14 (Whereupon, the above-entitled matter
15 went off the record at 10:37 p.m.)
16
17
18
19
20
21
22
23
24
25

A			
\$1 92:1	247:3,7 267:16	142:9	Adjustment 33:2
\$1,000 319:14	268:22 271:19 274:8	act 21:11,16 22:6	249:25 250:13 251:1
\$10,000 361:11	286:7,20 288:5	105:22 368:23 369:3	251:22
\$150,000 178:24	289:23 291:22,25	369:6 370:25 371:25	Administration 35:12
\$150,000.00 106:4	309:18,21 311:3	acting 244:23,24,25	administration's
\$200,000 178:24	316:21 317:16,20,23	245:9	120:19
\$35,000.00 97:8	317:25 320:14,21	action 22:16 177:15	admirable 147:11
\$350,000 343:22	328:9 329:19,21	actions 33:9 34:3 50:9	admission 233:6
A-C 229:1,8	338:16,22 339:11	50:11	admit 118:25 243:6,9
A-L-E-X 11:5	352:2 354:23 360:15	active 7:8	340:14
a.m. 15:3 45:6 47:19,19	ABRA's 67:24 192:17	activities 30:21 104:24	admitted 14:11 118:23
47:20,21,21,23,23,25	372:3	activity 57:13 84:22	191:19 205:24
48:1,2,3,3,5,5,14,15	absence 364:15	85:14 243:25 245:15	admittedly 41:11 105:3
48:15,16,17 57:21	absent 16:7	245:18	124:22
98:25,25 182:12	absolutely 100:16	acts 118:1 219:10	adult 361:17
ABC 3:4 21:11 22:4	106:11 108:13 121:8	actual 77:16 132:11	advance 188:6
35:24 39:13 53:6 69:9	124:20 142:24 151:17	245:18 261:1 273:5	adverse 33:22
74:7 144:5,22 145:21	158:9 166:23 170:14	317:6	adversely 32:1 366:17
147:15 252:11,19,25	181:10 183:7,14	Adams 176:23 198:10	advertised 262:13
274:8 368:24 369:23	185:18 190:4 199:10	206:8 265:7	advertisement 261:5
370:25 371:24 372:1	200:2 206:25 285:5	add 12:10 18:7 247:25	advertisements 237:25
abiding 333:5	319:6	271:14,16 341:12	239:3 240:1,7,13,23
abilities 220:1	absorbative 80:9,20	358:9	242:3 260:8 261:12
ability 123:8,9 198:19	81:6	added 97:11 106:22	261:13 274:21
285:10 288:10 308:10	absorbed 219:10	232:11 234:4 329:22	advertising 274:22
356:19 360:21	abut 83:15	addition 67:18 285:18	advice 21:13 105:21
able 15:5 23:1,21 37:13	abutment 230:7	360:18 363:10	368:25 371:6
59:10 68:6,17 83:18	abuts 37:23 43:18,20	additional 29:21 100:11	advise 24:21 368:15
101:3 119:19 129:23	81:4 82:6 230:24	224:8 240:12 308:14	advised 37:19 38:8
140:8 146:17 147:12	abutting 8:17,20 37:7	327:21	39:18,20,22,24 40:5
148:10,11 149:8	38:2 45:25 51:20	Additionally 11:24	41:8,13 61:6
203:18 205:3 211:17	63:19 74:22,22 80:24	12:10 16:5 94:16	advisory 11:5 33:23
211:18 218:16 235:6	81:1 126:16 194:24	96:22	aerial 227:9
236:15 245:4 246:10	228:16 356:21 357:12	address 10:15 11:16	affirm 34:11 88:20
256:21,25 279:3	360:7 365:20 367:1	29:25 30:10,18 67:15	161:23 174:7 209:3
283:16,21 286:2	accept 209:18 243:4	72:21 95:16 99:19	225:5 302:4 313:6
305:6,9,10 306:9,11	332:11,11 359:2,4	104:5 106:17 163:7	334:8
307:8,13 317:1,8	acceptable 366:9	163:16 178:18 184:9	afford 95:6 364:9
327:24 336:25 337:10	accepted 16:25	247:21 298:4 311:14	afloat 175:10
339:21 343:16 345:18	access 3:24,25 4:1,2,3	319:2 320:3 340:9	aforementioned 250:12
353:2 356:22 357:14	35:3 101:8 108:7	342:23 351:20,21	afraid 318:18
358:2	168:3 172:24 174:1	352:7	Africa 226:15 235:9
above-entitled 22:17	180:24 192:17	addressed 25:25 26:1	afternoon 3:3,4,6,11,13
88:2 224:19 351:2	accessible 304:5	163:22	6:10,14,19 29:15
372:14	account 239:22,23	addresses 253:10	38:23 39:23 48:23,24
above-referred 188:23	352:2	353:17	53:24 54:1 62:9 63:24
228:25 229:6 230:14	accounting 175:3	addressing 30:25 190:2	130:7 285:20 295:25
230:20 232:23 234:24	accounts 185:16	adhering 122:17	296:3 316:15
242:16 243:11 248:16	accurate 257:9 337:15	adjacent 32:11 98:13	afternoons 307:23
250:9 252:4 254:20	accusatory 293:9	162:10 177:7 180:4	age 162:23
ABRA 2:2 12:3 44:13	acknowledge 290:16	211:17 212:2,3 219:3	agencies 122:20
44:14 46:23 49:2 50:6	321:22	250:20 270:15 276:23	252:20
51:2 64:12 65:13	acknowledgment	277:19 278:18 356:21	agency 14:7,16 16:11
66:11,16 70:23 97:19	138:24	adjoining 148:3	16:15 18:13 35:14,18
105:21 111:20 148:11	Acoustic 194:19	adjourned 372:5,9	253:4 258:7 354:14
158:15 188:3 192:23	acoustical 125:3 210:4	adjudicated 44:20 66:7	agenda 9:24,25 10:2
199:19,22 200:6	210:6	68:16 70:2	371:8
	acoustics 12:14 125:4	adjusted 111:13	agents 200:6

- ago** 33:15 54:16 91:7
156:23 169:21 170:5
170:8,9 174:24
239:10 259:16 270:18
272:14 286:22 358:12
363:21
- agree** 17:23 21:22,24
22:2 25:17,19,22 27:3
55:7 80:7 127:5,23
148:16 189:22 202:7
253:21 369:15,17,19
369:21 371:18,20,22
- agreed** 55:5 272:18
- agreement** 10:6,9,12
16:7 26:21 33:13 38:8
39:4 46:23 55:15 56:2
56:4,6,10 65:17 68:20
69:16 80:4,5,7,8,12
82:10 99:16 101:4
102:12,23 103:13,14
108:22 109:18 116:21
118:20 148:19 150:24
175:16 182:8,11
256:8,11 271:24
272:3,4,19,24 273:1
286:10,12,16 287:4
287:16,17,20 288:14
289:12,25 290:1
291:2,18 294:20
296:16,16 299:6,25
300:5 310:20 333:4
361:6
- ahead** 10:22 11:11
16:23 48:21 86:20
99:8 101:12 116:13
122:24 129:16 130:5
135:22 138:21,22
146:10 162:2 168:12
184:11,11 217:9,14
265:21,21 303:4
306:3 307:5 324:15
326:20 329:12 330:14
331:17 351:12
- aiming** 77:13
- air** 78:16 92:14 96:12
149:21,23,24 150:2
152:22,24 308:14
- alcohol** 21:8 35:11 68:9
91:5 99:14 106:4
343:23
- Alcoholic** 1:2,13 252:22
368:20 370:21
- Alex** 2:4 4:25 11:4 37:9
39:18 106:20 178:3
178:12
- alive** 123:22
- allegation** 246:2,6
- alleged** 371:4
- alleviate** 299:23
- alley** 32:24 38:11 40:6,8
45:13 60:25 61:16
98:12 145:2,3,4
172:11 173:1,3
202:20 228:13 230:3
236:10 248:11,11,20
248:22 249:6,11,14
249:17 250:20,23
255:3,10,12,17
275:15 276:3,8,11,12
- alleyway** 121:12 122:2
- allow** 25:5,11 62:17
108:5 134:12,13
140:4,4 168:15,25
234:20 257:21
- allowed** 13:17 155:1
169:4 182:1,10 196:7
196:11 205:8 233:12
273:6 344:1
- allowing** 127:5 138:19
- allows** 49:9 98:24 99:11
122:9 123:1 245:16
249:21
- alphabetical** 240:20
- Alright** 168:14
- alternate** 347:11
- ambient** 60:9 206:25
237:6 284:18,22
308:19 309:9 366:3,7
- ambulances** 61:22
206:21
- amend** 25:6
- America** 89:21 130:22
131:19
- American** 314:12
328:10
- amount** 6:5 12:18 31:11
133:9 165:3 175:19
178:23 196:4 206:7
214:14 246:16
- amounts** 105:10
- ample** 12:8 20:2 263:19
- amplified** 32:8 179:18
186:10 363:18
- amplifier** 186:6,10
- amplifiers** 184:23 186:7
- amps** 187:10
- ANC** 1:7 2:4,4 4:13,13
4:13,14,21 5:14 7:6
7:12,13,16,23 8:1,5,6
10:9 11:8 37:9 39:16
39:24 45:20,21
106:18 120:15 139:15
139:21 142:15 144:11
144:15 146:1 178:11
204:16 271:4 287:11
287:12 289:22
- ANC's** 271:14
- ANCs** 120:21 144:3
365:17
- and/or** 16:8
- Anderson** 1:14,17 3:3,5
4:6,18 5:3,9,16 6:15
6:19,22 7:15,20 8:2
8:11,19 9:3,21 10:16
11:1,9 13:9,13,16,25
14:13 15:5,16 16:21
17:11 18:25 21:7,18
21:23,25 22:20 23:5
23:13,19 25:14,18,20
25:23 26:17,24 28:1,4
28:10 31:6 34:7,18,22
35:1,9,13,17,20 36:2
36:7,11,15,19,23 37:1
37:4,12 38:15,19
39:15 40:18 41:16
42:10,16 44:22 45:7
45:16 47:1,6,9,15
48:6,10,18 53:21 62:6
62:16 70:3,16 81:16
86:16 87:13,17 88:5
88:10,16,18,23 101:9
101:19,25 102:4
107:19 108:4 115:21
120:25 122:21 127:2
129:16 130:2 135:9
135:16,19,22 137:17
137:20,23 138:4,8,21
146:6,10 155:21
156:1,5,9,16,20,24
157:1,10,14,20,25
159:1,24 160:3,11,18
160:23 161:1,11,14
161:19,22 162:1
165:18 166:8 167:11
168:10,12,14 169:9
171:25 172:7,9,13
173:7,11,14,19,22,25
174:3,10 183:19
184:3,10 188:19,22
190:15 200:15 207:18
207:24 208:3,6,9,12
208:16,20,25 209:6
209:12,20 216:15
217:8,14 221:19
222:4,12,15,24
223:10,24 224:4,10
224:22 225:3,15
229:4 230:18 233:7
233:15 234:14,19
235:2 242:19 243:6
243:14 244:10 245:21
253:5,20 254:15,18
257:16 261:20 263:20
264:18 265:20 266:1
- 268:15 269:9,12,18
269:22 275:9 276:14
277:1,10 278:4
279:23 280:3,7,12
290:10 292:8,11
299:2,8 300:3 301:6
301:11,13,17,22,25
302:3,7,19,24 303:4
305:13,19,22 306:1
306:13,18 307:4
308:21,25 311:1,20
312:2,7,13,17,20,25
313:4 320:19 323:12
323:18,22 324:15
325:17,22 326:19
327:5,11,15 331:2,10
331:13,17 333:20,25
334:4,7,11 344:14
348:24 349:5,12,16
349:18,21,25 350:8
351:5 356:2 367:7,16
368:3 369:11,16,18
369:20,21 371:13,19
371:21,22
- Andrew** 2:3 6:15 29:16
- angle** 140:17
- anniversary** 92:6
- annoying** 130:24
- answer** 5:2 115:23,25
132:25 136:12 149:8
169:1,1,2 189:17
261:21,22,23 263:23
263:24 264:25 271:20
318:19 323:16,20,23
323:24,25 324:1,6
- answered** 221:15
267:19 269:7 349:1
- answers** 204:5
- anticipate** 365:9
- anybody** 201:24
- anymore** 156:6 182:5
262:15 265:9
- anyone's** 206:5
- anytime** 139:23
- anyway** 19:6 28:15,21
116:10 182:20
- apart** 176:6 286:19
- apartment** 71:22 72:1,3
83:22 98:13 152:18
165:10 257:22 258:8
281:3
- apartments** 82:14
113:16
- Apologies** 269:21
- apologize** 8:16 35:4
121:4 225:18 267:23
269:15,17 309:4
326:18 342:13 349:1

apology 63:3
apparently 220:15,16
appeal 252:16,17
appear 77:21 79:20
appearances 241:3
appears 22:2 29:22
 161:5 351:20 369:22
 371:23
Appio 43:5,12
applicant 2:2,3,3 6:16
 6:21 25:12 27:10 29:6
 29:7,17,25 36:5 80:9
 103:4 250:17 253:18
 271:25 351:8
Applicant's 277:6
applicants 210:24
application 1:9 9:14
 10:5 26:20 29:20 31:4
 271:6
applied 49:17 271:7,10
apply 90:8 91:4
appreciate 138:12
 173:18 309:6 333:14
 333:14 340:11 355:24
 356:8,9
appreciated 106:22
 340:9
approach 322:5
appropriate 10:24
 11:13 253:16 295:15
 357:1,4 359:23,24
appropriateness 31:16
 31:21,24 253:7
 274:15
approval 123:4,13
 203:4 272:9 361:5
approve 31:3
approved 47:16 48:7
 203:2,6 353:13
approximately 35:15
 42:11 58:19 215:19
 235:20 247:6 283:20
 304:15 305:10 307:12
 311:9,11 314:7 316:4
 316:9 317:19 324:21
 337:4
arbitrary 366:11
arch 283:14
architect 191:16 222:2
 222:9,21
area 32:2 40:5,10 42:20
 42:25 44:2 45:12 46:8
 46:17 50:21,23 52:12
 52:14 72:12,13 73:3
 73:13 75:5,8,10 76:1
 76:18 78:1 79:6 92:4
 109:3 117:22 132:21
 145:11 172:14,14

176:23 179:10 180:6
 181:23 199:4 201:11
 212:6 218:10 227:13
 227:14,15 229:21
 232:4 249:22 250:23
 255:1 270:14 288:16
 293:3,7 294:3 308:20
 328:4,15 341:16
 360:22 363:8 367:3
areas 72:16 82:12
argue 12:21 33:6
 136:13 364:14
arguing 21:4
argument 11:16 21:5
 32:5 364:12
argumentative 127:1
 261:17 263:12
arguments 18:2 29:10
Arlington 176:24
arms 327:23
arrive 177:24 186:21
ART-2 71:19
artery 45:15
articles 12:25
arts 57:10,12 132:20
 206:11 230:2 236:10
artwork 239:25 240:5
 240:22 241:12 242:10
ascertain 68:6
aside 158:19 341:24
asked 26:18 53:14 54:7
 81:21 86:23 115:22
 157:23 158:2 170:16
 199:24 207:21 215:19
 221:16 278:7 282:2
 316:23 323:19 324:6
 332:6 342:13 345:14
 346:2 353:15 357:10
asking 19:1,6 24:18
 107:24 115:16 122:23
 139:10 142:14 157:8
 157:11 159:11,11
 188:11 196:6 197:18
 217:16 223:12 262:11
 296:14 325:5 350:12
asks 324:2
asleep 236:13 316:22
 316:23
aspect 238:16
assess 184:21
asset 132:2
assigned 36:9
assist 159:13 211:3
associated 12:22
 190:22 191:3 250:3
 362:12
associations 12:24
assume 181:4 316:15

362:11
assuming 152:8
assure 366:16
atmosphere 113:13
 118:18 141:17
atop 227:12 228:2
attached 94:24
attempt 363:25
attempted 247:20
 267:11 278:24
attempts 29:25
attendance 3:10 4:4
attention 9:17 34:5 64:3
 89:25 327:23 333:18
 355:24 370:8 372:8
attenuating 222:3
attenuation 223:17
attest 104:16 119:19
 194:2 195:11
attitude 166:21 320:8
 321:14
attorney 22:12 24:6
 115:19 325:20 326:4
 326:9
attract 238:20
attracting 40:7
attribute 164:16
ATVs 206:19
audible 57:5 237:13
 246:19,21 264:10
 360:5
audio 15:13 44:23
 236:14,18 237:2
 367:11
auditoriums 185:4
August 92:5 146:15
 192:10,13 226:11,11
aura 93:16
authority 55:13,16
authorized 123:15
available 31:22 36:16
 52:16 104:12 186:23
 224:14 254:4
Ave 1:7 60:16
avenue 32:13 40:11
 42:8 43:15 45:14
 52:14,18 74:1 75:23
 76:13,15 78:6 84:8,10
 85:12 90:16 102:8,18
 103:9 106:23 109:4
 123:5 144:20 153:22
 205:11 206:17,18
 218:1 226:24 227:10
 227:23 230:8 231:14
 231:16,18 237:11,12
 266:24 267:8 270:22
 273:15 279:16 292:18
 315:8 335:18 348:21

360:10
await 269:15
awake 38:12
awards 89:24
aware 5:16 7:21 11:19
 12:15 14:13,16 16:5
 36:8 39:7 73:12 84:6
 85:13 86:9 119:5,23
 120:4,20,23 122:8
 123:1 128:7,19,22,23
 150:2 157:2,5,7,8
 158:22 192:21 193:8
 193:12,17 197:5,9
 274:7 277:24

B

B 186:3 226:6 227:20
 228:23
B-A-D-A-W-Y 313:14
B-A-R-A-N-O-W-S-K-I
 302:16
B-E-A-M 210:1
babies 314:23
back 22:9,12 23:2,23,25
 43:20 48:14 61:18
 64:20,25 74:23 75:14
 76:11 84:2 86:18
 87:25 88:5 91:23 93:1
 94:22 96:22 98:12
 100:7 104:20 106:2
 110:1 123:17 131:19
 138:17 140:5 159:6
 169:6 176:19 177:7
 199:4 205:9 213:20
 216:7 219:9 224:22
 233:24 240:8 255:21
 262:16 287:14 296:17
 303:1,2 306:19,23
 308:25 317:10 319:1
 319:3 321:18 322:3
 329:9,23 331:14,15
 343:20 344:5,6,10
 348:12 350:25 355:19
 357:12
background 76:18
 102:8
backyard 119:17
 123:10
bad 107:23 344:4
Badawy 2:5,9 4:1 5:6,7
 5:8,15 7:24,25 8:4,9
 10:13,22,23 11:11,12
 13:18,19 14:2,19
 15:24 17:12 18:4,10
 18:19,25 19:9,23
 20:10 26:2,22,23
 27:13,15 28:4,6 31:7
 31:8 37:9 38:17,20,21

39:1,6,9 62:7,8,11,17
 62:19,22 63:4,7,12,17
 63:23 64:2,9,17,20,24
 65:4,8,12,24 66:8,15
 66:20 67:2,5,9,16,21
 67:23 68:1,12 69:1,6
 69:13,19 70:4,5,22
 71:5,10,14,21 72:2,6
 72:12,15,23 73:1,5,11
 73:18,22 74:4,13,18
 74:25 75:4,9,15,19,25
 76:5,8,14,17,22,25
 77:3,8,11,15,20,24
 78:4,9,12,17,20,25
 79:5,9,12,16,19,24
 80:5,14,17 81:1,5,12
 81:16 86:20 87:14,16
 107:19,20,23 108:1,5
 108:9,14 115:14
 116:4,13,14,18 121:3
 121:9 122:13,25
 123:14 127:4,9
 129:14,17,25 157:21
 165:17,19 167:11,13
 167:18,22 168:1,13
 169:7 173:8,9 176:10
 177:10 179:13 188:19
 188:21 190:15,17,20
 190:25 193:25 199:21
 200:12 207:19,22
 209:14,17 216:15,17
 216:21 217:6 223:1,2
 223:9 224:12,24
 225:1,8,11,13,16,18
 225:24 228:22 229:9
 229:14 230:11,23
 231:6 232:20 233:8,9
 233:17,21 234:6
 235:4,13 242:13
 243:15 244:10,11
 245:7,23 246:7,8
 253:5,6 254:12,23
 257:14 259:22 261:17
 263:11 264:15 265:18
 268:10 269:11,13,15
 269:21 278:4,6
 279:21 280:4,5,14,16
 290:8 301:11,12,20
 302:9,12,17,22 303:5
 303:9,14,18,22 304:1
 304:8,11,17,22 305:4
 305:9,14 306:4,8,15
 307:6,11,18,25 308:9
 308:17,23 309:1,5,17
 309:20,24 310:2,6,10
 310:24 312:17,18
 313:2,3,5,5,9,9,12,13
 313:13,15,15,18,19

313:19,21,23,25
 314:4,6,8,9,10,14,16
 314:17,18,19,21
 315:1,1,4,5,7,9,9,12
 315:13,16,21,21,22
 315:25 316:2,6,8,12
 316:18,20,25,25
 317:4,14,14,17,18,21
 317:23 318:1,4,4,7,8
 318:10 319:4,6,10,10
 319:13,17,18,19,20
 319:20,22,24 320:2,6
 320:17,17,21,23,25
 321:4,8,12,17,25
 322:3,9,13,15,19,22
 323:1,4,8,12,13,15,18
 323:19,21,22 324:9
 324:10,14,18,20,25
 325:3,8,11,16 326:6,9
 326:11,17,20,21
 327:18 328:2,7,20
 329:10,13 330:13,15
 330:18 331:4,8,14,15
 332:22,25 333:22,23
 334:2,13,15,19,24
 335:2,6,10,15,24
 336:3,12,21,24 337:3
 337:9,19,25 338:15
 338:20 339:11,19,24
 340:19,23 341:14
 342:12,22 344:12
 349:16,17,21,23
 350:7 352:4 355:24
 356:3,4 360:10
 367:13,25
Badawy's 102:20 177:9
bags 205:14
balance 356:18
ball 95:24
bands 155:1
banging 247:12
bangs 309:15
Bank 203:2
bar 43:5,9 44:5 46:17
 94:24 96:8,8 181:23
 238:15 246:18 274:22
 274:23 275:2 293:22
 328:11
Baranowski 2:8 301:21
 301:22,24 302:2,6,10
 302:11,12,15,17,18
 302:22 303:1,5,7,12
 303:16,21,22,24
 304:1,3,8,10,14,17,21
 304:25 305:5,5,8,12
 305:14,16,19,21,25
 306:6,8,11,15,17,19
 307:3,7,10,15,21,25

308:5,9,12,17,23
 309:1,2,10,19,22
 310:1,2,5,9,13,25
 311:2,4,8,11,16,21,23
 312:4,9,20,23 360:10
barbershop 147:17,23
 148:8 231:2
Barcelona's 131:15
barrels 275:18 276:1,9
 276:10 277:23,25
barrier 218:17,18,23
barriers 80:10
Barry 147:8
bars 293:17 328:7
base 14:20 37:24
 179:19 180:5,13
 196:16,18 213:24
 214:2,4,5,9,10,17,20
 215:14 235:25 236:1
 236:20,23
based 26:7 69:19 70:6
 70:23 158:1 184:24
 185:22 194:12 197:21
 197:22 207:20 223:13
 237:24 239:2 242:3
 243:17 261:18 272:9
 273:4 310:14 324:21
 324:24 345:16 361:24
basement 278:2
basic 273:7
basically 27:17 50:1
 81:23 132:16 175:5,8
 176:18 177:15 181:2
 182:2 187:15 224:13
 271:4 282:12 283:12
 296:8 357:19
basis 200:2 276:13
 278:21 307:16 310:14
bass 41:7 42:3 52:6
 179:2 317:6 337:12
 337:13,18 338:4,13
 340:16 341:23 342:6
 346:17,22
bat 62:23
Batro 167:19
Beam 2:7 12:13 17:1
 26:3 30:14 100:7,13
 104:8 125:3 153:1
 154:18 158:7 187:23
 194:19 200:9 201:21
 208:8,10,11,11,14,17
 208:18,21 209:5,7,15
 209:18,23,25,25
 216:19,20,22 217:7
 217:13,17,17,19
 218:2,9,21 219:1,16
 219:20 220:5,10,15
 220:22 221:1,3,8,15

221:21,23 222:1,6,14
 222:16,25 223:3,6,18
 223:25 224:2 290:14
 291:4,10 344:18
 352:10 353:7 354:2
 355:10 357:7
Beam's 139:18 345:9
Bear 184:5
bearing 166:20
beat 284:12
beaten 51:7
beats 238:18 317:6
 337:17 361:18
beautiful 103:8
bed 285:13 316:21
 319:25
bedroom 285:12
 308:14,15
began 255:3
beginning 26:4 65:25
 66:1 68:4 240:14
 245:6 300:21 320:7
 338:25 341:20 342:10
behalf 6:16 11:7 16:16
 29:16,18 161:10
 210:24,24
behavior 34:4 343:14
 361:14
believe 3:13 4:23 5:2
 10:14 12:13 14:9 25:9
 25:10 28:7 49:24 53:6
 58:24 66:21 68:18
 71:25 72:24 73:15
 75:7 79:22 82:5,9,22
 85:21 91:6 101:21
 103:2 108:10 111:15
 112:2,23 114:11
 115:24 118:23 128:10
 129:8,11,17,18
 149:20 163:15 168:16
 168:21 183:19 191:1
 196:14 197:13,16,18
 197:20 198:4,25
 199:17,25 202:17
 205:13 211:22 222:13
 223:15 236:4 238:22
 240:8 243:16 250:15
 256:1,6 257:7 258:14
 259:18 260:25 261:6
 262:10 266:1,13,13
 267:5,18 277:5
 279:12 281:12 291:10
 291:13 303:21 314:18
 331:15 335:14 339:19
 356:12,13 358:22
 359:9,10,11,13
 366:13,22 367:13,15
believed 129:12 147:9

258:12
believes 19:24
belong 275:21,22,23
 276:16,17 277:2,7
belongs 275:17
best 126:14 154:18
 178:19 212:15 219:25
 249:18 343:13 344:24
better 4:7 124:10
 125:24 136:16 137:2
 139:15 142:19 145:22
 153:2 169:16 179:7
 213:4 215:11 218:7,9
 245:17 260:11 294:24
 306:24 307:1
beverage 1:2,13 21:8
 35:12 68:9 252:22
 368:21 370:22
beyond 19:15 168:8,21
 240:10 261:14 262:14
 326:23 354:15 365:24
bias 326:13
big 94:18 97:4,5 118:13
 177:12,17,21 180:18
 217:3,3 218:14 236:1
 283:7 339:18
bigger 97:9 198:8 238:6
 344:8
biggest 37:21 189:21
bill 205:19 277:9
bills 185:17,18 192:3
bin 249:12
bins 38:11 40:6 60:20
 60:25 61:14,15
 121:12 122:1,9
 123:17 203:9 249:7
 275:20 276:3
birthplace 132:15
bit 34:13 41:18,21
 56:14 59:3,9 68:1
 85:13 105:17 110:4
 110:21 121:6 124:17
 130:21 222:8 238:6
 240:9 283:11 286:25
 298:9 300:25 329:7
bites 93:8
BKK 43:4,8
black 242:2
blame 41:11 207:10
blast 198:15
blasting 213:22
blew 73:8
block 82:2,11 85:5,11
 106:23 124:1 132:11
 132:14 135:5,8,15
 145:3 148:5 152:20
 205:7 231:16,18,19
 231:20 266:23 273:11

273:12 276:2 323:5
 363:5
block's 121:18
blocks 82:18 198:9,9
 292:20
blue 304:24 315:13
board 1:2,13 3:5,6,7,9
 6:15 9:18,24 11:18,19
 12:15 13:2,3,24 14:24
 16:16,17,20 17:1,8
 18:20 19:25 20:5 21:9
 21:11 22:4,7,9 24:3,4
 24:5 25:5,11 26:10
 27:6,18 28:24,25,25
 29:16,20 31:9 33:2,7
 34:8 44:20 48:20
 53:22 65:17 66:7
 116:3,3,7 118:2
 122:19 130:4,10
 133:16 134:2 141:4
 143:20 146:7 155:22
 157:23 158:2 159:13
 169:10 172:1 174:23
 200:16,23,24 201:25
 203:16 204:3 207:16
 207:19,21 210:20
 211:21 217:9 221:20
 224:8 226:20 231:13
 235:22 238:7 244:21
 249:25 250:13,25
 251:1,21 252:11,19
 252:23,25 253:3
 269:10 270:13 272:23
 274:8 275:10 278:10
 280:2 283:20 284:7
 289:24 292:9 296:15
 299:3 301:8 304:12
 308:1,2,18 309:7
 311:21 314:13 315:14
 316:3 327:16 333:22
 337:10 338:1 339:25
 348:25 349:14 350:11
 350:12 351:10,14
 352:16,18 354:19
 355:22 356:7,13,24
 357:4 359:3,22
 360:11 365:5,9,11,14
 367:4 368:6,12,15,21
 368:24 369:23 370:22
 370:25 371:24 372:1
 372:2,10
Board's 15:3,22 16:9,12
 19:22 20:6,7 269:19
 371:7
Bobby 1:17 3:8 21:24
 25:17 369:17 371:12
 371:18
bonafide 201:17

Book 274:8
books 98:7
booth 42:2 59:7 117:23
 180:3,11
born 202:13
borrow 33:19
Bose 179:8
bothered 263:16
bothers 330:24
bottle 182:23
bottom 198:13 204:9
 229:22 283:11
bottoms 105:12
bounces 219:12
box 213:9 255:19
 366:25
brand 187:2
breadth 365:16
break 87:21,23,25 88:1
 159:6 224:12 350:10
 350:22,24
breath 324:5
breeding 32:22 274:18
Brewing 363:4
brick 89:17 90:1 146:17
 148:5 227:25 258:22
brick-and-mortar 30:5
 352:24
bridge 248:6
brief 28:3 167:13 173:8
 223:2
briefly 359:25
bring 93:17 96:11
 151:10 202:1
brings 136:9
broad 42:22 49:13
broke 351:17
broken 358:10
brought 9:17 105:10
 142:5 168:18 193:7
 195:13 265:5 347:4
 347:11 367:18
Brown 106:19
brunch 296:1 316:16
budget 95:24
build 89:16 90:9 134:4
 180:19 191:14 213:6
 223:4 271:15 352:3,6
 359:12
building 32:12 38:3
 43:20 72:1,3 83:15,17
 83:23,23 90:18,21
 98:13 102:18 148:2,3
 148:6,14 149:7
 151:16 152:20 153:24
 165:10,22 166:20
 172:12 175:4 177:7,8
 180:4 203:3 212:3

219:4 226:7,10,23
 227:16,18 228:4
 230:5,25 236:8 248:1
 255:7 258:4,22
 278:19 282:15 283:8
 283:8 295:2,9 297:10
 297:25 303:13,15
 334:22 336:7,9,9,18
 338:10 348:7,9,12
 360:8 365:21
buildings 41:25 84:7,13
 84:21,23 195:8
 205:13 207:2 252:12
 298:11,14 363:15
builds 219:13
built 91:24 149:19
 152:21 176:21 178:22
 181:11 352:22
bulk 187:9
bulletin 372:2
bunch 355:7
burden 31:15 327:21
burdensome 204:1
Burkett 177:16
Burkitt 191:9,23,24
 194:5,23 201:1,2,20
burrito 270:8 312:5,9
 330:16,23
burrito-taco 90:13
burritos 91:3 312:5
 349:8,10
burrow 255:18
burrows 255:14
buses 60:16
business 3:10 123:22
 125:23 128:14 130:14
 131:25 132:8 133:18
 133:25 134:24 136:1
 136:1,3,4,19,20 139:9
 139:11 141:8,14
 144:4,21 146:14
 147:10,11 172:20
 174:22 175:2,4,17
 176:13,17 182:3
 216:1 219:19 220:18
 270:6,25 271:5,6
 274:4 295:24 298:20
 321:20 329:14,23
 332:16 333:1 343:21
 352:14,23 358:11
 362:16 364:9
businesses 49:22 51:8
 51:9 130:18 133:3,5
 144:19,22 145:5,5,9
 170:19 171:1,17
 176:21,22 190:5
 203:15 270:14 281:17
 281:21 335:19,20,22

341:16 355:1 356:15
356:20
bustling 60:6
busy 32:13 169:20
257:5 284:23 295:18
butted 199:5
buy 177:22
buying 177:20
buzzing 195:22
bye 224:2,3
BZA 123:3

C

C 70:8 187:5 228:9,23
334:22
C-R-A-I-G 8:17 225:22
cabinet 180:5
cabinets 179:2
cafes 57:2
calendar 3:12,14
241:22 260:8 263:2,8
263:10,16 372:3
call 21:20 25:15 26:2
27:24 28:5,8,9,24
34:8 64:11 67:10,11
67:12,18,24 87:20
119:10 120:7,8,9
128:22 130:23 159:22
169:20 180:8 187:16
193:16 208:7 210:7
223:21 224:13,25
225:2 236:22 247:16
247:17 256:24 259:2
280:3 286:22 301:20
313:2 317:23 334:3
369:13 371:14
called 3:15 9:5 17:4,4
117:6 143:5,7 147:18
158:17 215:9 216:7
255:18 258:23 280:5
286:19 291:22,25
316:21 318:15 329:14
340:3
caller 161:3,5
calling 318:2 339:5,9
calls 28:25 66:23 67:6
67:14,16 128:12
140:1 174:25 268:5
Calvert 293:2
camera 88:13 208:13
208:23
cameras 22:14
campaign 120:12
candid 275:5
cans 121:15,16 123:11
145:4 172:24 173:2
205:12,16 250:18
274:9,10 276:15

277:2,7,15
capable 199:2
capacity 137:13 147:24
171:7 183:12 198:16
care 68:8,12,13 171:13
188:4 357:3
carries 198:13
carry 43:24 44:2 47:13
179:12,16 197:20
198:2,9,12
carrying 179:24 199:8
199:17
carryout 328:18 330:6
cars 40:16 60:15 61:24
173:3 206:19 237:7
284:19 309:11
case 1:8 3:13,14,15,18
3:19,22 6:11 7:3
14:18 19:8 21:13 29:6
29:7,9 31:3,12,23
36:5,8 37:2 50:18
55:4,10,21 92:24
159:8,9 168:25 188:3
219:3 224:9 252:24
325:20 326:4 352:3,6
354:2 355:25 359:12
362:20 363:15 368:25
369:4
cases 32:23 44:19
55:10 213:25 326:8
327:2 352:17
casual 352:24
category 363:12
Cathedral 292:18
Cato 1:17 3:8 21:17,17
21:18,23,24,24 25:13
25:13,14,16,17,17
369:16,17,17 371:12
371:12,13,17,18,18
cause 25:9,9 143:20
163:10 170:12 175:23
182:3 361:9
caused 140:6 338:5
CC 155:13
cc'd 320:9 333:9
ceased 105:24 261:4
262:7
ceiling 79:9 80:21,22
110:10 149:9 357:20
cell 180:25 340:8,12
center 79:10 180:20
185:13 194:11,17
229:22
certain 67:15 72:22
74:6 109:19,20 141:6
151:23 198:20,22
246:16
certainly 116:17 139:6

211:19 219:5 220:3
220:12 221:5 236:12
237:13 247:9 252:17
255:4 259:3 280:19
281:21 287:10 288:23
290:5 297:4 307:15
326:15 357:11
certificate 201:16 250:3
251:5
certifications 12:24
certified 125:21 201:6
201:17
certify 201:20,20
cetera 91:25 92:1
132:19,19
CFO 125:23 137:14
chain 192:16
Chair 23:12 27:25 53:20
88:25 101:15 107:18
146:4 162:4 171:24
174:13 188:17 207:14
207:22 209:11 216:18
221:17 225:1,8
228:22 230:12 234:7
235:4 243:15 254:12
275:7,8 306:5 312:19
320:20 324:17 326:14
333:24 334:3 349:23
367:13
chairman 3:5 5:7,12
6:14 7:5,24 8:9 10:13
10:23 11:12,22 13:11
14:5,19 15:14 16:10
18:5 19:10 20:10 21:6
29:14,15 48:23 62:8
86:14 115:14,18
116:14 121:4 146:9
155:18 157:24 160:7
173:10 184:9 190:17
201:24 243:22 245:7
299:1 326:17 331:9
333:19 351:13 353:14
355:21 367:5 368:2
Chairperson 1:14,17
3:3 4:6,18 5:3,9,16
6:19,22 7:15,20 8:2
8:11,19 9:3,21 10:16
11:1,9 13:9,13,16,25
14:13 15:5,16 16:21
17:11 18:25 21:7,8,18
21:23,25 22:20 23:5
23:13,19 25:14,18,20
25:23 26:17,23,24
27:16 28:1,4,6,10
31:6,9 34:7,18,22
35:1,9,13,17,20 36:2
36:7,11,15,19,23 37:1
37:4,12 38:15,19

39:15 40:18 41:16
42:10,16 44:22 45:7
45:16 47:1,6,9,15
48:6,10,18 53:21 62:6
62:16 70:3,16 81:16
86:16 87:13,17 88:5
88:10,16,18,23 101:9
101:19,25 102:4
107:19 108:4 115:21
120:25 122:21 127:2
129:16 130:2 135:9
135:16,19,22 137:17
137:20,23 138:4,8,21
146:6,10 155:21
156:1,5,9,16,20,24
157:1,10,14,20,25
159:1,24 160:3,11,18
160:23 161:1,11,14
161:19,22 162:1
165:18 166:8 167:11
168:10,12,14 169:9
171:25 172:7,9,13
173:7,11,14,19,22,25
174:3,10 183:19
184:3,10 188:19,22
190:15 200:15 207:18
207:24 208:3,6,9,12
208:16,20,25 209:6
209:12,20 216:15
217:8,14 221:19
222:4,12,15,24
223:10,24 224:4,10
224:22 225:3,15
229:4 230:18 232:20
233:7,15 234:14,19
235:2 242:19 243:6
243:14 244:10,12
245:21 253:5,20
254:15,18 257:16
261:20 263:20 264:18
265:20 266:1 268:15
269:9,12,18,22 275:9
276:14 277:1,10
278:4 279:23 280:2,3
280:7,12 290:10
292:8,11 299:2,8
300:3 301:6,11,13,17
301:22,25 302:3,7,19
302:24 303:4 305:13
305:19,22 306:1,13
306:18 307:4 308:21
308:25 311:1,20
312:2,7,13,17,20,25
313:4 320:19 323:12
323:18,22 324:15
325:17,22 326:19
327:5,11,15 331:2,10
331:13,17 333:20,25

- 334:4,7,11 344:14
348:24 349:5,12,16
349:18,21,25 350:8
351:5 356:2,5 367:7
367:16 368:3,20
369:11,16,18,20
370:21 371:13,19,21
chairs 114:19 137:11
137:16 140:13,20,21
141:12,17
challenging 285:14
chance 40:19 86:20
156:8 268:16 269:19
352:18
change 123:23,25
124:2 148:13 260:12
271:13 272:10 319:5
358:1 362:22 365:1
368:14
changed 7:11 148:7
196:23 217:21 222:19
368:16
changes 30:9,17 99:18
212:19 279:2 288:1,7
290:3 291:1,18 310:7
310:8 346:21 347:7
changing 299:14
chaotic 150:9
character 56:14
characteristic 42:17
characteristics 364:18
characterize 33:16
304:3 323:7,9
charge 55:11,14,14,22
55:25 68:20,22,25
182:20,21
charged 68:8 69:8,15
charges 69:25 256:7,10
chart 343:8
chat 10:20 321:11
check 57:20 185:25
187:22 194:3 257:22
342:8 367:14
checked 234:13
checks 127:22 187:19
chest 179:2 214:11
chewed 255:8
child 199:4
children 162:23 164:10
314:1 316:22 319:14
319:25 327:21 330:24
333:17
Chinatown 177:18
choose 197:23 217:5
362:14
chose 132:10,14 150:4
368:4
Chuck 194:11
- churches** 185:8 201:11
cinder 82:2,11,18
152:19
circle 132:13 198:11
234:3 266:11,21
293:5
circumstances 170:19
Citation 70:12
citations 70:10,12 71:2
cited 33:10 68:7 220:11
369:5
citizens 204:4
city 41:10 49:17,21
60:19,19 91:10
113:13 131:15,25
132:1 135:11,19
137:2 169:23 176:21
181:12 183:10 185:5
189:21 194:14 202:13
202:13,19 203:12
204:22,25 205:14
206:7 218:14 253:13
257:6 270:20 293:5
328:13 354:25
city's 207:5
civil 116:9,11 329:25
371:4
civility 351:16
claim 19:23 20:8,22
358:14
claimed 124:18 357:23
claiming 197:6
claims 18:19 362:9
clarify 121:14,23 185:2
185:15 189:3 212:7
250:25 261:10 264:8
332:22
Class 43:2 47:4 69:21
70:8,25 365:6
classes 244:2
classified 93:4 141:16
clean 190:5
cleaning 105:22
clear 20:13,22 93:19
98:3 223:18 241:9
242:8 253:12 258:15
258:17 278:25 285:1
285:5 311:12
cleared 253:22
clearly 93:19 111:11
245:8 264:25 298:17
331:3,5 338:5 351:18
351:19 352:11 357:13
Cleveland 292:23
cliche 179:4
client 216:23 356:10
close 16:22 29:10 48:19
52:12 77:17 81:17
121:2 152:2 171:16
282:18,18 295:4
314:11 323:2 367:8
370:11,13,20
closed 21:12 22:5
38:25 61:3,5,6 103:24
109:12 148:8 150:22
152:3,7 176:3 218:6,7
284:11 286:3,4
368:24 369:24 370:2
371:1,24
closer 112:19 213:3,17
232:3 293:4 297:14
298:14 325:6,10,12
337:8
closes 110:11 149:10
closing 29:10 151:24
350:9,14,23 351:6,12
370:16
 closures 41:9 52:19
clouds 212:13
club 94:5 115:6,11,12
132:19 141:16 182:15
219:12
clubs 93:20 94:3 97:6
183:8
CN 244:2
co-owner 19:15
cocktails 294:17
code 21:10,15 31:17
33:4 55:14,16 57:14
216:8 274:8 368:22
369:2,5 370:23
coexist 355:2 363:7
cognizant 296:15
colleague 341:4
collected 250:19
collection 239:24
collectively 277:8
colored 75:10 76:1,18
Columbia 1:1 21:9 36:1
143:9 215:21 238:13
252:21,22 368:22
370:23
come 20:14 21:3 22:9
22:12 36:11 39:10
65:15,22 66:25 87:25
92:11 96:9,10 107:6
107:12 109:16 118:5
123:10 135:2 139:22
145:9 179:23 181:20
182:14 184:21 185:19
190:8 196:7,13 200:6
201:23 203:15 204:3
204:4 216:25 239:11
244:15 286:15 287:15
293:21 299:10 339:4
339:4,16 349:9
350:25 362:4
comes 72:21 93:9
120:6 198:20 206:17
271:3,4 296:17 298:9
comfort 298:22
comfortable 294:6
295:15
coming 30:23 63:20
86:10,12 98:14 102:1
105:4 120:1,16 125:7
126:4,11 128:8,20,21
129:2,3,6,19 131:10
142:18 143:8 165:3
192:24 193:10 195:7
195:19 197:2,15
199:9,20,22 206:2,3
208:19 219:9 235:16
236:25 244:14 245:4
254:17 258:12,18,24
259:1,6,9 279:9,18
285:5,24 286:1
288:11 295:12 309:18
328:11 341:18 342:11
342:24 346:5 348:5
359:13,14
comment 15:25 286:23
288:14,15 290:3
300:22
commercial 42:23
49:14 84:22 85:14
166:22
Commission 7:8
commissioner 4:16,19
4:20,25 11:6 106:20
144:12,16 146:2
commissioners 106:18
120:15 139:15,22
142:16 144:3 287:11
commissions 33:23
commit 291:12 359:18
committed 30:25 87:8
100:12 104:8 106:8
154:19 158:6,23
189:13 190:2 216:9
253:19 291:11 345:8
common 69:21 70:8
346:17 364:25
communicate 140:9
communicated 16:12
278:16
communication 278:15
278:21
communications 20:7
66:24 67:13
community 118:21
119:7,24 120:5,15
128:14 129:19 132:3
132:8 134:4 136:10

- 136:15,16,16,22
147:19 163:8,15
167:5 171:11 178:8
193:10 197:6 271:16
271:25 272:12 293:14
304:6 310:15,19
356:23 358:11,20
community's 271:8
compact 202:16
compactor 144:1,16,17
171:4,12 202:25
203:1,24
compactors 143:24
144:7 145:9,22
169:18 170:18,25
202:14,15 203:19
205:4
company 143:5,6
175:10 185:23 187:1
189:14 194:15 215:22
314:12 363:5
compared 106:5 221:3
297:13
compilation 233:2
241:11 243:5
compiled 234:17
complain 120:16
206:13 220:14 268:2
321:15 322:7
complained 278:23
complaining 38:5 204:4
321:20
complaint 51:2,20 52:3
55:7,19,23 65:9,9,10
65:13 67:17 129:2
181:1 199:14 213:25
320:14 328:9 329:20
complaints 33:21 44:16
50:2,4,8,10,12,23
51:13,18 53:5 54:4,7
54:18 64:5,10 65:5
95:13 104:23 107:10
119:6,23 120:5
127:13 128:3,8,20
129:9,11,11 130:17
130:24 133:2,6,18
134:2,4,5 142:10,15
150:23 157:5,16
158:11,13,20 177:11
192:13,17,18,20,23
193:9,13,23 197:1,6
197:10,13,16 198:4,6
199:25 200:1,4 206:1
206:8 215:9 219:5
220:13,13,18 247:3
256:14,20 257:11
267:17 291:17,23
292:1 311:3 339:2
- 364:23 365:16
complete 101:4 159:9
163:18 180:12 348:17
completed 67:2,7 193:1
196:25
completely 176:4 188:3
218:23 325:20
complex 281:4
complexes 71:22
compliance 32:3 33:8
39:2,11 155:15
360:25 361:14
complied 300:4
comply 19:3,10 28:11
28:18 38:7 103:23
122:19 361:3
complying 122:14,16
component 236:24
comprehensive 49:19
49:20
comprised 44:5
compromise 70:2
194:1 361:10
concept 92:17 106:21
179:16,24 213:2
concern 298:5 330:10
concerned 296:15
330:11
concerning 61:9
104:13 210:17 215:21
260:18 268:25 320:22
340:24 354:4 371:3
concerns 17:14 30:11
39:8 95:17 99:20
151:15 163:16 165:6
190:2 298:5 320:11
333:6
concise 159:12
conclude 31:23 159:19
353:4,10
conclusion 31:2,2
361:24 364:14
conclusions 367:22
368:5,7,11,17 370:5
concrete 258:22
condition 29:21 31:4
250:2 251:15 366:15
conditioner 308:14
conditions 250:15
251:8 274:14 353:21
353:22 364:13 365:11
condo 83:23 303:11,13
303:15
condominium 126:17
226:3 228:4,18 230:4
248:2 281:3,4 360:7
conduct 3:10 35:23
conducted 46:25
- 249:19
conducting 69:20 70:6
confer 104:12
confident 345:17
confirm 158:5
confirmation 172:16
conflating 260:25
confused 18:13 275:14
confusing 69:25
congratulate 362:1
Connecticut 218:1
292:21
connection 60:2 89:5
174:22 303:3 305:18
309:3 331:7
consider 144:8 145:23
152:6 249:12 359:22
considerable 310:21
considered 243:1 248:6
considering 33:9
consistent 49:18 308:6
309:15 354:17
consistently 200:6
consisting 142:8
constant 177:19 213:25
constantly 37:24
constitute 67:18
constitutes 32:25
constriction 32:24
constructed 219:22
226:11 227:11,15
construction 52:18
108:17,20 153:2
220:1 284:24 364:18
construe 31:22
construed 363:13
consult 22:11
consultant 30:15,15
210:6 217:2 290:23
consultants 212:14
215:24
consulting 125:4 175:3
184:21 194:19 212:8
Consumer 252:13
contact 247:7 287:1
311:3 318:21 339:11
339:18 340:11,20
354:13
contacted 247:2,9,14
267:16 309:17,21,24
311:13 317:16,19,25
318:5 320:21 338:16
338:22 339:20 354:14
354:23
contacting 338:25
352:2
contain 12:22 65:5
358:3,8
- contained** 17:3
containers 273:18
contains 266:17,19
contemplated 30:17
contend 266:6
contends 263:18
content 108:3 181:4
contention 260:21
264:12,21 265:11
266:10 345:11
contents 318:23
context 66:5 241:4
360:24
contiguous 148:14
152:17
continually 95:8 96:16
97:14 99:22 136:18
continuance 9:20 10:1
continue 18:20 20:1,5
30:1 31:1 89:17 95:10
95:11 137:25 138:9
138:19 189:8 220:7
263:18 289:16
continued 20:9 193:13
continuing 12:24 19:17
19:20 29:25 351:25
contract 113:7
contracted 105:8 188:6
191:9 194:19
contractor 204:12
contracts 175:16
contrary 263:19
control 1:2,13 21:8
211:9 216:23 218:6
219:18 223:8 252:23
255:18 368:21 370:22
conundrum 143:3
conversation 37:16
52:25 59:8,11 99:25
104:20 146:1 346:13
346:19 350:18
conversations 38:20
150:1 164:23 291:16
convertible 96:19
cook 43:4,8 338:8
cooking 319:25
cooperated 127:10
cooperation 126:8,12
126:23 127:7
coordinate 252:20
copy 14:15 36:16 46:2
46:22,24 101:3
core 31:12
corner 145:14 226:22
226:24 231:22,24
276:21 279:15 282:15
282:17 283:11 285:11
293:1 298:1 363:6

correct 8:8,10 14:20
27:14,15 54:20 56:7
56:19 59:22 63:4,10
63:21 64:7,21 65:6,10
66:25 67:24 71:8 73:2
74:16 75:2 77:1,6
78:18 79:10 80:2
81:23 86:25 87:9
95:14 99:1,12 100:22
105:1 108:17,20,24
109:5,9,12,17,22,25
110:1,2,4,11,13,14,15
110:18,23 111:1,8,9
111:14,18,25 112:1,4
112:7,20,21,25
113:20,22 114:8,13
114:20 115:1 116:16
116:22 117:1,5,9,13
117:17,21 118:5,8,9
118:11,12,19,21,24
119:2,7,9,24 120:6,15
120:17,24 121:13,21
122:2,3,5,10 123:2,17
123:25 124:13,24
125:4,8,11,15,16,19
126:18 127:10,14,19
128:3,9,15,21 132:3,9
148:21 153:13 155:10
156:6 158:8 162:17
165:15,23 167:16,19
167:24,25 170:3
175:13 181:9 183:13
185:17,23 190:23
191:4,12,20,25 192:4
192:10,14 193:10,23
193:24 194:6,20
195:20 196:1,9,17
197:8 210:5,10,25
211:1,4 215:14
216:25 217:1 218:7
218:25 219:15 220:21
242:9 255:24 256:3,8
256:16 259:1 260:4
263:1 266:8 267:2,17
272:2 277:4 288:2
310:8 311:15 320:23
320:25 326:5 339:22
345:21 347:22 348:15
348:19
correctly 296:9
correspondence 252:9
corridor 50:24 90:8
106:13 182:16,18
237:12
corroborates 245:1
Cortez 43:6,9,12
cost 30:22 97:8 145:10
cost-effective 212:15

counsel 2:3,3 12:3
13:24 15:22 16:7,13
16:15 18:14,15 19:3
19:22 20:7,17,19
21:13 234:23 324:7
326:15 367:5 368:25
371:6
counsel's 15:4,25
263:13 352:4
Counselor 134:8
count 232:13 238:24
counter 15:24
counters 140:25 141:3
couple 62:22 94:23
99:17 104:22 167:13
174:24 193:17 210:21
257:17 267:7 274:1
329:16 335:20 346:14
course 56:17 80:17
95:12 193:18 194:18
242:5 281:19 298:19
court 13:3 166:10
court-approved 195:6
courtly 361:2
courtyard 282:14
317:11
cover 182:20,21
coverage 32:22
covered 59:20
COVID 41:9 53:13
66:13 68:22 92:7,12
123:6,7,20 172:18
175:13 176:2 177:21
181:25 182:1,19
254:2,3
Coyote 177:17 185:8
CR 1:7 43:3 63:4 148:9
155:10,12,16 244:3
245:24 274:25 365:6
Craig 2:5 3:24 5:13 8:16
37:7 225:2,21 334:23
334:24,25 336:6
Craig's 341:7 343:8
crawling 255:11
craziest 96:10
craziness 92:11
crazy 156:14
create 38:1 107:2 166:3
166:14 233:18 241:9
362:14
created 233:4,22 234:8
234:9,15 241:8,22
242:9,23 243:8
creation 362:2
credentials 17:6 202:2
290:16
credit 202:2
credits 362:17

crew 164:24
criminal 371:4
critical 244:21
cross 12:9 74:1 323:13
323:13 324:3,3,12
cross-examination
107:25 167:12 168:24
190:16 216:16 257:18
277:12 278:8 290:11
crowd 246:20,20
crowds 344:8
crush 214:11
CT 47:5,6 62:24 103:1
274:25
CTs 85:18
culture 107:9 131:3
362:22 363:13
curious 157:11
current 7:12 46:22
47:16 65:19 106:9
120:18 220:23,24
223:16
currently 17:18 24:4
35:10 39:4 47:11,12
117:12 121:11 122:1
172:11 219:17 313:20
cursor 58:19 75:6
266:21 283:3,10
305:2
curtailed 104:24
curtailment 30:21
curtains 319:15
customers 46:8 93:16
135:5,8 137:7 143:14
180:21
cut 28:13 99:8 143:19
181:3 343:20
cutting 134:14
CV 12:17 17:4 201:9,12
cynicism 364:22

D

D 69:21 187:14 229:16
230:12,15,22
D.C 11:24 12:15 21:10
21:14 31:17 33:4 41:9
41:13 49:12 55:13,16
89:19 90:5 93:18,19
93:22 100:8 105:8
107:3 120:13 132:12
132:12,23 133:9
136:7,8 145:12 175:5
175:18 178:22 253:13
287:10 368:22 369:2
369:5 370:23 371:9
372:4
dampened 198:18
dance 93:12 94:10

115:10 117:5 118:7
182:23 236:23 238:24
239:9,11 244:19
337:17
dancing 114:20,21,22
114:25 115:2 117:20
141:12 155:4,7,16
244:20 247:1
Daniel 2:7 125:23
127:21 173:21 174:14
341:4 343:6,24
dark 75:5
database 249:20
date 9:10 14:1 18:14
19:11 127:20 150:12
150:12 157:2 178:1
193:11 195:3 223:13
240:4 262:7,12,14
dated 15:2 16:3 18:8
148:19 186:13 187:23
dates 192:2 198:4
240:25 241:23 242:2
256:18,19 260:9
day 93:5 95:9 96:6
110:3 208:4 224:1
273:4,24 279:25
292:14 301:18 312:22
331:7 333:17 346:19
346:21,23 347:19
355:25 356:7 366:11
370:12,17,20 372:5,7
days 11:20,21 12:4
13:20 55:17 98:17
143:16 256:20 276:4
368:6,12 370:4
DC 2:2 93:22 197:24
217:21
DCMR 366:1
DCRA 95:22 97:19
111:20 158:16
de 246:23
dead 180:12,12
deadline 24:20 25:8
242:6 365:6
deal 60:9 149:3 173:5
181:8
dealing 201:7 205:4
dealt 198:10,11 214:1
252:17
debt 92:2 95:10 175:9
debts 91:23
December 1:12 12:6
14:3,22 15:3 16:3
18:8 24:23 25:3 36:25
44:19 54:22 66:4
105:20 111:5 127:14
141:22 156:3,19,22
157:2 158:21 193:20

- 193:24 240:10 256:16
261:5 262:19 371:1,8
371:10
- decibel** 41:2 97:11
98:18 111:1,4,16
199:19 221:9
- decibels** 41:4,6,19
97:24 98:11,12
111:23
- decide** 27:7 244:21
365:10
- decided** 30:4 293:3
352:1 354:11
- decides** 26:2
- decimal** 110:22
- decision** 17:16 27:5
116:2,4 159:13 332:7
368:8 370:6
- deck** 44:7 86:12 96:12
108:17 109:3 112:4
137:5,5 140:10,12
148:11 149:7,10
154:5 199:6 211:8
226:25 227:11,14
228:1,16 231:3 236:6
297:25 328:16,19
357:9,19
- decks** 299:20
- declare** 26:10
- declared** 366:2
- declining** 343:9
- decorations** 78:24
- deejay** 295:6 297:19,24
322:18,23
- deejays** 297:3 343:7,8
- deem** 233:4
- deemed** 252:24
- deep** 152:24 249:13
324:5
- deeper** 239:6,7
- defend** 201:4
- deficient** 12:11 13:4
- definitely** 4:12 90:7
93:21 105:21 113:14
140:24 141:16 199:7
204:14 211:25 215:7
308:8 337:8,13
- definition** 244:7
- degree** 12:20 210:10,11
- delay** 187:3
- delays** 91:25
- deliberating** 369:3
- delivered** 193:3
- delivery** 42:6 43:24
47:13
- demonstrates** 122:18
291:20
- denoted** 231:12
- densities** 42:25 49:16
- density** 49:18
- deny** 9:25
- department** 72:20
249:20 252:12,12
255:9 276:5
- dependent** 223:7
- depending** 249:9
- depends** 219:1
- depict** 78:10
- depicted** 73:24
- depicts** 75:21 76:9
78:21
- deployed** 226:14
246:15 270:3
- describe** 77:21 78:12
81:6 281:13 284:7
304:2 308:2 314:19
317:2 335:16
- described** 112:24 232:6
236:20,20 337:14
357:9
- describes** 12:19 212:19
- description** 238:16
- deserves** 358:17
- design** 222:2,14 223:4
223:5 357:15
- designate** 27:19
- designated** 7:19,22,25
- designating** 18:10
- designation** 17:17
49:18
- designed** 239:25
- desire** 370:13
- desk** 330:20
- despite** 15:22 192:12
197:4 263:19 291:10
291:11
- destination** 92:13
- detail** 178:13
- determination** 17:6,22
22:13 26:10 116:8
- determine** 26:8 65:22
253:1
- determined** 51:24
97:18
- detrimental** 366:4,7
- develop** 158:8 290:21
- developing** 286:12
- development** 42:22
49:13 372:11
- developments** 42:24
49:15 217:4
- diagonal** 282:12
- diagonally** 304:15
- diagram** 336:15
- diameter** 97:3
- difference** 94:4 261:15
265:11 309:8
- different** 23:14 33:23
44:25 65:9 94:4
118:17 123:22 125:18
125:20 130:21 131:7
138:5 149:22 163:19
164:25 176:21 181:14
181:16 191:14 237:6
239:5 240:2 241:5,14
244:1 259:16 264:13
264:23 273:7 284:18
294:11 295:1 299:16
300:19 306:7 328:3
331:4,5,9 346:4 347:3
347:19 361:11 365:17
365:18
- differentiate** 94:2
- differs** 308:19
- difficult** 236:12 338:7
348:2
- difficulties** 30:7 138:13
139:4 140:6 175:12
175:13
- diligence** 355:23
- dine-in** 312:11
- diner** 213:8
- diners** 246:18
- dinner** 94:8,10 107:13
115:11,13 117:24
320:1
- dire** 17:20 26:5
- direct** 32:13 89:4
115:15 162:12 165:20
168:9,19,24 174:16
180:20,24 210:2
225:12 280:15 326:23
- directed** 6:2 11:19
- direction** 14:24 16:9
20:22 74:19 79:1
102:19 179:20 189:24
328:4 348:15,18
- directional** 215:15
- directions** 215:15
299:16
- directly** 7:6,13 33:1
34:3 42:1 84:7,11,24
90:2 162:10,24
192:15 230:9 275:19
320:9,13 321:13
- directory** 101:17
- disagree** 26:11 27:3
- disagreement** 10:6
26:12
- disappeared** 181:25
- Disappointingly** 310:22
- disapproving** 362:21
- disc** 32:10 41:2 116:25
117:2,4 240:1,13
360:3
- discern** 297:24
- disclosed** 325:24
326:24
- disclosure** 19:4 313:16
- disclosures** 11:17,20
12:1
- discontinue** 16:19
- discontinued** 158:21
- discovered** 150:22
- discuss** 24:6 51:14
178:19 268:8
- discussed** 281:20
283:23 284:9 299:21
- discussing** 228:13
371:2
- discussion** 55:3 178:18
181:6
- discussions** 152:12
287:14
- disgruntled** 33:17
- disingenuous** 16:2
20:23
- dismissed** 55:14
- dismissive** 320:10
333:10
- dispensing** 106:9
- disposal** 168:4 170:20
- disruption** 331:21
- disruptive** 288:21 317:5
318:25
- disrupts** 356:16
- distance** 71:11 84:6
85:13 179:12 230:8
- distances** 179:17
- distinction** 118:13
259:13
- district** 1:1 5:1 7:10
11:7 21:9 35:25 57:10
57:13 132:21 143:8
206:12 215:21 236:10
238:13 251:11 252:21
252:22 366:2 368:21
370:22
- disturbance** 135:12,20
- disturbed** 165:13
- DIY** 153:4
- DJ** 42:2 59:7 63:13
83:11 93:9 100:1
117:23 153:12,14
165:1 176:5 180:3
198:20 237:16,20
238:23 239:1 240:4
240:25 245:4 246:22
260:6 261:4,16 262:4
264:21 265:14
- DJs** 85:18 98:3,7
113:20 117:12 155:2

176:5 237:21 238:1
 239:18 240:21 241:5
 241:14,23 242:2,11
 244:14 260:9 261:1,2
 261:13 262:8,14,22
 262:25 263:5 264:4,5
 264:8,12,14 274:20
 288:14
DMPED 90:5
document 36:20 84:2
 188:16 230:15,21
 233:3 234:20 243:8
 243:10 248:17 250:10
 250:14 252:5 254:21
documentary 31:19
documented 32:16
 33:12 251:13
documents 20:13,15,17
 35:4 188:24 229:1,7
 232:24 234:25 242:17
 242:23 243:12 350:16
 360:13 367:9,10,17
dodging 265:16
dog 273:23
dogs 314:24
doing 28:13 65:3
 105:25 106:14 107:15
 111:10 141:18,24
 163:8,22 164:20,21
 169:14 177:20 178:14
 178:17,17 184:7
 188:13 199:23 211:8
 218:24 253:14 265:9
 274:9 343:21 354:16
dollars 136:11 175:9
Donovan 1:14,17 3:5
door 98:15 112:10
 131:13 134:23 162:25
 164:10 165:22 207:7
 234:1 255:20 267:4,5
doors 38:25 77:9,11,16
 77:21 79:21 110:8
 267:7 284:10 286:3
 316:1 320:16
dotted 231:12
double 57:20
doubt 344:21
downpayment 187:23
downstairs 111:18
downtown 132:12
 188:1
dozen 210:21 311:9
 317:22
dozens 210:20 238:1,1
 238:1 316:6 319:9,9
 337:7 360:4,4 365:12
 366:8
DPW 204:22

draft 36:12,24
dramatic 288:24 341:21
 342:11
draw 33:11 64:2 153:22
 218:15
drawn 93:20
drinks 93:7 181:22
drive 214:24
drives 182:17 214:23
driving 215:4
drop 58:11 364:20
drown 285:16,22
 338:12
drug 143:10
drunk 198:21
drywall 149:12,19,19
due 13:10,18,20 14:21
 16:4 25:2 40:11 45:12
 45:14 66:12,17
 364:16 368:12
Duke 255:15
dumpster 202:22,25
 251:17,19
Dupont 132:13 198:11
 293:5,15
duration 168:5 251:25
duties 35:21 191:2
dwelling 42:23 49:15

E

E 187:21 231:8,8
 232:21 233:2 234:21
 266:6,16,17 282:21
 304:20 315:10
e's 160:21
E-G 232:24 235:1
ear 170:9 196:5
earlier 14:6 17:16 74:5
 77:3 170:2 174:25
 183:20 240:9 242:22
 243:4 339:20 341:5
 342:18 363:17
early 38:23 39:23 45:5
 71:6 245:6 285:13,19
 295:25 337:23 347:21
earn 105:5 362:16
earplugs 319:16
easement 169:4,4
easier 170:13 203:7
easily 19:17 259:13
 364:21
east 72:17 73:2,11,23
 73:25 74:3 85:6
 273:13
eastward-looking
 228:11
easy 188:11,16 341:20
 342:9

eat 44:4 96:11 115:11
 181:21
eaten 95:25 294:13
eating 96:13
eComplaint 64:14
eComplaints 64:15
edge 57:10 266:20
education 12:25 17:2
Edward 1:18 3:8 25:21
effect 139:19 251:2
 346:10 364:24
effective 211:24
effectively 12:9
effectiveness 212:23
efficient 16:19
effort 30:10,18,21 99:18
 204:22 354:13
efforts 30:16 124:17
 191:12 271:8 351:19
 351:21,23 356:10
egress 169:4
eight 95:24 97:3 163:17
 206:21 241:2
either 18:3 72:17 86:3
 116:10 151:7 236:16
 238:9 239:22 276:19
 283:24 296:8
EI 57:17,18 92:20,21,21
 92:23,24 98:15
 108:17 110:23 114:12
 116:16,20 119:7,13
 120:1,6,7,17 121:6,11
 121:11,15 122:1,5,7
 125:7 126:4 128:9,20
 128:21,22 129:19
 172:6 181:21 190:23
 191:21 192:24 193:9
 195:19 197:7,15
 198:5,14 199:1
 202:21 205:19 211:3
 219:15 226:17,20,23
 227:11 229:24 232:9
 233:12 235:6,11,16
 236:25 237:5,15,21
 238:22 240:4 243:19
 246:11 247:20 248:10
 255:2 256:15,21,25
 257:3 259:9 275:21
 278:8,11 279:3 282:8
 282:11,12,16,19
 283:1,6,13,16,21
 284:17 285:2,3,11
 286:6,13 287:1 288:1
 288:6,11 289:3,16
 295:12 298:10,17
 304:9,13,23,24 305:6
 305:11 306:10 307:9
 307:13 308:19 309:8
 309:14,18,25 310:8
 312:6,12 315:2,6,13
 315:24 316:5 317:15
 318:3,5,14 319:12
 324:18,20 325:7
 335:25 336:5,9,15,18
 337:1,5 338:11,17,17
 339:20 340:1,24
 341:18,21 342:4,15
 342:23 348:11,18,21
 356:25 362:24 363:10
 363:19
EI-Tech 80:19
EI-Techo 72:8 73:12
 74:16
elaborate 41:21
elapsed 252:16
electronic 32:9 117:4
 236:23 337:16 372:2
elements 31:24
elevate 3:16,21 4:7,13
 4:22 5:4 8:22,23 9:1,6
 9:11 10:18,21 160:1,6
 160:14
elevated 3:24,25 4:1,2
 4:3,5,11 5:22 6:1,9
 97:1 160:9,25 163:6
 174:2 366:24
eliminate 19:19 103:21
eliminated 19:17 123:9
Ellington 255:16
Elysium 113:6,8,19
 118:14 127:15 128:5
 140:23 141:15
email 12:6 13:12,24
 14:4,7,10,15,20,21
 15:2,7,8,10,11,22
 16:3,6 18:7,13 19:21
 20:14,16 24:9,11,17
 24:25 25:4 178:12
 318:24 321:1,6,22,24
 322:2,6 328:22,23,25
 329:5 333:2,8 340:9
emailed 318:20 320:9
 320:12 368:9
emanates 236:4
emanating 38:13
 112:19 156:13 363:19
embracing 131:3
emerged 255:15
Emmy 43:5
emphasized 114:25
employed 35:10,14
 126:3 194:6
employees 41:5 90:4
 98:6 111:17 143:9,11
empower 362:17
enclose 228:15

- enclosed** 79:8 96:17
100:25
- enclosure** 236:5 251:17
- encourage** 57:14
332:20
- encouraged** 239:11
- encouraging** 134:3
141:3
- ended** 128:4
- endorsement** 39:13
40:3 43:7,11,25 47:10
47:14 98:24 99:10
116:24 155:4,7
366:15
- endorsements** 43:25
51:9
- ends** 117:19 316:20
337:21 342:17
- enduring** 361:14
- energy** 333:15
- engage** 340:24
- engaged** 97:12,13
100:6 211:2 212:16
311:16
- engagement** 211:6
288:5,6 289:11 290:7
294:7 339:25
- engineer** 30:15 41:17
127:6 129:7 151:14
164:24 177:16 179:15
191:11,17,17,25
194:13 201:9 202:4
210:4,7,8 290:4,17
298:8 300:18 354:1
364:4
- engineered** 354:20
- engineering** 12:20
191:3 210:9,12
- engineers** 97:13 125:11
125:15,18,20 126:2
126:15 142:5 164:22
179:15,23,23 185:4
188:13 191:13 194:5
201:18 215:23 267:14
300:22 341:6
- enjoy** 107:6 135:2
285:10 298:23 308:10
356:22 360:22 362:5
- enjoyed** 92:16
- enjoyment** 366:5
- enlist** 107:8
- ensure** 143:16 365:11
- entered** 116:22 118:20
272:19 336:13 367:18
- entertainment** 39:13
40:1,3 43:11,24 47:14
47:25 48:7,11 57:24
98:23 99:3 116:23
- 132:21 154:21,23
206:12 237:16,20
238:23 245:16 273:6
363:18 366:6,14
- entire** 118:15 121:18
124:1 159:8 168:5
195:13 231:4 344:16
- entirely** 325:13
- entirety** 176:14 200:11
- entitled** 298:23 366:3
- entrance** 112:3 296:12
- entrepreneurs** 362:11
- environment** 94:12
167:2 362:13
- environmental** 203:17
204:11,21 205:2
- equation** 296:18
- equipment** 23:14,15,16
138:5 177:23 178:24
184:25 186:6,21,23
187:1,24 194:13
346:16 347:19
- escape** 92:11 212:6
364:1
- escapes** 73:20
- escaping** 105:6 180:22
- especially** 139:15
182:19 186:9 198:25
200:25 249:3 284:24
301:1 366:25
- establish** 63:20 276:24
339:4
- established** 270:25
- establishment** 30:2,18
31:16,25 32:6,19 36:3
38:3,7,10,14 39:9,10
40:2,15,17,20,24
41:14,25 42:12 43:14
43:18,20,21 45:1,6
46:19,25 47:2 49:6
51:12,23,25 52:24
53:2 55:13 57:9 58:12
58:15 61:1 62:24
63:10,14 65:16 66:2
68:7 69:8,15 71:7,11
71:23 72:18,22 74:8
74:11 86:11 89:8 90:1
92:18 95:9 97:25
99:21 104:6,14,25
106:18 107:10 110:23
116:5 118:8 119:6
126:2 127:18 131:10
131:12 136:7 139:23
147:15 157:6 158:23
162:14,25 163:4
164:11 165:14 166:22
167:20 181:7,14
183:2 185:17 188:5
- 189:4,15 190:1 191:4
194:14 204:10 211:15
212:24 216:3,5
221:25 223:16 226:16
227:12,24 230:10,24
237:22 239:19 241:24
242:6 245:5 247:4
248:10 249:16 255:2
256:3 257:22 259:6
267:4,11 269:1
272:13,18 274:23
275:17 276:16,18,25
278:2 282:8 285:6,25
286:2 290:20 294:9
294:14,19 296:8
304:9 310:11 311:14
311:17,22,24 312:3,8
315:2 318:20 319:23
320:3,24 321:2
322:17 335:25 339:1
341:1 342:3,24 346:9
348:8 349:6 351:19
352:1 353:25 354:5
354:18,22 358:21
359:14 360:2,4,19
361:15 362:3,10
363:17 364:2,19
366:16
- establishment's** 33:8
33:24 52:8 242:12
360:24 365:22 366:6
- establishments** 35:25
40:5 43:1,2,7,10,19
46:3 50:25 56:16,18
56:23 57:1,6 59:22
70:25 73:3,9,13 74:2
74:7 81:8 85:17 107:2
116:4 120:10 121:21
133:8 144:5,22
145:21 167:24 188:2
198:7 202:16 206:9
215:20 217:20 266:18
275:14 277:7 294:2,8
294:12 365:1
- estimate** 77:25 268:6
304:14
- et** 91:25 92:1 132:19,19
- ether** 156:14
- Europe** 93:1 130:13,15
130:20 131:4,6,12
- European** 93:6
- evening** 34:5 93:10
100:3 107:13,20
117:16 130:8 167:14
169:12 190:18 216:19
216:20 225:9,10
236:14 245:6 285:12
289:7 302:9,11 304:7
- 307:22,22,23 309:6
309:16 310:22 312:24
313:9 334:13 337:24
342:19
- evenings** 98:4 300:2
- event** 90:3
- events** 113:5,10
- eventually** 247:11
- everybody** 98:7 113:15
170:13 205:20 213:23
217:21 224:2 301:16
- everybody's** 122:6
- Everything's** 265:12
- evidence** 29:24 30:8
31:2,19 32:4 168:23
188:18,25 228:24
229:7 230:13,21
232:22 233:5 234:25
242:15 243:1,5,12
254:13,21 262:13
273:17 291:20 350:17
350:19,20 360:1
367:10,18
- evidentiary** 361:12
- exacerbated** 260:23
- exact** 127:20 195:2
285:4 342:21 363:22
- exactly** 113:25 204:6
265:13 266:22 287:2
295:23 326:16
- examination** 12:9 70:15
89:4 158:3 162:12
165:20 174:16 210:2
223:11 225:12 278:5
280:15 323:13,14
324:3,4,12
- example** 66:10,11
147:8 181:19 213:8
299:18
- examples** 239:10 241:7
- excellent** 53:19
- exception** 157:4 231:22
235:8 263:2 270:2
- excess** 352:3
- excessive** 55:7 105:10
105:14
- exchanges** 333:8
- exclusively** 231:15
235:25
- excuse** 11:21 19:18
20:24 28:7 34:1 64:4
66:20,22 68:2 197:2
233:10 234:21 273:15
317:24 330:14 338:17
- executive** 22:8,16 24:6
372:10
- exercise** 182:7 247:12
- exhibit** 12:1 13:22 25:6

25:7 45:20,21,22,24
 46:1,2,5,7,9,11,12,13
 46:15,16,18,20,22,24
 58:3 71:15 72:24
 74:14,15 75:1,19,20
 76:8,25 78:17,21 80:1
 102:9,21,22,22 103:6
 103:6 108:10 109:9
 184:1,15 186:2 187:5
 187:14,21 188:8
 227:4,5,20 228:9
 229:16 230:12,15,21
 231:8,8 232:1,15,19
 233:14,19,23,25
 234:11,20,21 238:4,4
 239:16,20 240:7,16
 241:10,13,16 242:9
 248:14,17 250:7,10
 252:3,5,7 254:13,22
 266:5,14,16,17
 282:21 297:9 304:19
 315:10 324:22,24
 336:14
exhibits 12:2 13:8,19
 13:23 45:17,18
 183:17 188:18,24
 191:19 227:3 228:23
 229:1,7 232:21,24
 234:25 242:14,17
 243:12,18 274:20
 295:1
exist 95:11 232:9
 360:23
existed 242:23 363:19
exists 358:2,8
exit 255:16
expanded 91:19
expect 19:13 94:10
 201:19,20 239:5
 326:15 329:5 352:17
expectations 362:5
expected 15:1 245:2
 295:20
expenditure 187:6
expense 176:5 362:4
experience 69:19 70:6
 70:23 163:3 181:8
 288:17,18 289:1
 290:5 291:2,15,21
 293:6,7 296:25 297:4
 298:6 345:14,16
experienced 20:19
 272:7 294:12 321:16
experiences 93:2,3
 358:24 359:1
expert 12:12,16,22 13:2
 17:7,12,17,23 26:11
 30:13 151:5 154:12

196:8 209:8,15,19
 210:16 297:1 352:11
 357:6
expertise 17:9 288:16
experts 191:16
explain 143:1 179:8
explained 179:15
 233:10 364:21
explanation 179:14
 188:9,12
explicit 353:15
explore 233:16 259:19
extended 32:7,20
extends 228:1 229:24
 231:3
extension 281:6 362:10
exterior 83:22
extra 199:11,11 341:12
 343:22
extreme 143:4 366:24
eyesore 32:23

F

F 188:8,18,24 232:1,21
 233:2 234:21 266:14
 336:14
face 154:7,9 348:14,16
face-to-face 140:2
Facebook 238:14,17
 239:23 242:4
faced 30:7
faces 283:12 285:11
 348:21
facetious 350:1
facilities 57:2
facing 74:19,20,21
 75:23 76:15 78:1,5
 79:2 102:18 109:3
 154:2 215:10,12
 282:16,16 299:15,16
 336:7 348:10
fact 12:5,7 17:5 54:15
 56:21 57:8 62:25 96:6
 104:16 123:15 125:14
 126:15 166:19 179:19
 195:18 239:4 244:20
 251:3 253:11 262:21
 266:20 286:21 329:22
 342:4 358:6 359:12
 367:22 368:1,5,7,11
 368:17 370:5
facto 246:23
factor 68:22
facts 31:22 360:23
 361:25
fail 352:15
failed 55:15 216:6
 364:8

failure 87:5 189:10
 256:7 361:1,3,5
fair 57:25 69:2 261:18
 268:6 270:5 332:15
fairly 283:7 337:15
 338:4
faith 150:24 220:2
fall 114:7 124:23 176:11
 236:12 287:6 316:21
 316:23
familiar 17:9 36:3,4
 84:12 102:12 131:18
 139:7,8 144:25 149:1
 169:23 170:24 171:4
 217:17,24 226:16
 271:18 273:9 274:12
 274:13 279:14 282:7
 293:14,15 304:9
 309:14 314:13 315:2
 335:25
families 314:22
family 175:19 303:10
fan 308:16
Fantastic 107:22
far 84:21 159:14 224:5
 239:9 248:6 274:22
 276:1 288:10 300:5
 323:11 324:18,20
 325:1 335:23
farther 215:10 325:12
fashion 16:1
fast 187:4 250:5 251:6
 251:9,15 352:24
 363:11
fatigue 364:21
favor 305:20
favorite 92:12 93:2
 131:15
feasible 94:11 204:17
feature 237:17 239:18
 284:14
featured 240:22 241:24
 242:3 261:13 262:13
features 246:21 360:3
featuring 238:24 240:3
 242:11
February 303:25
fee 184:21
feed 136:23
feeding 274:18
feel 92:12 163:21
 243:19 289:25 291:1
 291:3 296:18 297:21
 298:10 329:1 332:15
 333:6 338:12 340:15
 340:21 341:13 342:6
 343:1
feet 32:12 43:14 46:3,6

74:8 78:8 90:14 176:6
 231:2,5 232:13 249:8
 249:8,13 251:11,13
 251:18 324:21 325:4
 330:3 355:14 360:9
felt 289:18 341:23
fewer 34:2 264:4
fianc 335:5 338:2 340:7
fidelity 179:5,6 184:24
 186:25 193:6
field 352:12
fight 358:13
fighting 245:19
figure 5:19 6:3,7 126:10
 156:12 263:16 306:23
file 11:19 14:6 16:1
 18:20 20:17 24:21,23
 25:3 46:23 55:15 87:5
 101:20 134:4 200:4
 252:15 361:2 367:21
 368:1,4
filed 9:20,22 11:17,18
 12:2,17,17 13:22 14:8
 14:25 16:14,25 20:13
 20:15 24:7,24 252:17
 287:4 289:5 328:8
filing 12:11 13:3 18:15
 123:12 200:1
filings 14:3 16:3
fill 214:6 215:17
final 21:5
finally 69:13 91:20
 241:15 360:23
finance 175:1,3 176:19
financially 30:23 95:24
 167:4 175:15
financing 175:17
find 13:17 26:19 52:21
 61:10 137:24 195:2
 200:11 211:13 298:12
 364:10
finding 54:24
findings 357:17 367:21
 368:1,5,7,11,17 370:4
fine 8:3 9:3 27:2 50:16
 50:17,19 51:3,14 55:5
 55:16,18 106:13,14
 135:21 147:7 158:17
 367:19
finer 361:11
finish 20:24 134:13,13
finishes 355:24
fire 33:14,15 274:17
 355:15
fireman 145:12
firm 6:17 90:3
firmly 147:9
first 20:18 28:24 32:5

34:9,9 41:11 44:1
 45:20 46:8,10 68:15
 87:20 88:7,7 90:2,3
 95:5 96:2,23 100:21
 108:2 125:10 130:13
 145:8 146:20 163:11
 178:21 189:20 202:14
 214:3 224:13 225:19
 227:24 228:2 240:8
 271:5,6,10 282:19
 300:8 304:25 318:10
 319:7 321:4 328:17
 340:3
firsthand 32:17
FishScale 43:4 85:23
 85:24,25
fit 132:22 136:15 294:2
 294:2
fitness 357:1
five 3:9 8:6,8 28:8,9,16
 33:25 43:6,10 96:15
 113:24 178:13 205:17
 216:1 237:17 240:12
 259:10 275:21 292:4
 314:2 349:24 350:1,3
 350:4 351:11 360:25
 362:6 364:23 365:13
 365:19
fives 93:15
fix 190:6 359:9
fixed 109:19
Flash 85:21,22 86:3
 94:9 106:25 115:6,8
 115:11 120:1,8 129:3
 132:19 133:3 181:19
 182:15 198:7 199:5
 206:15 266:20,22
 270:10 297:14 299:18
 323:3 325:2 341:16
flawed 364:14
fleeting 342:1
floor 44:1,4 46:8,10
 83:12 90:17 91:12
 93:12 94:11 115:10
 153:13 214:22 227:24
 228:2 238:24 239:9
 258:22 271:11 282:19
 308:16 328:17 336:8
 338:13
floors 90:20 182:23
 281:7 303:17
Florida 1:7 40:11 42:8
 43:15 45:14 52:13,17
 74:2 75:23 76:12,15
 78:6 84:8,10,16 85:11
 89:23 90:16 91:22
 102:8,18 103:9
 106:22 109:4 123:5

144:20 145:1 153:22
 205:11 206:18 226:24
 227:10,23 230:8
 231:13,16,18,24
 237:11 266:23 267:8
 270:21 273:15 279:15
 281:15,19,22,23
 282:13,16 284:22,23
 299:15 315:8 335:18
 348:21 360:9
fluff 204:5
focus 31:23 296:23
 329:21
focuses 175:4
focusing 245:18
Foggy 198:12
folks 5:18,20 205:2
 333:3
follow 84:6 164:21
 168:23 216:10 253:18
 256:8 321:21 345:17
 353:7 355:11 361:5
followed 176:7 352:14
following 41:9 100:13
 158:7 253:19 345:8
follows 216:4,5
followup 196:22
food 30:3 32:22 44:2
 46:9 89:9,10,12,14,19
 89:21 93:25 136:23
 146:14 147:9 245:11
 250:5 251:7,9,15
 352:23 363:11
foot 90:13 179:3 266:7
 323:5
footage 248:4
Forbes 89:20
force 60:18
foremost 163:11
 178:22
forget 339:7
forgive 342:14
form 25:7 32:8 197:21
 259:22 264:15 268:4
 309:23 339:6,9
formal 168:23
forms 25:6 191:14
forth 25:8 94:8 100:9
 104:21 105:19 178:1
 185:9 287:14
Forty-five 128:12
 157:12
forward 7:14 19:2 20:3
 20:25 23:22 26:14
 27:1 34:6 154:18
 333:19
fought 202:18
found 66:2 93:2 106:12

289:10,10 294:9
Founder 89:7
fountains 82:3,20,22
four 3:6 5:23,24 24:4
 89:20 113:24 145:5
 180:16 185:12 189:6
 218:18,19 224:5
 226:6 237:16 336:7
 361:2
four-paned 207:4
fourth 336:8
frame 292:2 316:3
framework 97:21,23
frank 163:20
frankly 15:1 251:5
 353:8 355:15
free 105:18 113:16
 131:3 173:16 344:10
freestanding 152:21
frequency 214:23
 262:22 288:19 343:10
frequent 260:3,12
 263:6 311:24
frequented 93:21
frequently 239:2
 264:10 318:3
Friday 47:22 48:1,4,16
 98:4 99:1 107:13
 117:13 249:3 262:20
 262:25 274:4 283:25
 287:22 300:12,14
 307:21
Fridays 100:2 316:12
friendly 314:25 323:14
 324:4
friends 93:7 94:8 100:8
 133:10 144:13 175:20
 294:17 349:9
frightened 182:6
front 40:14 41:2 46:19
 54:12 117:22 179:11
 180:11 184:15 205:12
 210:20 226:22 255:19
 255:20 263:4 266:5
 295:10 308:15 317:12
 336:19
frozen 302:20,20
fruitful 310:17
frustrating 339:14
 340:18
frustration 206:6
 331:21 338:6
Fuentes 94:14,17
 108:11 128:11
full 100:10 176:4
 178:13 182:15 193:2
 198:16 212:3 219:5
 225:19 280:18 301:5

302:13 313:16 334:16
fully 14:6 104:7 107:14
 176:10 216:24 219:10
function 356:20
functions 205:1
funds 56:11
further 22:16 24:13,16
 26:5 30:18 31:4 62:4
 64:25 73:23,25 81:13
 87:12,16 100:17
 103:4 107:16 130:1
 158:25 167:9 169:7
 190:14 200:13 209:15
 215:11 216:13 217:7
 233:16 250:14 257:15
 269:4,8 277:12 278:3
 279:12,22 290:7,9
 292:7 301:9 310:25
 311:19 312:15,18
 320:18 327:13 333:23
 336:19 344:13 348:23
 353:2 372:11
furthest 338:9
future 7:13 122:19
 188:7 291:21 357:1,2
 359:24

G

G 232:15,21 233:2,8,9
 234:11,20,22
gain 123:13
gap 149:23,24 152:22
 283:13
gaps 149:21 150:2
 152:24
garbage 248:10 254:4
 361:13
garden 37:25 43:7,22
 43:25 44:5,6 46:12,13
 46:14,16,17,18,21
 47:13 48:3,8,11,13
 52:8 53:16 76:4,21
 77:5 78:1,3,5,10,13
 78:23 79:8 80:21,21
 82:16 83:18 86:7
 103:6 147:24 148:12
 258:21 259:11 271:15
 271:16 272:9 295:8
 296:9
gardens 57:1
gate 258:22
gates 276:7
gateway 147:10
gauge 335:23
gee 15:21
general 79:1 156:14
 227:14 256:10 295:8
 304:7

generally 17:15 307:21
308:12
generated 32:7,19
generating 219:4
gentleman 98:6 147:18
gentlemen 115:21
genuine 365:23
geography 275:24
298:7,8
Georgetown 132:13
Georgia 60:16
getting 91:9 145:22
191:6 204:12 209:9
240:11 329:20,21
girl 93:10
GIS 42:21 46:1,2,5 73:8
give 4:8 18:22 22:3 33:7
77:24 87:13 160:23
167:2 168:2 201:12
203:4 268:15 342:21
351:11 369:22 370:1
371:23
given 74:10 101:6
123:3 158:15 179:14
246:6 265:24 278:18
291:1 333:15 345:13
352:18
gives 142:25
giving 176:20 177:14
201:15 208:22
glad 137:1 141:2 142:1
200:22 350:4
glass 78:3 207:4,4
global 55:9
go 10:22 11:11,14
16:23 20:3,25 22:7
39:8 40:16 45:16
48:21 52:25 53:3,14
64:25 66:12 67:17
72:19 77:17 83:21
84:15,25 86:18,20
94:10,22 99:8,12
101:12 106:25,25
116:13 120:11,11
122:24 123:11 126:16
126:19 127:6 129:16
130:5 131:19 132:17
132:17 135:22 138:21
138:22 140:5 142:16
146:10 162:2 168:12
173:16 178:2 179:1
179:19 182:15 184:11
184:11 194:23 195:1
199:10,11 201:5
204:11 205:1 208:15
215:16 217:14 233:24
237:11 240:10 248:7
252:25 255:21 256:25

257:3 262:16 265:21
265:21 287:21,22,23
291:15 293:25 294:20
295:9 298:16 299:24
300:1,15 303:4 306:3
307:5 316:20 324:15
326:20 329:1,12,17
330:5,14 331:3,17
332:20 336:17 340:7
342:8 344:5,6 351:12
354:11
God 195:15
goes 38:23 39:22 48:15
63:7 67:12 85:5
117:17 122:5,6 168:6
168:21 189:11 219:8
219:11 237:16 239:9
240:2 242:1 253:6,15
253:17 273:12,16
285:13 297:5 309:16
326:13
Gogi 43:6,9
going 15:10 22:7 23:20
24:1,9 25:10 27:19
28:11,18 41:4 52:18
66:20 70:17 73:11,23
74:3 75:19 76:8 84:2
84:18,25 85:6,10
87:20,21,22 91:8 93:3
93:22 94:19 104:20
116:5,6 122:21,23
126:11 132:2 134:15
137:25 138:15 142:18
142:20 156:6 159:7,9
159:17,19 160:19,20
168:15 175:5,22,25
192:18 195:10 197:25
199:10 206:15 211:6
211:10 215:18 216:10
219:2 220:6 223:19
224:8,11,15,15 227:2
227:19 228:8 234:19
234:20 243:22 244:21
245:21,25 248:7,13
250:6 252:2 253:20
254:6,7,10,24 261:20
263:11,20,21 268:13
269:18 281:23 282:20
283:2 291:3,13 296:3
304:17 306:6,20
307:2,23 315:9,17,18
315:18,19 329:8
331:11 336:12 341:8
341:24 343:15 350:9
350:22 354:21,24
355:16,19 359:17
367:24 370:13,18
gold 195:5

Golden 203:4
good 3:3 6:10,14,19
25:8,9 29:15 48:23,24
54:1 62:9 107:20,23
130:7,9,9 133:25
134:25 135:1,25
142:1,8,11,12 143:17
150:24 151:11,23
152:1,7 156:12 167:5
167:14 169:12 174:5
180:5 184:18 190:18
190:20 213:12 216:19
216:20 217:9 220:2,3
220:6 225:9,10
238:21 274:5 301:2
301:15 302:9,11
312:23 313:9 334:13
350:5 372:12
Gosh 317:21
gospel 16:16
gotten 85:4 156:7 200:1
223:20 260:11 330:16
government 41:10
122:8,17 254:21
322:8
governors 198:18,19
198:23
grab 327:22
Grandis 1:18 3:9 22:1,2
25:20,21,21 81:17,18
81:25 82:9,19,25 83:3
83:11,14,20 84:1,11
84:18,20 85:2,4,10,16
85:22,24 86:6,9,14
146:9,11,12,16,21,24
147:2,4,7,22 148:2,7
148:18,23 149:1,5,13
150:5,10,14 151:3,12
151:20 152:5,13
153:5,8,11,16,18,20
153:25 154:4,7,11,20
155:3,9,12,14,18
221:22 292:10,11,12
292:17,20,24 293:3
293:11,24 294:13,16
294:24 295:13 296:4
296:11,14,22 297:8
297:12,16,21 298:4
298:18,25 327:16,17
328:3,14,21 329:11
329:24 330:14,17,22
331:11,14,18,19
332:23,24 333:13
356:13 369:20 371:21
grant 29:20 90:5,9
91:10,20 132:4,6,7
144:4 175:18 251:20
granted 101:8 108:8

123:7,7 251:24
granting 250:4
gray 227:13
great 33:7 58:9 60:9
90:5 93:13,25 96:14
132:24,25 136:6,12
136:13,25 142:25
144:18 169:14 181:8
183:24 205:3 208:4
216:13 223:25 279:25
301:17 312:22
greater 145:21 229:24
green 58:12 71:16
229:22 230:2
grief 171:10
grin 104:19
ground 90:22,23,24
91:12 98:21 271:11
grounds 361:22
group 5:6,11,14 8:5,8
33:17,25 37:8 38:18
38:25 45:23 132:7
177:13 192:15 331:23
365:19
groups 5:24 6:1
grow 89:17
growing 132:18 206:7
guarantee 204:24
guess 10:7 19:5 65:25
65:25 78:8 85:6,12,18
119:22 130:6 160:8
191:3 202:5 219:14
254:1 299:3 320:8
332:25
guests 44:2,4,6
guidance 24:18 176:20
351:7
guilty 95:4
guy 126:5 191:6
guys 158:17 173:18
179:21 192:19 214:9
gym 218:11,14

H

h 132:13 160:21 238:4
242:15,21
H-A-N-K-I-N-S 89:3
H-A-T-E-M 174:15
H-K 242:17 243:13
H-O-R-S-F-O-R-D
280:20
habit 65:3
half 35:16 49:3 76:1
106:25 237:24 273:12
311:7 321:2
HalfSmoke 43:6,9,12
hallway 341:12
hand 32:2 34:11 88:19

161:20 174:6 209:3
 225:4 280:10 302:1
 313:6 334:5
Handerhan 2:4 3:25
 4:15,16,17,25 7:1,4,5
 7:17
hanging 78:24
Hankins 2:2 6:20,22,23
 30:3,4,20 37:11 40:22
 40:23 41:5,8,13,24
 59:6 63:19 80:23 88:9
 88:11,12,13,15,22
 89:2,2 101:25 102:2,6
 102:11,13 107:20,22
 108:2,9,13,16 112:22
 116:15,17 119:22
 121:5,8 122:25 123:3
 124:6,12,16 127:8
 128:13 129:21 130:7
 130:9,12,20 131:2,11
 131:14,20,23 132:4
 132:10 133:7,20,23
 134:22 135:1,7,9,14
 135:16,18,21,24
 136:6,17 137:6,9,12
 137:19 138:2,20,24
 138:25 139:2,12,17
 139:25 140:7,11,15
 140:23 141:9,15,22
 141:25 142:12,21,24
 143:3,22,25 144:9,11
 144:24 145:16,24
 146:15,19,22 147:3,5
 147:17,25 148:5,16
 148:22,25 149:4,11
 149:16 150:7,11,16
 151:6,17,25 152:11
 152:19 153:7,14,17
 153:19,21 154:1,6,9
 154:15,17,25 155:5
 155:11,13,17,20,23
 155:25 156:3,7,11,19
 156:22,25 157:4,9,12
 157:19 158:5,9,14,24
 167:19,22 172:6
 184:11 189:13 219:22
 238:12 253:11 261:6
 265:6 271:10 276:22
 277:8 278:17,22
 294:21 299:12 320:8
 321:13 330:19 333:5
 340:8 341:4 345:1
 352:22 353:5 359:21
 362:1 366:20
Hankis 186:24
Hansen 1:18 3:8 21:25
 25:18,19,19 369:9,9
 369:12,18,19,19

371:19,20,20
happen 40:1 171:15
 273:19 291:14 328:13
 343:15 346:21 352:21
 353:4
happened 123:6 143:12
 144:15 286:18 331:16
 341:25 345:16 346:19
happening 303:2
 305:17 309:3 318:11
happens 332:1
happy 93:6 113:15
 124:11 139:17,20
 147:20 170:11 203:8
 316:13
harbor 274:18
harbors 360:20
hard 359:7
hate 16:22,22 134:1
 202:18
Hatem 2:7 125:24
 127:21 153:10 173:21
 173:25 174:4,5,9,14
 174:14,20,23 175:14
 175:25 176:18 177:4
 177:6 178:10,21
 181:10,16 183:3,7,14
 183:18 184:7,14,17
 184:20 185:3,11,18
 185:24 186:4,14,16
 186:20 187:8,13,15
 187:19,22 188:9
 189:3,5,9,16,19 190:4
 190:18,19,21 194:4
 197:11 200:12,14,17
 200:19 201:2,8,19
 202:7,12 203:20
 204:6,14 205:5 206:3
 207:12,15,16 208:1,5
 214:15 215:13 345:4
 345:21 353:5 359:20
Hatem's 212:19
Hawkins 286:14 287:7
 290:25
hazard 274:17
he'll 357:14
head 104:19 218:15
 247:13
headache 190:7
health 366:4
hear 15:13 18:14 23:4
 30:3,20 34:18,20,24
 38:4,25 41:7 42:1,3
 51:22 53:15 56:22
 59:2,8,17,21 60:13,14
 61:21 63:20 65:22
 83:18 104:11 119:13
 129:19 131:9,10

137:1,18,21 138:1,9
 138:22 139:1 141:2
 142:1 169:11,17
 179:11 180:12,21
 192:17 195:14,16,18
 195:18 196:4,5
 197:14,25,25 198:1,1
 206:22,23 213:11
 217:11,15 234:16
 235:6,23 236:3,4
 237:4 245:4 246:10
 246:11 247:17 256:21
 256:24 258:18,20
 259:5 260:19 264:8
 265:15 278:12 279:3
 283:16,21,24 284:3,8
 284:9,17 285:2,8
 288:10 289:17 291:7
 292:23 295:19 297:7
 298:15 300:19 302:18
 302:23 305:6,11,12
 305:15 306:9,11,14
 306:16,22 307:8,13
 307:19 308:3,19,20
 308:24 309:8,25
 310:12 316:9 317:1,7
 317:10,11,11,12
 318:6,24 319:2,11
 320:4,15 328:11
 329:22 333:11 336:25
 337:11,12 338:4,16
 339:12,21 340:15,25
 341:17 342:5,15,25
 346:22 347:1,9,12
 350:4,6 370:16
heard 17:8 32:10 51:23
 52:7 55:12 56:3 65:18
 95:13 119:8 120:14
 120:18 133:17 143:24
 143:25 155:8 189:12
 195:25 197:7 235:11
 235:16 237:1 243:17
 246:5 247:10 253:8
 254:6 256:1,6,12
 257:10 260:17 262:10
 265:6,7 275:1 279:1,5
 279:9,17 286:5
 287:25 288:6 291:4
 292:22 298:15 310:6
 315:23,25 316:4
 317:15 318:11 319:8
 319:8,20,22 321:5
 322:12 329:9 332:2
 337:5 342:2 343:19
 344:18 345:1,4,7
 347:13 352:4,9,9,10
 353:9 354:3 357:6
 359:6,19,20,20

360:14 363:14 365:12
hearing 1:7 3:17,18 8:1
 9:10,14 10:11 11:21
 11:23 12:4 13:8,20
 18:15 19:17,20 20:1,5
 20:9,21 28:7 33:14
 42:7 102:7 119:20,21
 142:15 159:18,19
 208:1 215:6 220:17
 242:24 259:13,17
 260:15 295:17 296:7
 297:22 327:4 331:20
 338:1 343:15 344:16
 353:10,18 356:8,11
 358:4 363:24 371:3
 372:2
hearings 28:13 168:22
 361:9
hears 37:24
heart 139:18 167:7
 273:1
heavily 89:15
heavy 337:13
height 77:25
held 89:22
hello 197:12 200:19
 208:11 329:2
help 81:10 90:9 125:6
 150:3 211:10 222:1
 299:23 300:24 305:23
 305:24 306:2 310:23
 353:1
helped 212:10 319:17
helpful 58:10 134:16
 298:19 324:12
helping 203:5
helps 152:9
Henkins 190:22
hesitant 343:2
hey 330:23
hi 4:17 115:21 318:22
 334:14
high 175:20 179:5,6
 184:24 186:25 193:6
 251:19 361:15
high-fidelity 97:2
higher 56:11 112:4
 184:25 260:6
highlighted 227:13,15
 228:19
highlights 239:4
hindrance 165:7
hire 177:15
hired 125:11,14,18,20
 126:16 151:9,9
 201:17 222:2 223:15
hiring 125:22
historic 304:4

history 12:20 32:16
68:2,3 69:23 70:10
132:15 175:2 207:2
256:2 359:5 360:13
hit 83:22 161:12 176:2
hits 298:11
hold 10:16 11:1 13:13
13:14 15:16 21:11
22:5,9,13 135:10
143:19 186:7 209:12
209:13,13 331:13
355:14 368:19,24
370:10,25
holding 176:12 238:10
holds 183:11
holes 212:4 218:24
219:6
holiday 138:16
home 92:10 106:12
127:6 179:9 226:20
229:10 235:15 237:5
246:12 247:4,18,21
247:23 248:5 250:24
255:2 258:9 267:14
282:10 285:10 286:6
293:21 303:10 304:12
304:23,25 308:11
310:12 314:15 315:22
315:24 316:1,5 318:6
319:12 335:11,12
336:4 338:2 339:22
341:1 342:15 345:19
345:21 367:1
homeless 136:23
homeowners 356:16,21
homes 129:20,22
194:24 197:7,15
230:9 276:7 356:23
357:21 360:6,14
362:6,24 364:4
365:12
honest 130:19 189:16
343:2
honestly 355:6
honking 284:19
Honor 21:5 173:9
269:16
hooked 144:16
hope 16:18 141:7
145:24
hopeful 151:10
hopefully 23:24
hopped 169:20
Horn 226:15
horns 60:15 284:19
Horsford 2:8 280:6,6,8
280:9,17,19,21 282:1
282:7,20 283:15

286:5 287:24 289:13
290:8 292:13 293:1
293:10,13,25 294:15
294:18 295:11,14
296:10,13,21,24
297:11,15,20 298:3,6
298:24 299:5,7,11
300:7 301:13,15
hospitable 130:18
hospital 61:18 135:15
237:10
host 181:23
hotline 64:12 67:24
268:5
hour 57:13 93:6 243:23
316:13
hours 38:24 39:24 40:1
45:5 47:16,18,19,22
47:24 48:2,11,13
87:23 99:2 181:18
183:15 237:17 245:5
272:1,24,25 273:2,5
366:10
house 110:7 117:6,9
129:23 176:19 199:4
201:10 236:22 238:12
244:15,16 288:11
308:4 316:24 317:10
317:12,13 320:15
333:12 337:14
houses 53:12
housing 72:11
Howard 61:18 71:20,25
106:24 107:1 120:2
129:4 132:16 135:15
182:15 198:7 206:14
237:1 270:10 273:14
hubbub 295:16
huge 94:18 96:7 178:23
humongous 214:16
Hundred 100:19
hundreds 32:12 215:22
hung 294:17
hunk 149:14
husband 314:1 325:19
325:25 326:3,7 333:9

I

Ice 183:9 314:12 328:10
iconic 147:21
idea 130:13 164:17,19
171:9 190:10 201:4
210:19 212:1 294:25
307:1 309:3 357:15
ideal 134:23,24
ideas 198:21 205:4
346:4
identification 188:25

229:2 230:16 232:25
242:18 248:18 250:11
252:6 254:22
identified 6:6 7:21 17:5
234:3 318:13 371:7
identify 4:9,21 6:12
9:11 11:2 36:20 45:17
183:18 184:1,14
317:9
identifying 238:10
ignore 339:15 362:17
illegal 32:25
image 75:11 76:2,19
78:9 79:1,10 228:6,17
229:23 230:6 238:21
239:1
imagery 238:19
images 185:25 241:12
imagine 199:7 222:17
328:16
immediately 15:20 72:7
91:4 277:19 278:18
impact 253:9
impacting 366:17
impacts 33:22
implement 165:6
216:24 347:7 354:7
355:18 357:16
implemented 175:15
176:2 222:22 347:6
355:18
implementing 290:20
important 17:5 32:6
215:6 353:24 356:17
356:23
impose 365:11
imposition 21:2
impossible 33:18
177:22
impression 258:25
improve 91:21
improved 288:25 290:1
347:21,24
improvement 164:16
211:20 259:20,23
288:13,20,23,24
300:17
improvements 95:9
126:14 343:17
inappropriate 243:4
incentive 166:15
inch 94:25,25 95:1
149:21 255:9
inches 97:3 180:16
249:9
incidents 322:11
include 64:17 82:1
177:2 186:5

included 175:13,15
234:22,22 251:22
includes 43:24 106:24
116:25 274:16 361:1
including 12:23 120:10
122:7 177:17 182:2
188:2 230:9
income 343:22
increase 255:1 341:21
increased 137:16 255:6
increasing 341:11
361:4
incredibly 288:21
independent 233:3
independently 17:21
indicate 64:3,5 66:2,9
66:11,16,22 71:10
74:9 248:25
indicated 54:3 63:18
71:6,17 125:2 181:9
211:20 347:16
indicates 69:3
indication 18:16
individual 74:9
individuals 33:25
106:15 245:3 353:11
indoor 219:12
industry 181:9
influence 216:23
inform 25:1
information 12:23 14:8
17:18 31:11 209:16
241:22 318:21 340:11
informed 6:4 11:22
24:15,22 333:4,11
infractions 361:7
initial 184:20 365:6
initially 114:11 175:8
inner 154:2
inquiry 244:9
inside 46:21 51:21
53:12,14 56:3 65:15
65:18 66:12 74:15
81:11 82:16 119:8
127:18 129:20 197:7
235:7,11,17,23 237:5
247:4 248:1,1,5
256:15 258:5,6
278:12 279:4,10,18
283:17,22 284:8,10
284:17 285:9 286:6
305:7,11 307:9,14
315:24 316:1,5 317:2
317:15 319:12 337:1
337:5 338:17,17
339:5,21 342:3,3
358:3 364:6
inspection 46:24

inspections 35:24
INSPECTOR 158:4,10
 158:19,25 159:22
 160:7,20 162:3,7,13
 162:20 163:2,25
 164:3,6,8,15 165:25
 166:14,19,24 167:8
 168:6,8 173:12,21,24
 174:12,17,21 175:12
 175:22 176:15 177:1
 178:7,16 181:5,13
 183:1,4,12,16,24
 184:13,18 185:1,10
 185:15,21 186:2,12
 186:18 187:5,11,14
 187:20 188:8,17
 189:1,7,12,18,25
 190:13
Instagram 239:22 242:4
install 80:9 103:10
 156:10,17 212:8,10
installation 193:4
installed 41:1 80:25
 103:5 150:6,17,21
 157:7,15,17 158:20
 165:2 178:2 180:24
 181:2 187:16 193:6
 195:4 346:16,20
installing 212:17
instance 354:13
instances 66:9,16
 248:21 360:13 361:1
 361:2,4,5
instituted 143:10
institutional 42:23
 49:14
instruction 24:14,16
instructions 24:13
 28:18,20 350:11
 351:8
instructs 104:8
insulating 247:25 258:5
insulation 152:24
 164:25 248:5 341:12
intend 31:18 345:12
intended 49:17 132:7
intends 122:18
intensity 55:12 56:1
intent 134:9
intention 189:8
intentions 353:12 355:6
interactions 29:23
 343:3
interest 165:13 166:1,5
 166:15 175:20
interested 178:15
interests 313:16
interference 15:13

44:24 236:15,18
 237:2 367:11
interrupt 166:7
interrupted 329:14
intersection 156:14
 284:24 314:11
intolerable 164:9,13
intrinsic 364:17
introduce 7:2 350:15
introduction 25:11
intrusion 247:18
intrusive 236:11 263:9
invest 290:25
invested 189:9 362:18
investigated 50:11 51:1
 129:13
investigating 70:24
investigation 36:10,13
 36:22 53:19 60:3 69:4
 69:14
investigations 35:24
 69:20 70:7 371:4
investigative 32:16
 68:3 69:7,23 70:10
 87:3 114:18 256:2
 359:5 360:13 371:8
investigator 2:6 34:16
 34:20,24 35:7,11,15
 35:19,19,22,23 36:6,9
 36:14,18,21,25 37:3,6
 37:17 38:17,21 39:17
 40:21 41:23 42:14,19
 45:2,4,10,19 47:4,8
 47:12,17 48:9,12,23
 48:24 49:3,7,11,24
 50:5,13,18,22 51:4,10
 51:12,16 52:5,10,15
 52:23 53:4,11,24 54:1
 54:6,11,14,17,21 55:1
 55:8,20,25 56:8,12,20
 56:24 57:4,7,11,15,19
 58:1,4,7,13,17,21,24
 59:5,13,18,23 60:4,7
 60:11,14,24 61:4,13
 61:20,23,25 62:2,9,19
 62:21 63:2,6,11,15,22
 63:25 64:8,11,19,23
 65:2,7,11,14,15 66:6
 66:14,19 67:1,4,8,11
 67:20,22,25 68:10,14
 69:1,5,11,18 70:18,20
 70:24 71:3,5,9,13,18
 71:24 72:4,9,14,19,25
 73:4,7,15,20,25 74:12
 74:17,21 75:2,3,7,12
 75:17,22 76:3,7,10,16
 76:20,24 77:2,7,10,14
 77:18,23 78:2,7,11,14

78:19,22 79:3,7,11,14
 79:18,22,24 80:3,13
 80:16,22 81:3,7,13,15
 81:19,24 82:8,15,21
 83:2,7,13,16,24 84:9
 84:14,19,24 85:9,15
 85:20,23 86:4,8,13,22
 87:1,6,10 94:13,17
 108:11 109:2 149:5
 152:14 158:15 255:23
 257:12 258:8,23
 272:20
investigator's 229:20
 277:21,22
investigators 66:11,16
 97:19 98:10 105:22
 128:24 247:7 286:7
 317:16,20,24,25
 360:15
investment 189:10
 362:9
invited 51:21 107:12
 129:23 247:23 258:2
 267:13 364:3
invoice 186:13
invoices 185:12,13
 186:5 191:20 193:1
involved 125:22 136:24
 189:4,8,13 265:8
 287:12 329:22
irritates 330:8
island 40:14
isolate 214:19 215:2
isolated 215:3
issue 15:19 16:25 17:11
 17:25 18:11,17 29:23
 37:21 39:21 40:4,9
 60:22 61:10 121:6
 163:10 168:17,18
 177:12 183:2 200:11
 216:8 242:20 244:23
 249:2 253:6,10,15
 260:22 263:9 265:3,6
 265:12 278:14,23
 289:9 356:24 357:4
 361:13 363:18 368:8
 370:5
issued 91:21 251:1
 252:24
issues 16:13 30:1,19
 31:1 33:3 39:19 61:11
 66:18 104:13 106:17
 163:23 168:19 177:18
 178:18 210:14,17
 211:3,14 214:2
 215:21 252:20 253:1
 253:2 260:2 262:19
 263:18 265:3 268:8

269:1 272:1,6,15
 291:6 311:14 319:2
 321:11 327:3 340:13
 347:20 353:17 354:3
 361:21
it'd 65:15
Item 68:15,17,21,24
Ivan 126:6,19 177:15
 178:3 184:21 185:1,2
 185:3 187:24 188:10
 191:9,22,22,24 193:6
 194:5,23 201:1,2
 247:24

J

J 240:16 242:15,21
J-O-N-A-T-H-A-N
 280:20
James 1:19 3:7
jammed 182:18
January 148:20 226:14
 239:14 287:5 347:21
jazz 132:15
Jeni 1:18 3:8 25:19
 369:9,19 371:20
Jersey 74:1
job 153:3 218:25
jobs 92:1 215:25 217:2
jockey 41:3
jockeys 32:10 117:1,2,4
 240:1,13 360:3
join 24:1
joined 34:1
Joining 3:6
joint 24:25
Jonathan 2:8 280:6,19
JOSE 2:2
joyous 113:14
JR 1:17,19
judgment 212:14
juke 213:9
July 100:7 114:1 187:23
 191:8 192:8 226:11
 242:5
junction 19:6 254:6
June 81:22 113:11
 114:1 148:19 149:2
 150:15 186:13,17
 192:4,6 322:4 341:3
justifies 361:24

K

K 90:4 176:22 185:6
 241:16 242:15,21
K-E 34:17
K-E-V-I-N 35:8
K-U-J-A-W-A 5:10 8:17
 225:23

Kadwalla's 152:20
153:23
keep 67:14 123:21
186:9 250:1 275:25
286:2 315:17,18,18
315:18 352:22
keeping 220:17
keeps 213:17
kept 175:5 177:24
251:23
Kevin 2:6 4:2 34:10,16
35:7
kids 163:12 169:20
killer 238:18 361:17
kind 42:6 47:10 78:16
81:9 105:16 123:21
131:9 137:1 147:20
147:20 149:8 152:25
153:3,21 158:16
165:4 171:5 199:2
201:25 203:3,24
213:7,8 218:13
282:16 284:14,20
285:13,16,23 294:6
296:2 298:10 299:15
300:21 303:9 332:5
336:10 338:9 339:14
356:14
kitchen 44:1 245:12
338:9,13
Kline 2:3 6:14,15,20
8:21,25 9:19 13:11,14
13:15 14:5,19 15:2,14
15:18 16:10,23,24
18:6 19:16 26:2 27:23
27:25 28:2,10 29:12
29:14,16 31:10 53:23
53:24 54:3,9,12,15,19
54:23 55:2,18,22 56:5
56:9,13,21,25 57:5,8
57:12,16,22 58:2,5,9
58:14,18,23 59:2,12
59:15,19,24 60:5,8,12
60:21 61:2,8,17,21,24
62:1,3 69:24 70:11
86:21,22 87:2,7,11
88:8,9,25 101:2,6,14
101:23 102:10,14
104:2,10 107:16
115:18 122:11 127:1
129:10 134:1,11,18
157:24,25 158:4,10
158:19,25 159:21,22
160:4,7,15,17,20,24
162:2,3,7,13,16,20,24
163:2,25 164:3,6,8,15
165:9,12,21,25 166:3
166:5,9,14,19,24

167:8 168:6,8 173:11
173:12,21,24 174:11
174:12,17,21 175:12
175:22 176:15 177:1
178:7,16 181:5,13
182:9 183:1,4,12,16
183:23,24 184:5,12
184:13,18 185:1,10
185:15,21 186:2,12
186:18 187:5,11,14
187:20 188:8,17
189:1,7,12,18,25
190:13 202:23 207:24
208:7 209:7,9,22,24
210:3 216:13 223:10
223:12,22 224:5,7
229:3 230:17 233:1
234:14,15 242:19,20
243:22 245:7 252:10
254:15,16 257:16,17
257:19 259:23,25
260:1 261:18,25
262:2 263:15 264:3
264:11,19,20 265:22
265:23,24 266:3,4
268:12,20,21 269:4,6
277:11,13 278:3
290:10,12 292:6
301:8,9 311:1,2,6,10
311:12,18 312:14,15
320:19,20,24 321:1,6
321:10,14,23 322:1,5
322:10,14,16,21,24
323:2,6,11,19 324:16
324:17,23 325:1,6,9
325:14,18,19 326:2,7
326:13 327:6,8,13
333:22 344:14,15,18
344:21 345:1,4,7,11
345:20,23 346:7,24
347:1,8,20 348:6,14
348:17,22 349:14,15
351:12,13 356:3,6
367:11,24
Kline's 356:9
knew 143:13 187:3
299:17
know 4:23 5:21 9:1 10:6
10:24 11:13 18:12
27:21 41:16 51:1 55:6
56:2 57:12,23 65:4
68:4 70:11 71:21 72:2
73:18 75:15,20 76:2,5
76:9,22 79:1,12,16
83:4 84:22 89:16 92:8
92:23 93:6,7,9,11
94:7,19,19,21 95:4
96:9,24 97:5,6 98:9

98:19,21 100:10
102:2,15 105:3,14,16
105:17,20 106:25
107:1 111:22 112:24
113:1,5,15,20,20
118:16 119:4,10,15
119:17,25 120:3,9
121:25 124:11 126:1
126:12,13 127:20
128:25 129:1,1,3,6,22
130:23,25 131:16
133:2,5 135:25 139:7
144:4,13,13 145:11
145:14,20,20 149:18
149:25 152:23 153:4
155:2,6 158:11,16
161:12 164:16 165:7
169:23 170:10,16
176:7,22 177:24
178:21 179:25 181:3
181:18 182:18 185:19
185:22 186:22 187:20
188:11,13 191:18
193:16 194:2 195:23
195:23 198:13 199:9
199:12,13,15,18,21
200:3 201:23 202:16
203:4,11,15 204:16
204:25 205:7,15
206:7 207:6 210:21
211:16,17,18 212:10
212:25 213:1 214:1,5
214:8,9,11,16,21
215:23 217:3 219:23
220:3 222:20 224:15
229:9 230:25 231:14
232:8 235:19 236:17
237:21,24 239:12
240:10 243:18 244:16
245:5,5,10 246:17,18
253:7,9 255:8 259:5
259:10 261:15 266:22
266:23 268:17 271:15
272:25 274:15,22
275:16 279:9 281:8
281:22 282:1 283:23
283:25 284:5,18,21
285:18 286:9,11
287:11 288:5,15,22
289:23 294:1,2,3,5,21
294:25 295:15,16,16
295:17,18,20,23,23
295:24 296:1,22
297:6,7,22 299:17
300:18,21 301:2
303:18 305:17 306:18
306:22 310:7,18
314:14 316:16 317:3

317:18 318:11 320:6
322:15 324:23 325:1
325:3,4,8,9,11 326:10
327:1 328:10,24,25
329:12 330:24 332:16
332:17 335:10,12,19
337:14,14,15,16,20
337:23 338:5 339:3
339:10 340:14,17
341:11,16,17 342:13
342:19,20,20 343:4
343:11,13,14,19
344:9,10 345:18
346:18,23 347:14
348:20 350:2 352:16
354:15 355:25 357:17
357:22 358:10,25
359:1,18 367:14,17
knowledge 158:12
220:1 223:14 234:10
249:15,19 295:3
known 226:17 278:14
304:9
knows 98:8 194:16
197:19 222:18,23
Kujaw 229:15
Kujawa 2:5 3:24 5:10
5:12,13,18 8:11,15,16
37:7,14,19,19 38:6
45:25 104:16 225:2,3
225:9,13,18,22,25
227:2,19 228:8 229:9
230:11,23 231:7,25
232:6 233:9,13,17,18
234:6 235:5 238:3
239:15 240:7,15
241:10,15,20 242:8
242:13 243:16 246:9
246:13 247:2,19
248:7,13 249:5,15
250:6 252:2 254:24
255:21 257:14 266:2
269:24 275:12 277:5
277:14 278:7,25
279:21,24 324:22
334:25 360:8
Kujawa's 119:16 245:1

L

L-O-P-E-Z 11:5
L-O-U-I-E 89:2
L-Y-N-N-E 334:18
label 245:20
lack 126:23 331:22
364:8,11
lady 178:4
lag 177:21
landlocked 172:23

173:5
landlord 123:16 162:14
 167:16,19 168:20
 169:22 170:11 172:16
 205:6 250:24 276:20
landlords 171:1
lane 52:19 253:23
language 169:5
laptop 196:2
large 71:16,22 143:7
 182:23 191:14 198:5
 213:5,15 221:12
 230:2 236:8 241:21
 246:20 283:7 308:16
larger 16:13 206:20
 265:5
largest 181:11
Larry 2:4 3:25 4:17 7:5
late 11:18 15:23 19:11
 45:4 57:23 182:14
 183:15,15 243:23
 245:5,6 295:19 297:6
 307:22,23 309:16
latest 57:16,19
law 6:17 13:3 31:14
 80:11 90:3 97:22,23
 217:21 244:1 245:8
 245:16 361:19,24
 362:18 367:22 368:1
 368:5,7,11,17 370:5
 371:5
Lawrence 2:6 159:23
 159:23,25 160:2,5,8
 160:13,13 161:2,2,4
 161:15,15,17,21,25
 162:6,6,8,9,15,18,22
 163:1,5 164:2,5,7,12
 164:18 165:11,16,24
 166:2,4,6,8,13,17,23
 166:25 167:14,16,17
 167:21,25 168:1,7
 169:3,13,14,19,25
 170:4,7,14,23 171:3
 171:18 172:2,5,8,10
 172:17 173:15,17
 205:6,18 228:7
 251:24 253:25 276:19
 276:23
Lawrence's 250:23
 275:22 277:25
laws 251:21
layman's 246:24
lead 178:1 353:10
leaders 178:8
leading 165:19
leads 145:7,8
learn 322:17 355:2
learning 328:18 329:19

lease 146:19,22 147:14
 148:4 168:5 252:1
leases 167:23
leave 158:18 182:14
 205:12 318:17
leaving 295:17 328:11
LeDroit 203:13 207:1
 281:16 283:13 363:9
left 64:18 74:2 228:14
 228:20 230:3 278:21
 283:11 286:20 315:19
 336:9 340:4,5
legal 9:24,25 10:2 15:4
 15:22 21:12 24:10,12
 24:15,18,19 56:6
 244:6 368:25 371:6,6
 371:7
legislative 68:2
legs 364:10
length 77:25 231:4,13
lessened 262:20,23
let's 4:12 6:12 7:1 25:24
 45:16 68:1 74:25
 121:14 122:24,24
 131:19 152:7 176:24
 181:18 218:4 224:9
 233:16 235:2 259:19
 261:22 263:24 265:21
 302:21 326:1 331:24
 350:21 352:22 354:20
 354:22
letter 45:21,22,24
letting 224:14
level 59:8 90:22 97:21
 98:8,21 148:1 181:17
 207:6 223:17 227:23
 231:3 257:23 275:2
 288:19 294:6,10
 295:15 342:2 354:17
levels 80:10 366:3,24
Levin's 194:12
LGBT 293:14
libraries 43:14 46:6
license 1:8,10 3:20 10:7
 10:10,12 26:21 27:7
 29:21 33:24 39:14
 43:3,23 45:21,22,23
 46:1 47:2,7,11 62:25
 63:1 65:1 91:5 99:11
 120:22 154:21,24
 155:4 182:10 200:5
 244:3,4 245:24 246:5
 271:9 272:10 273:7
 275:1 343:11 344:2,6
 353:13,19 361:23
 363:21 365:3,6,10
 366:20 371:8
licensed 35:24 74:7

85:17 86:11 147:15
 244:6 266:18 276:24
 278:1 363:2
licensee 9:16 10:6
 11:18 13:7,24 28:22
 29:2,5 31:14,20 33:15
 34:4 69:21 86:23 87:9
 87:20 270:17 277:4
 354:6 362:9 364:11
licensee's 6:13 14:2
 20:15 33:11,21
 230:24 364:4
licensees 70:8
licenses 89:23 244:2
licensing 33:9 252:13
licensure 274:25
lids 61:5 274:10,14
lie 353:6,6
life 93:22 99:9 107:9,12
 131:3 170:12 182:22
 263:9 288:21 304:7
 366:4
light 45:11 75:9 76:1,18
 109:21
lights 208:15
likelihood 200:4
likened 97:7
likes 326:7
likewise 19:23
limit 150:19 154:23
 349:24
limit's 198:19
limitations 362:13
limited 44:3
limiter 198:23
limiting 154:14 366:9
line 5:19 6:5,23,24 8:22
 19:4 86:19 93:19
 135:11 136:1,4,4
 157:4 161:3 170:17
 204:9 205:2 217:11
 228:12 231:12 244:9
 248:8 295:16
lined 61:16
lines 22:24 32:5 111:10
link 241:4
LinkedIn 12:19
liquor 120:21 182:9
list 12:1,2 13:22,23 84:4
 85:18 142:6,16
 192:17 232:17 233:10
 233:10 234:5 241:14
listed 43:2 82:10
 160:21 232:12 234:11
listen 63:9 159:7
 180:14 189:23
listening 132:18 285:24
listing 240:20

literally 179:1 180:17
 226:25 255:19
litigate 252:20
litigation 233:4 234:8
 234:16
litter 33:3 40:8 121:6
 122:4 253:6,8,15
 274:16
little 14:10 18:12 34:13
 40:14 41:18,21 42:3
 51:7 56:14 58:10 59:9
 68:1 70:15 85:12,12
 105:17 106:12 110:21
 121:6 124:17 130:18
 130:21 139:14 163:6
 170:8,12 203:16
 213:10 238:6 240:9
 282:14 283:11 286:25
 300:25 314:2,2
 327:20,21 329:7
 332:19 364:23
live 32:10 83:15 116:5
 135:5,8 148:14
 163:15 190:12 197:23
 225:14 226:1,2,4
 228:5 232:8 244:16
 278:18,20 280:21,22
 281:3,14 282:5,17
 284:21 295:4,5
 302:18 303:6,7,10,14
 303:16 304:2 313:20
 313:21,23,25 314:1,8
 314:20 326:25 328:6
 334:20,21 335:2,4,16
 344:7 345:18 348:6
 348:10 356:22 360:3
 360:9
lived 37:20 93:1 164:1,4
 203:13 226:8,10
 269:25 278:13 280:24
 282:6 284:1,2 296:19
 303:23 309:13 314:5
 314:10 328:9,13
 335:7 349:2 353:1
 362:23
lively 107:2
lives 65:19 276:23
living 164:10 167:2
 234:18 237:10 327:25
 348:1,4
LLC 1:6 29:19 188:10
 191:22
load 43:22,23
loan 131:25
loans 175:20
local 105:8 122:14
 143:6
locate 160:4

located 42:20 43:15
58:12,20 90:15
172:20 173:2 229:10
250:20 281:9 297:10
303:19 314:15 335:11
335:12 348:8,18
location 52:13 102:1
139:9 144:25 146:17
147:16 164:4 203:2
234:2 312:1 314:13
331:5 349:3 362:13
364:19
locations 143:13
204:15 331:9
locked 172:23
Loco 1:6 29:18 37:21
39:4,7 42:20 43:15,21
56:19 57:18 58:22
61:7 71:25 89:11
121:15 172:8 195:14
198:5,14 199:1
202:21 205:19 211:3
219:15 226:23 227:12
227:24 229:23 231:11
251:6,12,25 268:12
270:8 277:3 312:5,9
349:8,10 362:24
363:11 366:19
Loco's 255:19
Loco-EI 1:6 3:19 6:11
21:14 29:19 36:4
37:10,25 42:25 44:10
44:17 46:4,7 64:6
73:10 89:6 168:2
177:2 182:25 259:1
266:7 268:25
Loco/EI 258:13 268:13
lodged 142:15 257:13
log 22:14 23:6,9,15
138:4
logged 22:22,25 23:6,7
23:8,10,14 64:13,16
logo 240:4
long 24:2 35:13 89:12
91:7 113:7,21,23
156:16 159:8,18
163:25 164:3,6 170:5
175:2 177:21 179:12
186:20 189:4 202:14
210:13 222:12,18
223:4 226:8 239:12
256:23 259:12 270:6
270:7 278:14,15
280:24 282:2 292:14
296:2 301:3 303:23
310:16 314:4 325:14
325:23,25 327:1
333:17 335:6 343:25

344:1 349:2 354:16
355:25 356:7,8
357:16 358:12 362:24
long-term 310:14
longer 137:17,20
141:24 179:17 189:14
253:24 254:1,3 320:7
look 15:10 27:22 28:17
28:17 34:5 94:22
155:15 160:12 171:22
239:16 240:17 241:16
263:3,7,10,15 297:9
358:25
looked 5:22 84:3
132:11,12 222:6
294:22 297:8 318:14
looking 3:12 5:5 68:14
69:6 72:23 87:2
101:20,20 103:9
106:2 171:19 227:7,9
227:21 228:10 229:18
231:9 232:2,16 238:5
241:19 248:15 267:21
297:2 304:22 358:5,5
359:22
looks 158:18 172:24
loop 177:25
Lopez 2:4 5:1,4 7:16,25
10:19,21 11:2,4,4
18:7 37:10 39:18,18
39:20,22,24 106:20
146:2 178:12
lose 176:13
lost 41:10 105:17 106:3
106:4 143:11 305:13
308:21 343:20,22
lot 5:20 41:10 50:23
52:19 68:5 91:7,8
95:24 107:1 120:1
129:4 130:16,17
135:7 169:16 170:18
170:25 171:10,10,13
176:18 178:22 179:20
179:21 181:6 185:4
188:11,13 198:2
201:10 203:24 204:5
206:6 207:1,8 210:21
212:4,5 214:20
217:20,23 229:23
231:1,11 246:15
251:10 274:4 284:22
284:25 286:17,24
287:14,25 291:16,17
298:14 300:13,20
306:24 310:6 314:21
314:22,24 337:12,17
337:17,23 338:5
340:14 347:25

lots 335:21
loud 42:4 53:9 59:9
67:17 94:12 120:16
163:21 182:22 192:23
193:14 195:14,16
197:1,14 244:14,20
245:4 246:11,20
247:3,21 278:11
279:9,17 285:12,15
298:12 308:5 309:18
310:11 318:5,25
320:4 322:12 338:16
339:12 342:24 346:22
360:19 363:14
louder 131:12,14
236:14,16 239:8
loudly 119:2,3 340:15
loudspeakers 258:19
Louie 2:2 6:20 37:11
40:22 88:9 89:2 163:7
164:19 172:5 174:23
175:10 178:25 180:14
182:6 190:10 193:5
202:23
Louis 343:6,19
lounge 43:5,12 217:22
love 144:1,9,11,17
184:8 202:15 214:10
loved 132:18
loving 131:3
low 196:3 214:23
284:13
lowers 145:10
lying 15:20 345:12
353:11
Lynn 178:3
Lynne 2:9 334:3,17

M

M-A-R-G-O 313:13
M-A-R-T-I-N 210:1
ma'am 323:20 324:2
machine 285:17
machines 23:7,9
319:13
maddening 338:4
main 32:5 39:19,20
45:14 185:14
maintain 80:10
maintaining 106:8
major 21:1 265:3
majority 300:25
making 52:3 79:19
137:2 159:13 195:23
199:2 201:6 211:21
272:14 339:1 343:17
343:23
man 136:1,3
manage 91:9
managed 30:6
management 98:5
189:14,23
managers 53:6 268:24
manner 20:14,16 32:21
289:6 360:20 365:23
372:4
mansions 281:5
map 42:21 46:2,2,5
72:16 73:8,8,14
229:21 231:10 232:11
233:25 234:2 282:25
304:22
March 176:3 263:2
365:7
margaritas 139:21
marginal 288:12
Margo 2:9 313:3,5,12
313:13
Marion 147:8
marked 71:15 80:1
184:1 188:24 227:4
227:20 228:9 229:1
229:16 230:15 231:8
232:1,14,24 238:4
239:16 240:16 241:16
242:17 248:14,17
250:7,10 252:3,5
282:21 304:19 315:10
markings 72:10
marred 92:7
married 313:18 325:15
325:24,25 327:1
Martin 2:7 12:13 100:6
104:8 125:3 153:1
154:17 187:23,25
200:9 201:21 208:7
208:11 209:25 210:1
352:10 357:7
Marty 30:14
material 41:1 75:16
77:21 79:14,17,19,20
80:24 81:6 82:6,10
110:15 247:25 364:6
materials 80:10,20
149:9 153:2 258:5
Matinee 126:17 226:3
226:22,23 228:4,18
matter 1:5 10:14 11:15
22:17 28:13 31:14
88:2 116:2 159:8,18
219:7 224:19 350:24
351:2 372:8,14
matters 9:15,17 16:20
17:10 26:1,13 371:7
maximize 211:9
mayor 107:12 176:8

mayor's 68:23 107:9
123:7,20 203:18
204:12 205:2 206:20
361:3
meal 330:6 332:4
mean 10:4 14:14 26:8
28:17 51:6 64:10 66:5
66:5 81:2 94:9 97:12
97:14 99:11,12 105:3
106:19 107:14 110:6
113:9 117:7 119:12
119:15 120:1,3,12
122:22 124:4 129:11
131:15,15 133:7
135:14 136:23 143:18
149:14 150:8 151:25
163:10 164:18 166:6
171:4 172:18 179:1
181:10 183:8 190:10
190:12 194:16 195:10
199:16 205:5 206:6
215:22,25 220:11,12
220:14,22 221:8
222:19 223:7 235:18
243:20 244:11 245:23
246:14 253:21 254:8
264:5 275:1 295:11
295:14 321:19 325:24
328:7 334:24 337:13
337:23 338:24 339:13
339:17 340:2,4 341:2
342:4 343:1,3 348:21
363:13
meaning 183:3 262:19
meaningful 244:4
means 49:21 67:10
70:12 92:24 149:19
300:12
measure 165:2 249:9
measured 112:17
measurement 211:19
measures 100:11
355:17 363:25 364:7
mechanical 12:20
210:12
media 237:25 238:9
240:23 242:4,12
medium 43:17 45:11
meet 30:22 31:20 93:10
140:1 148:12 151:15
151:16 245:10,11
282:13 357:1
meeting 1:3 21:12 22:5
140:1 163:8 368:24
369:24 370:2 371:1
371:25
meetings 21:11,15 22:6
199:3 368:23 369:3,6

370:25 371:25
meets 31:16
member 1:17,18,18,19
5:1 11:7 21:17,22,24
23:4,12 25:13,17,19
25:21 48:22 49:1,5,9
49:20 50:1,9,17,20,25
51:6,11 52:1,9,11,22
53:9,17 81:18,25 82:9
82:19,25 83:3,11,14
83:20 84:1,11,18,20
85:2,4,10,16,22,24
86:6,9,14 130:6,10,11
131:1,5,13,18,21,24
132:6,24 133:14,21
133:24 134:8,12,20
135:4,24 136:12,25
137:7,10 138:7,11,23
139:5,13,24 140:3,8
140:12,18 141:2,11
141:20,23 142:1,13
142:22 143:2,18,23
144:2,10,18 145:7,17
146:3,9,12,16,21,24
147:2,4,7,22 148:2,7
148:18,23 149:1,5,13
150:5,10,14 151:3,12
151:20 152:5,13
153:5,8,11,16,18,20
153:25 154:4,7,11,20
155:3,9,12,14,18
169:12,16,22 170:1,5
170:10,15,24 171:8
171:21 200:17,21
201:3,13,22 202:8
203:10,21 204:7,9,20
205:22 207:12,16,19
209:11 217:13,16,24
218:4,18,22 219:14
219:17 220:5,15,24
221:2,6,14 269:24
270:4,12,24 271:3,22
272:22 273:8,16,22
274:5,19 275:4
292:10,12,17,20,24
293:3,11,13,24
294:13,16,24 295:13
296:4,11,14,22 297:8
297:12,16,21 298:4
298:18,25 327:17
328:3,14,21 329:11
329:24 330:14,17,22
331:11,19 332:24
333:13 356:13 369:8
369:9,15,17,19
371:12,18,20
member's 134:2
members 3:7,9 6:15

22:15 24:3,4 28:25
29:15 31:9 48:20
53:23 118:21 119:7
119:24 120:5,16
130:4 143:20 146:8
155:22 169:10 172:1
197:6 200:16 217:9
221:20 226:19 231:13
269:10 270:13 275:10
280:2 283:19 284:6
292:9 299:3 301:8
304:12 308:1,2,18
311:21 314:12 315:14
316:3 327:16 333:22
337:10 338:1 339:25
348:25 349:14 351:14
355:22 358:20 367:4
372:10
memory 299:11
men 314:23
mention 145:18,19
330:23,25
mentioned 49:21 50:2,3
85:11 97:16 133:3,4
141:5 174:25 175:6
175:17 176:9 179:22
180:15 192:16 231:13
237:8 249:23 328:14
336:6
merely 366:9
message 181:1 318:17
318:19
messages 195:2 340:4
340:6 346:14
met 1:14 40:22 90:4
178:10 287:6 353:21
metal 179:25 258:22
meter 97:16 98:2
156:10,18 157:7,16
157:18 158:20 165:2
meters 97:20 98:11
111:21,21,22
Metro 132:17
Miami 238:17 361:17
microphones 22:15
mid-range 180:8
mid-size 180:7
Mid-town 106:13 133:9
middle 58:11 98:2
115:7,10 154:10
357:21
midnight 45:5 99:3,14
103:16 151:1 152:3,8
181:20 182:5 287:22
300:11,14 342:20
366:10
midst 33:19
midtown 144:14

Mike 150:1
mile 199:11,11
Miller 194:19
million 92:2 175:8
mind 68:19 130:21
132:1 352:22 368:14
368:16
mine 100:8 230:9
minimal 195:11,12
minimum 245:11
minor 199:16
minute 4:8 11:2 13:14
87:25 104:11 135:10
135:11 177:14 329:9
352:13 368:19 370:1
370:10
minutes 169:21 351:11
miscommunication
222:9
misconduct 371:5
misleading 14:11 70:15
mispronouncing
174:18
missed 216:8
misspeaking 150:13
misspoke 267:23
mistake 8:15
mistaken 267:20
mistakes 118:23 119:1
124:22
misunderstood 267:6
mitigate 103:4 125:7
126:3 150:25 156:13
185:7 214:2 289:9
290:21 319:11 354:3
mitigated 166:16
mitigating 40:25 100:9
158:8 211:24 212:23
221:2,6,10
mitigation 80:15 81:22
82:1,24 100:18
124:17 149:3 150:3
152:9,10 177:3
205:25 299:13,22
300:13 355:17
mixed-use 42:20,21,22
49:8,12,13,16 65:20
230:1
mixers 184:24
Mm-hmm 297:20
model 133:25 141:8,14
147:13 295:24
modern 207:3
modifications 127:24
127:25
modified 127:17
mom 153:3
moment 3:15 10:17

mommy 316:23
Monday 12:6 14:3,8,22
 37:18 47:21 287:21
monetary 362:8
money 41:10 91:21
 95:6 132:1 136:10,19
 167:23 175:19 191:20
 212:16 213:11 217:5
 290:25 355:8 356:20
 362:19
monitored 44:10
month 52:9 106:3,7
 114:6 222:17,18
 223:3 248:24 286:22
 357:15,15
months 90:12 91:25
 106:5 146:20 163:17
 174:24 176:4 177:23
 182:3 189:6 193:17
 226:13 235:9 248:20
 248:20,21 261:2,13
 314:7 346:14 364:12
 365:2
moondream 319:15
Morgan 176:23 198:10
 206:8
morning 9:24,25 10:3
 38:23 39:24 45:5
 274:3,3 293:21 344:8
morph 141:7
morphed 181:7
mortar 89:17 90:1
 146:17
mother 358:11
motion 9:20,21,22 13:6
 17:16,17 18:20,21
 19:25 21:19 22:3 24:7
 24:7 25:10,15 123:12
 369:12,13,22 371:14
 371:15,23
motorcycle 341:24
Motorcycles 62:1
mouse 77:13
mouth 115:17,20 206:5
 296:20
move 19:2 21:11 23:22
 24:1 25:24 26:14 27:1
 29:11 96:20 109:14
 109:23 118:2 146:17
 154:12,18 188:18
 226:12 228:23 230:12
 232:21 235:3 261:22
 263:25 265:17,18
 270:13 283:2,10
 293:4 326:1,2 327:9
 333:18 353:2 367:8
 368:23 370:25
moveable 300:10

moved 134:23 188:22
 280:25 292:17,18
 293:18,18 314:6
 328:15 330:2 346:17
 350:15,17,19,19
 362:22 367:9,10
moving 7:14 165:1
 173:4 293:12 302:25
 306:7 315:22
MPD 60:15
MU 49:16
MU-4 71:7
muffle 82:13
muffling 82:4
multi-use 281:20
multiple 27:17 32:18
 42:23 49:14 179:22
 202:16 204:15 255:14
 360:2
multitude 317:5
municipal 11:25 12:16
 16:8 123:1
music 32:8,9 37:24
 39:1 41:5 42:7 52:8
 55:11 56:1,3 59:16
 63:9,20 65:22 92:23
 94:1,19 96:24 111:16
 112:19 116:15,20
 117:5,6,9,16 118:10
 119:2,7 120:6,16,16
 128:8,21 129:19
 132:18 181:17 182:7
 182:22 185:13 186:11
 192:23 193:14 194:11
 194:16 195:18,21
 197:1,7,14 235:6,11
 235:16,23 236:20,21
 236:22,23 237:4,15
 237:18 238:12 241:5
 241:7 243:17 244:14
 244:20,20 245:4
 246:10,25,25 247:3,8
 247:21 255:22 256:21
 257:9 278:11 279:3,9
 279:17 283:16,21,24
 284:7,10,12,12,17
 285:4,5,7,8,15,18,22
 285:24 286:1,5
 288:11 294:5 295:21
 295:22 296:6,17,25
 297:2,5 298:9,15,16
 305:6,11 306:10
 307:8,13,19 308:3,6,7
 308:10,18 309:8,14
 309:18,25 310:11
 315:24 316:4,9 317:2
 317:6,15 318:5 319:5
 319:11 320:4,15

322:12 330:7 332:5
 333:11 336:25 337:5
 337:11,11,14,17,20
 337:21 338:1,12,16
 338:23 339:12,15,21
 340:15,19,25 341:17
 342:2,6,15,24 344:1,7
 345:15 348:1,3,4
 358:3,8 359:13 360:3
 363:13 364:1 366:24
music's 114:23
musician 337:16
mute 8:14 101:11
 120:13 135:11 139:3
 157:4 161:3,7 246:13
muted 160:8 161:6

N

N 248:14,17 254:13,22
N.W 250:21 280:22
 281:2
nailed 83:1
name 3:5 7:5 8:12,16
 11:4 34:15 35:5 72:2
 73:18 89:1 113:4,5
 160:13 162:4 174:13
 174:14 178:6 209:23
 225:16,19,21 240:3
 240:25 280:18 282:8
 302:13,16 313:10,12
 315:2 334:16 335:25
named 89:19 126:5
names 200:25
narrow 32:24
Narrowly 105:6
nature 30:9 37:15 38:20
 95:2 96:21 97:10
 105:19,23 117:24
 232:7 237:7 246:25
 260:13 294:3
Naville 314:2
near 56:18 57:17
 175:18 229:22 259:12
 266:24 314:11
nearby 281:18 328:8
 365:12,19
necessarily 168:23
 291:3 357:25
necessary 199:19
 214:5 218:10 364:13
necessitated 123:22
need 8:22,22 9:1,6,17
 14:17,18 23:6,9 26:24
 27:21 34:22 87:15
 96:17 126:12 151:13
 157:3 161:7 166:11
 168:25 186:10 190:8
 200:22 207:6 209:2

209:15 218:6 263:7
 263:10 273:3 296:23
 323:20 324:5 330:11
 350:14,16 351:7
 356:22 360:11 367:9
 370:11,17
needed 105:5 187:4
 251:4 329:1 339:4
needs 5:21 6:3,8 18:23
 26:1,13 27:6 161:7
 163:12 190:9 205:8
 263:15 324:11 353:1
 355:2
negative 167:3 321:18
negatively 163:14
negotiation 287:15
 289:24 291:19
neighbor 134:25 142:8
 142:19 151:11 156:12
 219:21 268:8,11
 321:3 322:7 352:7
neighborhood 11:6
 32:11,18 33:14,22,23
 34:2 39:21 40:8 41:7
 41:20 42:18 56:15
 57:17 59:22 60:1,9
 95:4,11 96:25 99:19
 99:23 106:16 107:5
 126:13 128:7,20
 131:21 136:21 139:8
 162:19 165:6 170:13
 182:6 202:19 224:8
 231:10 232:7 245:3
 271:5 272:7,17
 281:14 293:16,20
 295:18,21 304:2
 309:13 314:20 330:2
 332:9,17 333:3
 335:16 351:16,25
 358:15 362:11,21
 363:3 366:18
neighboring 43:18
 51:23,24 52:8 61:1
 71:12 219:4
neighborly 310:13
 330:11 332:12
neighbors 7:14 30:22
 33:18 38:4 53:12
 95:14 129:8,18 135:2
 139:14 143:17 145:22
 165:8 197:2,14 198:1
 310:18 330:5 354:11
 357:12 359:11 361:20
 363:7
nervous 343:18 344:5
never 68:19 94:9 96:13
 106:11,11 114:19,22
 115:9 119:15,16,17

129:21,22 133:17
 155:7 164:12 171:5
 178:10 182:21 189:17
 189:19 193:3 216:7,8
 219:11 223:20 236:25
 298:15 312:3 321:5
 321:10,18 322:22
 324:4 328:8,18 331:6
 341:23 342:2 354:13
new 74:1 126:6 184:23
 195:3 196:19,21
 205:14 206:17 237:12
 255:14,18 346:16
 362:20 364:9
nice 98:17 106:12 110:3
 173:18 293:3
night 12:6 39:23 93:20
 94:3,5 97:6 99:9
 107:9,11 115:6,11,12
 117:13,17 132:19
 148:9 151:24 173:18
 182:14,18,22 205:14
 238:22 239:6,8 245:6
 257:5 263:1 273:4
 274:4 295:19 296:3
 301:16 309:16 322:12
 322:18,23 327:22
 372:12
nightclub 38:1 141:10
 179:1 180:18,19
 181:7,8,14,18 182:24
 199:6 214:18 243:20
 244:2,5,6,19,25,25
 246:1,2,4,6,23
nightclubs 85:18 141:7
 181:11 183:5,10
 185:5
nightlife 60:17 287:10
 287:11 328:5,5
nights 38:12,13 100:1
 249:3,4 262:21
 265:13 308:13
nighttime 337:24
nine 241:2 335:8
Noir 314:2
noise 29:24 30:12,14
 30:20 32:7 37:22 38:4
 38:8,13,22 39:1,3,8
 39:11,19,20 40:25
 41:7,18 42:7 44:16
 50:2,3,7,10,12,23
 51:2,13,18,20 52:3
 53:2,5 54:4,7,18,24
 55:7,19,22 56:7,22
 57:5 59:3,3,21 60:9
 61:18,21 64:5,9,13,15
 65:9,9,14,17,19 67:17
 81:10,22 82:1,23

86:10 100:9,17 102:1
 102:2,8 103:4 104:5
 119:23 124:17 125:7
 126:4 127:13 128:2,8
 128:19 129:1,2,6
 130:15,16,17,24
 131:9,17 133:2,6,18
 151:16 156:10,13,17
 156:17 157:5,7,15
 158:8,20,22 163:3,6
 163:10,19 165:3
 166:16 170:3,11
 177:3,18 185:7
 188:14 190:3 192:13
 193:9,23 195:4,5,6,21
 195:22 197:5,10,22
 197:24 206:25 210:14
 210:17 211:3,14,16
 211:24 212:24 215:21
 216:8 218:6 220:7
 223:17 237:6 245:25
 256:14 257:23 258:12
 258:18 259:5 260:2
 260:24 262:20 264:6
 267:17 268:9 269:1
 270:19 272:15 279:18
 284:19,22,25 285:1
 286:23 287:8 288:20
 289:17 290:21 294:6
 294:10,25 295:6,8,12
 297:22 298:22 299:13
 299:22,23 300:13,17
 301:5 308:6,20 309:9
 318:25 321:21 330:24
 332:12 339:2 347:20
 354:4 355:17 360:5
 360:14,19 361:13
 365:11 366:3,7
non-directional 179:19
non-renewal 361:22
nonstop 237:18
noon 181:21
Nope 208:20
normal 50:20 59:8
normally 145:8 156:2
 322:17
north 102:19 177:9,11
 199:1 231:16 276:11
 281:15 305:1 315:7
 315:16
north-south 228:12
north/south 250:20
 273:13
northeast 72:17 102:17
 304:16
northwest 42:9 43:16
 52:17,20,20 75:24
 76:13,15 90:16

255:16
note 7:10,18 10:20
notes 267:21
notice 22:3 154:20
 252:14 319:4 369:23
 371:24 372:1
noticeable 164:14
noticed 45:11 61:8
 163:18 254:25
notices 193:18
November 11:22 13:21
 15:1 16:2,4 18:9
 24:12 37:18 40:22
 44:11,12,13,14,14,15
 44:18 50:6,7 54:8,8
 64:6,7,21,22 65:6
 66:3 105:20 127:13
 193:20,23 256:15,16
November-December
 114:2
nuisance 32:23 274:17
number 8:25 33:10
 55:23 56:15,18,25
 64:10 69:22 70:9
 72:24 74:6 80:15
 89:21 137:14,16
 140:16,19 160:21,24
 182:3 213:14 232:4
 244:12,17,18 255:1
 257:2 260:6 266:17
 286:14,20 287:6,13
 311:13 318:15,16
 340:8,13 353:25
 369:1,4
numbered 232:18
numerical 260:10
numerous 39:7 89:24
 210:18 278:22 279:2
NW 1:7 162:9 168:4
 226:2 303:8 313:22
 334:22

O

O 250:7,10
o'clock 118:4 148:9
OAG 44:20 55:9 66:7
oath 189:18 226:12
 345:8 353:6
object 26:3 134:1
 165:19 233:5 242:25
 243:23 244:8 259:22
 263:11 264:15 326:21
 326:22
objection 69:24,24
 70:11,18 122:11,12
 122:22 127:1 129:10
 165:17 168:6 188:20
 229:3,5 230:17,19
 233:1 234:22,23
 242:21 243:3 245:22
 252:10 253:21 254:7
 254:11,16,19 261:17
 261:21 263:22 265:18
 268:10,18 271:11,17
 325:16 326:11,11,12
 326:12
objectionable 245:19
 270:23
objections 30:22
 188:21
objective 211:18
objectives 24:24
objects 82:4
obligation 167:5
observation 45:9
 246:24
observations 44:23
observe 45:8 80:19
observed 44:23 248:9
obstinance 354:18
obvious 236:24
obviously 92:14 105:5
 137:15 150:2,20
 151:25 155:1 163:7
 163:22 165:12 172:21
 175:16 176:7 284:21
 353:19
occasion 60:1,18 63:18
 127:11 141:13 258:14
 360:4
occasional 341:24
occasionally 349:9
occasions 44:11,18
 45:13 63:9 66:3 89:20
 257:2
occupancy 43:22,23
 140:16 250:3 251:6
 361:4
occur 27:9
occurred 41:12
occurrence 249:3
occurrences 360:16
occurring 42:6
October 51:19 52:10
 125:14,17 126:17
 193:1,4,8,12 194:22
 194:25 239:21 240:24
 241:25 346:15,25
 347:15
odors 171:14
offer 70:2 194:1 242:14
 254:13
offered 257:21
offers 361:10
office 15:4 16:6 19:22
 24:10,12,15,18,19

41:24 58:16,20 63:19
 63:21 66:23 67:13
 102:6 107:9 119:11
 119:12 138:15 203:18
 203:18 204:12 206:21
official 21:10,14 31:17
 33:4 111:22 369:2,5
 370:16,23
officially 370:11
oh 15:21 51:16 55:8
 65:2 68:18 156:20
 169:16 195:15 200:21
 208:15 266:16 269:18
 292:4 295:11 330:25
 349:25
okay 6:23,24 8:19 9:3
 11:9 15:16 26:12
 28:20 53:17 54:23
 55:2 56:5 57:22 58:4
 58:9 59:2 61:2 62:19
 62:22 63:17 64:24
 73:22 76:25 78:25
 79:24 81:5,12 84:20
 85:25 87:19 90:25
 91:11,17 94:2 99:11
 100:20 103:3,10
 108:9,15,19 109:1,24
 110:9,20 111:7 112:6
 112:18 113:3 115:4
 116:19 117:3,8,11,15
 118:7 120:4 121:7,10
 121:23 122:4 123:19
 124:3,9,21 125:6,13
 127:4 128:1 131:20
 132:6,24 133:20
 134:20 135:22 138:11
 138:23 139:5,24
 140:3 141:2,23
 142:10 143:18 144:10
 144:18 145:14,16
 146:3 147:4 151:3
 153:16,21 155:3,14
 155:17 159:20 161:11
 164:15 166:12 169:22
 170:15,23 171:8,18
 171:21 173:17 174:5
 176:15 177:1 178:16
 181:5,13 187:11,14
 188:8,17 191:1,10,24
 193:22 194:8,18
 195:9 196:20 197:19
 201:13 205:22 209:21
 210:9 211:22 212:1
 212:18 217:6,16
 219:14 222:24 227:2
 235:2 238:8 244:13
 246:7 248:7 250:6
 256:1,12 259:4,19

261:20 266:3 267:15
 270:24 273:8,16
 274:5,19 275:4
 279:12 281:8,13
 284:16 289:13 297:17
 298:18 302:21 303:4
 303:5 305:21,23
 306:2,4 307:5 309:20
 310:24 312:7 313:15
 316:2 318:4 322:10
 323:1,20 324:12
 327:11 328:4 329:6
 330:17 332:10 336:3
 336:21 338:20 350:9
 350:13,20,24,25
 368:18,19
old 231:2 281:5 344:7
omni-directional 236:3
on-going 371:3
once 3:14 4:9 6:6 22:10
 22:11,11 28:24 98:15
 98:17 144:6 175:21
 202:17 203:13 281:24
 284:4 297:25 307:16
 324:9 329:24 336:3
 341:21 344:5 350:14
 362:18
One's 244:2,3
ones 193:19 218:3
 277:17,18,20
online 23:21 88:11
 160:5 173:23 268:4
 280:8 286:21 309:23
onset 254:3
open 21:10,15 22:6
 44:7,8 75:13 77:6,17
 78:15,16 83:5,6,10,12
 83:21 89:8 90:10 92:3
 95:21 96:12 98:16
 101:16 103:25 109:10
 109:11 110:6,8 121:1
 123:22 131:25 132:7
 147:6 151:22 152:11
 199:6 245:12 251:6
 252:18 276:8 286:3
 343:25 368:23 369:3
 369:6 370:24 371:25
open-air 96:3 366:21
open-ended 323:9
opened 83:4 90:13
 91:11 95:5 96:2,6,23
 100:22 114:12 119:6
 126:1 270:6,9 271:1
 271:11 272:8 340:3
 341:22 363:20
opening 27:9,10 28:22
 28:23 29:13 130:14
 151:24

opens 110:10 149:10
 271:5 342:5
operable 109:20
operate 89:12,15 96:20
 98:24 182:11,13
 250:4 362:15 366:17
 366:21,23
operated 89:15 276:22
operates 246:23
operating 86:3 146:20
 175:15 243:19 361:16
 361:18
operation 30:10 47:16
 47:18,22 48:13 77:16
 95:13 99:2,20 143:7
 365:23
operations 176:19
operator 52:2,2 190:1
 216:9 355:5
operators 268:24
 352:14
opinion 135:25 197:17
 206:4 212:22 214:12
 220:9 258:24
opportunity 17:13,20
 26:5 29:3,4,8 37:2
 39:16 143:1 269:20
 324:8 332:8 364:9
opposed 9:23 10:1
 363:2
opposing 18:14,15
 326:15
opposite 249:24 348:7
 348:8,15,18,21 363:3
opposition 365:22
option 172:25 173:6
 205:10 329:3
orange 227:15 230:1
order 32:1 33:2 65:17
 68:23 82:1 123:1
 126:13 169:24 204:2
 249:25 250:13 251:1
 251:23 330:6 355:15
 361:3
orderly 61:3
orders 44:3 122:17,19
 123:7,20
ordinance 39:3,12
ordinances 122:15
Orellana 2:2 3:21,23
 10:18 62:16 101:8
 108:4,7 159:25
 160:12 161:4 183:20
ORELLANO 160:2,25
 161:9,12 174:1
organized 200:1
oriented 299:15
original 227:24 243:1

251:6 262:16 270:8
 286:9 366:19
Originally 123:18
Osteria 43:4,13 58:25
 59:1 73:16 121:16,20
 231:22 275:23 276:21
 277:3 347:25 348:3
 348:11
outcome 361:23
outdoor 80:15 81:21
 219:11
outnumber 335:22
outreach 136:22 286:17
outside 42:5 55:12 57:2
 97:24 111:10 123:11
 255:13 265:4,4
 318:12 342:8 348:1,4
overall 77:25
overdo 214:14
overflowing 248:23
 249:1 273:18,21
 274:11
Overlay 57:10,13
overrule 70:18 122:22
 261:21 263:21,21
oversaw 108:16
overseas 270:3
overseeing 191:12
owned 147:18
owner 8:18 19:14 37:7
 37:10 38:2 39:7 40:19
 42:13 45:25 52:5
 74:23 81:4 123:16
 159:4 163:13 189:25
 216:3,4 258:4 275:1
 291:11 321:20 329:23
 333:1 340:10 357:22
 365:21
owner's 361:16
owners 40:13 51:21
 52:23 74:22 133:11
 194:24 217:3 247:20
 255:6 268:13,24
 291:12 319:23 344:25
 354:12,14 355:5
 357:25 358:11,16
 359:4 362:16
ownership 189:24
 321:11
owns 41:24 205:7

P

P 252:3,5
P-R-O-C-E-E-D-I-N-G-S
 3:1
P-U-N-T-E 35:8
p.m 3:2 12:6 14:3 22:18
 22:19 42:15 48:1,2

59:13 88:3,4 93:6
 103:17 117:18 151:1
 152:4 224:20,21
 287:21,23 346:23
 351:3,4 372:15
pack 182:18
page 12:19 54:10 55:24
 64:3,4 66:1,1,21 68:4
 68:15 71:6 87:3
 222:10 240:11
pages 240:3,12,23
 241:6 242:1
paid 185:10,11,19,22
 185:23 187:12 188:5
 191:20 192:3 193:17
painted 94:7
pandemic 30:6,24
 105:4,7 113:10
 235:10,10 352:25
panel 82:23 300:8
paneling 299:19
panels 103:1,5,20
 109:3,9,15,15,19,21
 228:15 273:2 287:18
 287:20 289:4,6 299:9
 299:22 300:5,9,10,11
 300:16,24 301:2,4
 318:13
papers 201:6
paragraph 80:6,7,13
 103:3 149:2
paragraphs 178:14
Pardon 10:13 291:24
parent 163:11
pariah 99:24
park 40:13 45:13
 203:13 207:1 281:16
 282:6 283:13 292:23
 363:9
parked 40:16
parking 39:19 40:10,10
 40:12 45:12 52:11,12
 52:14,16,16,21 53:3
part 10:8 12:19 25:12
 60:6 80:20 99:15
 139:18 147:12 152:16
 154:2 162:18 167:1
 172:19 179:10 207:10
 207:11 236:1 265:19
 271:4,7,7,22 286:9
 287:17 295:20 296:1
 310:15 336:19
participated 148:20
participating 356:11
 372:7
participation 370:8
particular 61:11 106:15
 166:1,5 168:25

219:19 226:4 227:17
 251:4 253:3 262:7
 273:3 281:9
particularly 32:8
 237:15 257:5 274:2
 332:9 333:16
parties 3:22 6:12 9:7,9
 11:19 12:4 16:7 17:22
 22:21 24:21,22,25
 25:1,5 27:18 29:23
 37:2 105:9 113:24
 115:23 116:2,9,12
 127:15 140:24 141:15
 150:25 159:7,10
 351:6 367:21 368:4
 368:10,14 370:7,12
 372:6
partition 212:2
partner 93:11 125:23
 190:1
partners 188:2
partnerships 175:16
parts 141:6 149:7 295:1
party 24:15 113:14
 218:13,13 239:13
pass 104:18 198:22
 206:21 207:9 309:11
passed 22:3 25:23 92:5
 135:14 191:5 369:22
 371:23
passing 60:15 309:12
path 51:7
patience 292:14 327:18
patio 123:8 172:19
 199:16 294:5
patron 311:24
patrons 40:12 118:8
 123:8 246:18 328:11
pattern 176:12 361:14
Paul 2:8 301:20 302:15
pause 23:18 101:5
 137:22 138:3,6 359:3
pay 50:16 95:10 193:2
 200:9
payable 55:17
paying 91:22 205:20
 277:9
payment 185:17 361:10
pays 167:22
PCS 132:17
peace 32:1 169:23
 204:2 244:15 332:14
 345:19 362:6
pedestrian 45:11
pending 9:19 269:6
 327:6,8
penetrating 308:8
people 6:5 40:16 52:21

92:9,11,16,22 96:9,10
 109:23,24,25,25
 117:23,24 119:10
 120:7,8,9 126:9
 128:22 130:17,20,22
 136:9 140:1,10,14,20
 147:10 148:13 151:15
 171:11 179:10 181:20
 181:24 182:13 183:11
 202:5 204:3,21
 207:10 213:3,18,20
 214:21 220:12,13
 223:7 237:11 238:25
 239:11 270:13 278:16
 278:22 286:21 293:22
 295:9,16,17,19
 314:22,24 329:25
 332:20 358:15 360:22
 362:20 366:8
people's 82:14 119:18
 171:16 257:10 360:14
perceive 236:7 295:5
 328:23
perceived 86:10 99:20
 104:13
percent 100:19 118:6
 143:12 172:22 216:1
 249:11,14 288:22
 345:17
perfect 35:2 59:10
 119:4 136:3 180:23
 181:19
perfectly 132:22
perform 260:9 264:8
performance 260:7
performed 113:21
 239:2 241:1,1 262:23
 264:6
performing 246:22
 264:4
period 32:7,20 45:8
 64:21 65:1 69:4 106:7
 118:24 227:10 235:15
 238:2 239:19 240:24
 270:2 272:11 283:20
 307:12 311:5 337:4
 338:22 358:21 364:16
 365:3
periods 45:1
permanent 276:12
 278:21 300:10
permanently 32:21
 249:17
permission 251:25
 265:25
permit 49:13 122:9
 148:10 249:16
permits 42:22 91:25

175:1
permitted 66:12 251:10
permitting 95:21 175:7
 222:18,19,22 249:20
persist 357:24
persisted 365:24
persistence 203:17
persistent 34:3 364:17
person 5:5 8:23 31:22
 73:8 137:2 138:1
 139:11 142:9 161:6
 167:4 168:16 173:22
 178:11,19 201:6,17
 285:13 286:21 328:23
 366:3
person's 137:23
person-sized 214:17
personal 180:25 234:10
personally 164:21
 269:2
persons 204:11
pertinent 14:18
petition 242:6
phone 180:25 268:4
 318:2 340:8,12
photo 238:25 277:21,23
photograph 46:7,9,11
 46:12,14,15,17,18,20
 76:9 77:9
photographed 289:3
photographs 149:6
 248:19 254:14 360:17
photos 101:24 274:1
 275:19 277:18
physical 362:14 364:18
physically 202:18 215:3
 226:25
pick 44:2 187:2,2
 349:10
picked 143:15 170:22
 202:17 276:4,5
picking 60:18
pickup 143:13
picture 75:20 78:15
 94:15 109:8
pictured 276:12
pictures 94:14,18
 114:24 115:1,3
 152:14 248:23 273:17
 275:16
piece 81:9 149:23,23,24
pieces 149:22
PIF 11:17,20 12:1 13:10
 13:18,19,22 17:25
 18:9 24:13,19,21,24
 25:2,3,6,7,11 27:22
pink 188:14 195:4,5,21
pinpoint 150:11,12

- placarded** 242:7
place 20:18 69:17 92:10
 92:13 98:2 103:15
 119:16 124:10 137:3
 183:6 189:20 243:19
 273:3,10 275:24
 278:12 288:1 297:23
 303:9 312:10 314:25
 318:18 331:25 335:7
 345:25 349:11 352:24
 354:12 359:23
placed 10:20 372:2
placement 180:1 215:5
places 32:22 93:3 99:10
 109:20 131:11 178:22
 198:8 203:21 234:11
 237:2 240:5 361:15
 363:4
placing 40:6
plan 27:24 49:19,20
 104:5 111:13 142:20
 142:22 175:14 176:1
 346:5 357:16
planes 197:25
planned 371:3
planning 86:18
planters 82:3,18 255:15
plants 82:16
plastic 108:24 109:16
 110:15,17 149:14,15
 149:16,17,22,23,24
 149:25 150:4 287:18
 357:19 366:25
plat 84:3
play 41:5 92:22,23 98:4
 117:4,6,9,13 241:6,7
 327:4
play-by-play 177:14
played 32:9 55:11 56:1
 116:15,20 119:2
playing 63:13 111:17
 118:10 132:18 207:9
 297:3 317:9 347:25
 348:3 366:23
plaza 199:4 255:16
please 3:21,22 4:21 5:4
 5:10 7:2,3 8:12 10:17
 10:18,19,21,21 11:2,3
 16:22 22:13 23:14
 33:18 34:11,13,15,23
 35:6 41:22 42:18
 45:17,18 58:3 62:17
 62:18 81:17 88:14,19
 89:1 108:3,5,6 115:15
 115:16 121:2 135:10
 138:10 157:3,22
 160:1,12,14 162:5
 166:9 167:14 174:4,6
 174:13 183:21 209:22
 209:23 225:4,17
 239:17 240:17 241:17
 252:8 280:10,17
 302:13 306:22,25
 311:5 313:6,10 319:1
 323:19,24 324:6
 334:5,15 353:23
 368:19
plenty 18:22 107:4
 135:1 173:3 278:15
plywood 228:14 366:25
point 18:18 27:8 89:22
 91:2 104:3 107:8
 172:22 176:12 182:6
 198:20 249:6 258:9
 260:10 271:17 272:14
 289:15 327:10 356:25
 357:2 364:11 370:1
pointed 192:19 266:21
pointing 145:25
pointless 247:11
points 109:19
Police 61:24
policies 66:13
policy 143:10 366:2
pollution 185:7
polycarbonate 102:25
 103:5 108:20,21
 109:16 110:16,17,19
 149:12 228:15 273:2
Polycarbonate's
 108:24
pool 218:11
pop 153:3
popcorn 195:24
popular 362:2
popularity 362:4
population 255:5
porch 298:16
portion 75:10 228:19
 312:11
position 19:8 20:4,6
 185:22 262:3 291:9
 354:21,22
positive 343:4
possible 66:10 96:17
 105:6 115:14 126:14
 180:22 187:4 190:5
 339:16
possibly 86:12 134:16
post 239:21
posted 242:11 372:1
postings 238:9
posts 242:4
potential 252:14 299:12
potentially 299:21
 346:10
practical 372:4
practice 16:11,15
 364:25
practices 365:2
preceding 365:2
preclude 13:7
preclusion 19:12 21:4
predictable 365:3
predominantly 363:8
 367:2
preferred 186:24
prejudice 18:19 19:11
 19:16,19,23 20:8
prejudiced 13:5 18:22
 19:15,20,24 20:4
prejudices 12:7
preliminary 9:15,16
 10:14 11:15 25:25
 26:13
premises 44:24 55:12
 91:19 162:10 264:22
preparation 18:23
prepare 12:9 20:2
prepared 14:6 16:1
 17:15 20:3,25 28:9
 233:13 355:9
presence 261:1
presences 242:12
present 1:16 2:1 5:13
 20:21 24:3 29:6,8
 195:12 255:23 264:22
 310:3 341:9
presentation 14:12
 370:9
presented 29:7 351:14
 366:12
presenter 115:16
presenting 13:7 19:5
 209:7
presiding 1:14
pressing 87:15
presumably 67:16
pretend 191:18
pretty 49:23 60:5 106:6
 106:6 136:24 150:9
 216:2 231:3 235:21
 236:11,23 249:2
 273:23 308:6 323:9
 353:22
prevent 19:4,7 364:1
preview 208:18,22
previous 70:14 199:3
 213:1 228:6 260:18
 287:12 289:11 294:19
 305:1
previously 158:6 213:1
 227:4 364:3
previously-filed 18:9
Pride 113:11
primarily 108:19 281:16
 309:22
primary 29:23 68:8,12
 68:13,15,18,22,23,24
 69:3,22 70:9 71:2
 361:8
principal 6:21
Printed 234:2
prior 11:21 12:4 13:20
 17:13 24:20 26:6
 172:18 232:19 233:24
 233:25 241:13 260:4
 262:9 265:2 272:15
 346:4 363:10
priority 361:15
privacy 234:18 332:18
private 74:9 164:23
 175:20 232:8,17
 234:4
privileges 101:7,12
 183:17
probably 27:21 61:15
 133:9 148:8 152:23
 159:3 170:8 179:2
 205:3 216:1 247:14
 292:4 297:18 307:17
 311:8 316:7 317:22
 327:21,22 358:17
problem 51:22 130:11
 138:2 143:4 163:24
 166:13 172:22 200:7
 207:1 209:14 214:7
 237:9 260:3,13
 270:12 294:25 306:20
 309:5 328:12 329:2
 344:22 355:9 357:24
 358:6 359:9,10,16
 364:17
problems 38:9 142:3
 144:8,13,15,20 170:2
 171:13 175:8 188:1
 190:8 203:25 204:23
 217:25 220:7 260:23
 310:21 331:6 347:17
 351:18,20,21 352:8
 352:15,19 357:12,24
procedures 271:20
proceed 32:5
proceeding 34:6
proceedings 22:4
 369:24
process 7:12 24:21
 91:24 95:22 123:13
 125:23 151:8 186:16
 187:1 222:13 324:9
 329:19 333:16
processes 271:19

processor 186:6
produce 186:11 198:6
produced 354:1 360:5
producer 112:25 113:1
produces 366:7
producing 201:15
product 193:2
productive 152:12
 290:6,7
professional 12:23
 17:2 210:8 239:25
 344:24
professionally 163:16
profile 238:9,14,17
program 90:5 106:9
 290:20
progress 165:4 181:4
 221:5 222:11 272:16
progressively 239:6
project 92:2 151:8
 206:5
projects 177:17
promote 114:22
promoted 240:21
promoter 105:9,25
 113:2,3,4 261:9,16
 262:4,7,12 265:4
 347:11,14,15,18
promoters 106:10,12
 156:2,6 158:22
 189:15,19,21,22
 193:7 260:18,23
 261:1,4 262:14 279:2
 288:15 347:3
promotes 244:19
promotional 237:25
 239:25
pronounced 92:21
proof 31:15 199:24
proofing 200:10
proper 95:6 126:9
 218:17 270:10 363:4
properly 214:19 218:5
 222:3
properties 276:18
property 7:7 8:18 37:7
 37:23 38:2 45:25
 51:21 63:19 74:22,23
 81:4 91:22 126:16
 163:13 168:3 169:6
 172:20 194:24 228:12
 258:6 315:6 365:21
 366:5
propose 115:6 204:18
proposed 12:12 310:7
 367:21 368:1,4,6,10
 368:17 370:4
proposition 252:23

proprietor 93:14
Protec 194:15
Protection 252:13
protest 1:7 3:18 5:13
 6:11 7:8,9 9:14 19:2
 33:24 34:1 36:10,22
 69:20 70:7 120:21
 168:19 242:5 272:5
 272:16,18 365:3,20
protestant 2:5,5 5:24
 5:25 6:7 8:18 10:2
 11:8 18:4 19:12,13,18
 24:8 26:18 27:1,11
 28:23 29:4,8 231:8
 232:21 305:1 332:2
 351:9 363:23
protestant's 152:18
 227:4 248:14,17
 250:10 252:5 282:21
protestants 5:21 9:23
 10:8,15 11:15,16 12:3
 12:7,21 13:4,22 14:9
 14:23 15:19 24:12,17
 26:20,25 27:3,5,14,18
 27:20 30:11 31:10,18
 33:16 82:7 83:15,17
 209:18 210:25 224:9
 225:2 227:20 228:9
 228:23 229:16 230:12
 232:1,15 238:4
 240:16 242:14 280:5
 301:20 304:19 313:2
 315:10 326:4 331:23
 332:9 334:3 336:13
 362:23 363:1 367:15
 367:25
protested 363:21
protester 196:15
protesting 45:20,22,23
 45:25 365:17
protestor 5:11
proud 136:8 147:20
prove 199:12
provide 14:15 21:3
 31:12 136:6 167:5
 185:24,25 194:13
 248:25 350:11
provided 24:16 28:19
 93:25 324:22 353:20
provides 32:21 42:21
 49:12 202:15
providing 132:22
 199:24 368:16
province 253:3
provision 33:3
provisions 274:16
 298:22
proximity 84:5

public 9:25 33:1 38:11
 40:6 43:13 46:6
 172:25 173:6 238:11
 238:20 249:16 276:5
 276:13 360:21 366:2
published 12:25 371:9
 372:3
Puente 2:6 4:2 34:10,10
 34:14,14,16,16,19,20
 34:24 35:3,5,7,7,11
 35:15,19,23 36:6,9,14
 36:18,21,25 37:3,6,17
 38:17,21 39:17 40:21
 41:17,23 42:14,19
 45:2,4,10,19 47:1,4,8
 47:12,17 48:9,12,23
 48:24 49:3,7,11,24
 50:5,13,18,22 51:4,10
 51:16 52:5,10,15 53:4
 53:11,25 54:1,6,11,14
 54:17,21 55:1,8,20,25
 56:8,12,20,24 57:4,7
 57:11,15,19 58:1,4,7
 58:13,17,21,24 59:5
 59:13,18,23 60:4,7,11
 60:14,24 61:4,13,20
 61:23,25 62:2,9,20,21
 63:2,6,11,15,22,25
 64:8,11,19,23 65:2,7
 65:11,14 66:6,14,19
 67:1,4,8,11,20,22,25
 68:10,14 69:5,11,18
 70:20 71:3,5,9,13,18
 71:24 72:4,9,14,19,25
 73:4,7,15,20,25 74:12
 74:17,21 75:3,7,12,17
 75:22 76:3,7,10,16,20
 76:24 77:2,7,10,14,18
 77:23 78:2,7,11,14,19
 78:22 79:3,7,11,14,18
 79:22 80:3,13,16,22
 81:3,7,13,15,19,24
 82:8,15,21 83:2,7,13
 83:16,24 84:9,14,19
 84:24 85:9,15,20,23
 86:4,8,13,17,22 87:1
 87:6,10,18 257:12
 272:20
Puente's 255:24
pull 54:7 58:3 62:14
purchase 164:25
purchased 143:6
 177:25 293:8
purpose 21:12 103:19
 368:24 371:2
purposefully 293:19
purposes 234:8,16
 242:24

pursuant 21:14 22:5
 24:14 369:1 371:25
purveyor 185:14
push 214:21
put 72:20 81:10 92:1
 95:23 98:1 101:11
 110:1 115:17,19
 124:8,11,11 139:19
 142:4 150:20 172:24
 175:8 176:25 198:18
 200:10 202:24 204:17
 205:9,10 206:5
 213:10,12 221:12
 258:4 273:17 281:5
 287:18 296:19 300:21
 301:2 329:11 355:15
 359:10 364:5
puts 61:7
putting 19:7 38:10
 40:25 142:5 213:2
 214:3,16 300:6
 319:25 331:23 339:6
 346:6
puzzled 329:4
puzzles 332:1

Q

qualification 26:9
 209:16
qualifications 26:4
qualified 13:1 354:1
qualify 209:10 245:10
quality 180:6 184:25
 214:5 288:25
quantifiable 232:4
quarterly 87:5
Quattro 43:3,12 58:25
 59:1 73:16 121:16,20
 199:14,15 205:18
 231:22 275:23 276:21
 281:25 347:25 348:3
 348:11
question 26:6,18 27:23
 29:1,3 52:22 70:4,21
 70:22 74:4 87:14
 115:22,23,24,25
 119:22 127:3,3
 128:17,18 129:15,15
 133:1 134:10,14
 139:10 142:25 151:13
 162:10 165:20 166:10
 166:17 168:15 169:1
 169:2,17 170:16
 172:2 175:24,24
 200:22 202:9,10,10
 202:21 207:20 215:19
 216:17 221:15,22
 223:2 240:24 246:3

252:18 259:23 261:18
 261:22,24 262:17,24
 262:24 263:12,13,24
 263:24 264:16,17,19
 265:16,21 267:6,19
 268:16,17,18 269:7
 271:21 275:12 288:4
 289:14 299:24 307:7
 309:7 323:10,19,20
 323:23,24,25 324:1
 326:3 327:6,9 331:12
 342:14 347:8,9
 348:25 349:2
questioning 26:7 86:19
 138:19 248:8
questions 17:21 18:1
 29:3,5 48:20,20 53:22
 62:4,23 79:25 81:14
 87:15,16 105:14
 107:16 115:16 130:1
 130:4 134:2 138:10
 143:21 146:7,8
 155:22,24 157:21,22
 158:1 159:11,12
 167:9,14 169:8,9
 172:1 173:12 184:14
 190:14 200:13,15
 207:19,20 216:14
 217:7,8 221:20 223:1
 245:25 255:22 257:15
 264:16 269:4,9,20
 275:10 279:22 290:9
 292:7,8 299:3,4 301:7
 301:10,12 310:25
 311:19,20 312:14
 320:18 322:24 324:2
 324:6,10,11 326:16
 327:12,14,15 333:21
 344:13 346:2 348:23
 348:24 349:13
quick 57:20 172:2
Quickbooks 185:25
quickly 69:7 222:21
 318:13
quiet 32:1 59:25 135:13
 167:2 169:24 204:2
 285:20 304:5 332:18
quieted 170:12
quite 22:23 31:12 110:3
 122:22 139:7,8
 145:14 165:5 249:24
 285:19 344:4
quorum 3:11 24:2,3
quote 77:4

R

rack 186:7
radius 72:22 74:10

231:11,14 232:3,5,9
 232:19 233:12 234:1
 234:12 266:7 304:15
 323:5
rainstorm 96:7
raise 18:11 34:10,23
 88:18 136:10 161:20
 174:4,6 209:2 225:4
 280:9 301:25 313:5
 334:5
raised 24:8 26:14 30:11
 30:19 190:3 298:5
 353:17
Rami 2:5 4:1 5:8 7:24
 37:9 38:17
ran 195:4
range 42:22 49:13 62:3
 192:2 237:10
rare 360:16
rat 255:14,18
rate 138:18 195:6 202:6
rates 175:20
rating 103:1
rats 202:18,18 255:10
razor 149:18
reach 33:21 213:22
 268:7,23 363:24
reached 33:13 268:22
 272:4 278:8,11 286:6
 349:24
read 55:9 239:4 370:16
reader 41:2 98:18
 110:22 111:1,4
readers 97:11 199:19
reading 70:17 98:19
 111:16 285:20
readings 111:24 112:4
ready 209:9
reaffirms 18:9
real 57:20 172:23 179:7
realistic 365:9
realize 339:3
realized 90:7 191:5
realizing 121:2 350:5
really 57:22 66:1 92:15
 92:16 93:13,24 95:23
 113:17 132:14 135:2
 147:9 172:25 188:14
 210:7 213:22 214:4
 215:15 218:5 219:1
 236:15 237:18 246:19
 246:19 248:2 259:4,5
 260:22 289:18,19
 290:1 294:11 295:21
 296:1,25 297:23
 300:13 314:11 328:24
 333:5,14
rear 123:8 168:3 250:1

250:18,22 258:21
 259:11 273:9 276:6
reason 64:24 72:15
 73:5 145:17 205:8
 273:25 290:19 331:8
 344:3 351:24 363:22
 363:23
reasonable 19:13 31:21
 341:13 353:16 354:25
 355:1 362:5
reasonably 366:16
reasons 101:10 369:5
reboot 23:24
rebuild 357:8,9
rebuilding 211:7
recall 42:10 82:17
 113:25 150:8 243:24
 256:5 273:5 287:1
receive 12:5
received 12:11 14:2,7
 14:10 24:24 51:2 67:5
 128:2 133:6,9 157:6
 157:16 188:25 229:7
 230:21 234:25 243:12
 254:21 368:12 370:4
receives 368:6
recess 22:4 369:23
 370:2
recognize 227:5 229:17
 240:19 250:7 330:19
recommend 100:13
 184:23 365:14 366:13
recommendation 22:10
 187:25 202:24 247:24
 258:3 291:6 344:24
 364:5
recommendations
 52:25 139:18 158:7
 179:21 211:23 216:4
 216:6,11,24 290:24
 345:9 352:14 353:7
 354:2,7
recommended 126:6
 220:8 291:13
recommends 153:1
reconsider 18:21 19:25
record 7:2 8:13 11:3
 22:8,18 29:11 32:3
 33:8,12 34:15 35:6
 49:5,10 87:25 88:3,6
 134:4 142:6 162:4
 196:3 209:23 224:17
 224:20,23 225:17,20
 243:7 251:13 257:8
 274:6 302:14 313:11
 334:16 350:25 351:3
 358:20 360:24 361:12
 361:25 363:1 367:8

370:11,14,17,20
 372:15
recorded 128:10
records 44:13,14 50:6
 350:16,18
rectangle 58:19 71:16
 229:22,25
rectangles 72:7
rectangular 153:23
recuperate 176:10
red 183:9 208:22
 227:25 231:12 234:3
redirect 157:22 158:1,3
 173:8,9 207:20,22,25
 223:11 269:16 278:5
redistricting 7:12
reduce 40:25
reduced 221:9
reduction 39:25 163:18
refer 273:1
referenced 194:8
referencing 102:3
 113:2
referred 236:9 270:21
referring 176:11 178:25
 186:9 193:20 218:3
 266:14 277:18
refers 238:17 273:5
 274:14
reflect 163:14 167:3
 241:23
reflected 54:25 234:3
 239:20 249:21
reflecting 236:8 240:25
 248:20 355:17
reflection 257:9
reflects 17:1,1,2
refresh 272:23,23
refreshed 263:8
refurbished 270:11
refuse 250:19 251:16
refused 258:1
regarding 12:14 17:17
 17:25 24:13,18 51:13
 53:2 64:15 133:2
 149:6 168:20 209:16
 272:1 273:18 275:12
 318:3
Regardless 288:20
register 267:17 371:9
 372:4
regular 16:15 152:6
 200:2 216:2 235:21
 249:3 272:10
regularly 32:7 360:5
regulation 65:19
regulations 11:25
 12:16 14:25 16:8

20:12,20 38:8 39:3,11
68:9,11 69:10 251:2
253:19 371:5
regulatory 46:24
362:12
reign 344:10
reinvesting 136:19
reinstantiate 132:8
reiterate 356:5
related 106:17 187:6
211:14 268:8 295:6
relating 297:23
relation 226:20 282:11
283:1 304:13,23
315:6
relationship 7:3 105:24
112:23 128:4 261:3,7
261:8 278:20 313:17
336:4,15
relationships 310:15
relatively 109:21 304:5
relax 338:7,8
relevance 122:11,12,13
243:23 252:10 268:10
relevancy 325:16
326:12,22
relevant 244:13 253:24
325:18,20,23 326:1
327:3
relief 250:4 251:4,20
relocate 346:9
reluctant 358:22
rely 14:23 16:12 20:6
191:15 360:11
relying 19:21 20:16
remain 103:15 116:6
197:5
remember 111:3 113:4
113:13 152:16 178:5
277:22 318:23 321:8
340:5
remind 116:1 159:6,10
159:15 365:5
reminding 116:11
remove 121:3
removed 39:13 97:9,10
117:23 118:3,15
141:18 180:5
Renew 1:10
renewal 9:14 10:5
26:20 29:20 33:14,15
33:25 71:1 86:24
120:21 272:6,11,16
343:12 363:20 365:4
365:18
renewed 10:7,10 26:21
27:7 65:1 344:6
353:20,21

renewing 10:12
renovated 281:5
rent 226:12
reopened 113:11 183:9
reopening 41:12
rep 5:1 204:16
repeat 128:16 166:17
264:24
repeated 256:13
repeatedly 128:19
rephrase 70:3,5 127:2,3
129:14,15 151:21
165:21 197:3 262:1
264:18 268:17,20
287:3 317:24
rephrased 268:19
reply 328:22
report 36:12,16 45:18
53:19 54:10,25 55:24
56:17 58:3,6 61:9
62:13,14,20 64:3 65:5
66:8,10,15,21 67:3,6
67:7 68:4,5 69:2,7
71:6,10,15,17 74:5,6
74:8 75:1 77:1,4 80:1
81:19,23 87:3,4 106:3
108:11 128:11 229:20
272:21 354:15 355:17
reporter 166:10
reporting 64:13 86:2
reports 114:18 371:3
represent 7:25 8:13
27:19
representation 227:17
260:9
representative 4:21
6:13 7:19,23 18:11
37:8 38:18
representatives 4:9
5:25 6:7 9:9 257:21
represented 5:15 54:9
representing 5:8,11 7:7
8:4,5,6,7 11:6 27:13
238:15 356:10
represents 4:24
Republic 143:7,8
request 10:1,15 29:19
31:3 66:23 161:9
339:6 341:13 355:13
372:9
requesting 14:7 24:13
351:10
require 11:25 12:16
required 80:11 109:19
207:5 250:4,16 289:4
requirement 28:11
requirements 103:24
148:12 245:11,12,13

245:14 251:4,9,21
361:19
requires 250:1
reroute 60:17
reservation 353:22
reside 162:8,16,21
residence 32:11 37:20
56:3 65:16,18 66:17
102:20 195:19,25
234:4 235:7,12,17,24
256:15,22 258:17
269:25 273:9 275:22
277:25 279:4,10,19
283:1,17,22 284:8,18
285:9 303:19 305:7
305:11 307:9,14
314:5 315:15,20
317:2,15 320:5
336:15 337:1,6
338:18 339:12,17
341:17 342:4,25
346:11,22
residences 49:22 66:12
74:10 119:8,18
121:17 131:13 145:6
171:16 232:5,8,18
233:11 234:11 257:10
277:16 335:21,22
resident 65:19 93:21
127:10 177:10 196:7
196:11 251:12,13
residential 42:24 43:19
49:15 72:10,10,13
84:21 173:1 229:11
229:13 231:15,15,19
231:20,21 251:11
266:11 281:10,11,17
281:24 303:19 314:15
335:11,13,18 363:8
367:2,3
residents 32:18 33:13
34:2 39:6 84:5,15
104:13 107:4 126:9
132:23 136:7,8
165:13 177:7,13
178:2 181:1 188:10
199:25 205:11 275:15
276:2 277:24 286:15
287:6 289:20 297:13
351:24 354:4 355:2
362:5 363:16,24
364:22 365:19
resides 228:7
Resis 147:18
resolution 55:3 364:16
resolutions 151:11
resolve 199:10
resolved 187:4 188:3

190:9 291:6
resonating 215:1
resorted 308:13
respect 16:24 30:12,19
57:23 60:21,22
100:17 107:10 210:14
214:2 245:15 260:2
263:8 361:19
respectfully 363:7
365:14
respond 13:17 66:17
70:19 184:13 328:24
responded 15:20 24:20
86:25 178:13
responding 333:1
response 20:11 321:5
322:6 329:6
responsibilities 176:17
177:2 191:2
responsibility 35:21
124:13,15 167:1
191:8 358:16,17
responsible 185:16
responsive 115:25
175:23 330:1 340:10
rest 26:25 224:7 276:2
276:6 350:6,7
restarted 307:3
restaurant 33:19 43:3,4
43:8 62:25 63:3 69:21
70:8 71:4 73:17,19
85:25 86:25 87:8 90:9
90:11,13 93:4 98:3
118:1 137:4 140:9
148:10 154:3,4
158:18 199:15 244:3
244:24 245:9,10,13
245:23 246:5 250:5
251:7 270:9 279:13
294:4 312:12 320:12
363:12 366:19,22
restaurant's 318:14
restaurants 71:1 73:23
93:23 141:6 144:21
175:4 245:16 251:10
251:16 281:21 293:17
311:25 328:8 341:15
363:3
restriction 150:19
353:21
restrictions 155:15
restrooms 76:11
restructure 175:9
result 19:12 104:23
272:4 288:8 318:8
332:14
resulted 365:17
resulting 361:9

results 66:24
resume 12:17,18 17:23
resumed 22:18 88:3
 224:20 351:3
Retailer 1:7
retained 125:3,6 355:10
retractable 44:7 46:21
 75:13 77:6
return 22:15 189:10
 372:10
returns 219:12
revenue 105:5 106:4
review 12:8
reviewed 44:13,14
revitalize 147:21
revocation 366:14
revoke 365:10
revoked 200:5
RF 229:13 230:7,8
RF-1 72:13 281:12
 314:18
Rhines 186:25
rhythms 317:8
Rico 258:13
rid 176:4
right 5:3 6:23,24 7:1 8:2
 9:4,8,12,13 10:3
 16:21 21:7 22:13 24:5
 25:24 26:12,17 27:2,6
 27:8 28:16,20 29:12
 34:7,8,11,13 35:2,4
 38:2 40:11,14,15 41:2
 41:24 42:2,16 45:13
 45:15 48:18 49:22
 51:15 52:17,18 56:9
 56:11 57:9 58:10,14
 58:21,25,25 59:1,4,6
 60:16,25 61:17,18
 62:4,23 67:18,21
 68:12,23 71:17 72:5
 72:16 73:10,16,21
 74:1 75:5 76:1,11
 77:12 78:24 79:6 80:6
 80:14 86:17 87:2,17
 87:18,19 88:19 90:17
 97:22 98:2 100:12,24
 100:25 101:2 102:5
 102:11,16,21 103:10
 103:18 104:2 109:7
 109:11 110:7,25
 113:3 114:10,19
 116:25 122:24 125:1
 128:11 130:2 134:11
 134:20,23 142:13
 144:19 145:13 157:20
 158:10 159:1,2,20
 160:12 161:1,14,15
 161:17,20 162:13

164:19,20 165:2
 168:2 172:11 174:5,6
 176:1 182:7 183:16
 183:25 186:2,12
 189:2,2 190:13 192:3
 192:21 194:4 202:5
 203:20 204:6 206:10
 208:6,9 209:2,3,6,20
 209:21,24 210:13,23
 215:8 218:10 223:1
 224:10,17 225:4
 226:1 228:5,17,21
 243:14 255:12 265:23
 266:5 267:3 269:22
 270:10 277:10 280:9
 282:22,23 283:8,9,12
 288:9 293:23 295:5
 301:6,23 302:1,24
 305:2 306:1 307:4,11
 313:4,6 315:19
 324:13 326:2 327:12
 328:10,25 331:10
 332:18,18 333:20
 334:5 336:18,20
 346:7 347:1 348:1,11
 348:14,22 349:12
 350:6,8 351:5 356:18
 357:11,13,18 358:2,8
 363:4,6 366:21,23
 367:1,16,20,22 368:3
rights 3:16,22 4:10,13
 4:22 5:4 6:1,8 9:6,12
 10:19,21 62:14 160:1
 160:6,14
risks 362:11
Rito 1:6,6 3:19 6:11
 21:14 29:18,19 36:4
 37:10,20,25 39:4,7
 42:19,25 43:15,21
 44:10,16 46:3,7 56:18
 58:22 61:7 64:6 71:25
 73:10 89:5,11 121:15
 168:2 172:8 177:2
 182:25 195:13 198:4
 198:14 199:1 202:21
 205:19 211:3 226:23
 227:12,24 229:23
 231:11 251:6,12,25
 255:19 259:1 266:7
 268:12,13,24,25
 270:8 277:3 349:8,10
 362:24 363:11 366:19
Rito-LoCo-El 369:1,4
rodent 255:5,18
rodents 32:22 40:7
 171:14 255:1 274:18
 360:20
role 35:18 176:16,18

288:7
roll 21:20 25:15 28:7
 369:13 371:14
roof 44:7 46:21 75:13
 77:6 78:10,13,23
 79:20 83:4,5,6,10,12
 83:14 86:7,12 94:24
 96:4,8 108:17 109:3
 112:4 137:5 140:12
 147:23 148:11 149:7
 149:10 151:22 154:5
 218:6,8,19 226:25
 227:11,14 228:1,16
 231:3 236:5,5 271:15
 271:15 272:8 296:9
 297:19,25 328:16,19
 357:9,19
rooftop 91:24 92:4,25
 100:22 104:25 153:15
 211:7 217:17,20,22
 218:5,11,16 219:19
 220:18 229:24 239:12
 270:6,16 272:1 295:7
 299:19 363:11,20
 366:21
rooftops 217:25 297:17
Rookie 8:15
room 8:24 173:3 211:19
 218:13 234:18 348:1
 348:4 372:2
Rosslyn 197:23
rotate 74:25
roughly 150:6 186:16
 287:2
route 30:5
routes 143:13
row 84:13 230:9 240:1
 277:16
rowhouse 276:24
Royal 279:13,14,18
 363:5
rubbish 360:19
rule 168:23 327:7
rules 19:11 20:12,20
 27:16 113:17 176:7
 253:18 271:19
run 190:4 196:22
 199:21 341:8
running 82:4,20 138:17
 195:14

S

S 1:18 273:14
safe 293:20
sake 69:2
sale 47:20,24
sales 182:4 343:23
salmon-colored 228:3

salute 147:8
sample 238:19
sandbagging 15:21
sat 92:9
satisfied 26:9 223:16
satisfy 99:19
Saturday 47:22 48:2,4
 48:16 98:4 99:1
 117:13 249:4 262:21
 263:1 274:3 283:25
 287:22 300:12,14
 307:22
Saturdays 100:2
saved 318:2
saves 171:10
saw 60:18,24 82:5,17
 94:14,17 114:19
 152:13 220:22 272:20
 275:15 318:12,15
 330:20 343:8 355:7
saying 14:14 15:21
 19:3 27:2 65:17
 102:25 115:7 116:10
 124:14 135:6 140:19
 151:13 157:15 159:14
 180:23 197:14 201:16
 202:3 208:21 214:15
 218:20 220:19 221:10
 262:5,6 276:15 277:2
 300:4,6,7 322:22
 329:8 345:13 353:3
 358:23
says 16:6,16,17 27:1,17
 56:1 81:25 102:21
 103:3 154:18,21
 208:18 287:20
scale 143:7 183:1,3
scenario 203:9
scene 107:2 238:12
schedule 152:6
scheduled 87:22 276:4
school 201:5
schools 43:13 46:6
scope 168:9,21 211:5
 221:23,24 326:23
Scott 335:5
screen 15:6,15 16:22
 36:20 48:19 62:15,18
 72:12 81:17,21 108:6
 121:1,1 184:4 238:7
 304:18 315:11
scroll 68:17
se 151:8
search 249:19
seated 137:13 140:10
 181:23 183:15
seating 44:3,6 57:2
 75:23 76:11 176:6

- second** 16:24 17:16
21:16 25:12,14 32:18
40:4 44:4 69:9 275:2
354:6 369:7,8,10,12
371:11,14
- second-level** 228:1
- secondary** 68:19,20
69:22 70:9 71:2 256:7
256:9 361:8
- seconded** 371:16
- seconds** 21:17,19
25:13 371:12
- section** 11:25 21:10,15
22:5 25:4,8 31:17
32:14 33:4 65:24
66:22 68:6 69:14 77:3
228:2 366:1 368:22
369:2,5 370:24
- see** 5:4 10:10,19 14:17
15:8 22:21,25 23:1,8
23:16,20 27:22 38:7
39:2,12,25 40:3 41:3
55:21 60:22 61:13
62:20 73:9 74:25
78:15 82:11,12,17
94:17,23 101:16,17
102:9 103:6 108:10
108:12 138:8 161:3,5
164:22 165:13 166:15
183:5 184:15,15
187:9 193:18 196:22
208:16,17,23 209:1
227:1,25 228:3,14
255:10 260:7 261:4
261:11,12 273:25
282:23 290:19 304:18
305:23 306:17,21
310:16 314:22,24
315:11 330:18 352:18
- seeing** 22:23 239:3
- seeking** 21:12 71:1
86:24 368:25 371:6
- seen** 40:13,16 77:15
81:8 145:9 164:2,24
178:11 220:20 288:12
352:16 354:17 359:5
364:22
- self** 105:3
- self-admittedly** 111:9
- self-powered** 95:1
96:23
- self-promotion** 238:8
- sell** 212:8
- semantics** 92:22
- send** 178:15 194:3
321:7,23 322:1,6
329:5 347:17
- sense** 295:10 306:21
321:18 330:7
- senses** 93:15
- sent** 7:18 14:16 24:10
24:11,17 64:15 161:9
321:1 346:13
- separate** 44:11,18 63:8
66:3 67:24 89:20
120:20 155:7
- September** 192:22
195:1
- series** 248:19
- serious** 326:16 331:21
- seriously** 182:4 333:7
- serve** 213:20
- served** 12:5 13:23
93:25 128:5
- service** 66:23 67:6,10
67:11,18 115:13
125:4 167:6 179:9
180:7,9 182:23
187:16 245:11 277:15
277:25 356:9
- Services** 143:7,8
194:20
- serving** 300:13
- session** 3:4 22:8,16
24:6 159:20 372:10
- sessions** 138:14
- set** 25:8 125:18 130:21
132:2 172:19 184:23
- setting** 18:14
- settle** 118:20
- settlement** 33:13 38:7
39:4 46:22 55:15 56:2
56:4,6,10 65:16 68:20
69:16 80:4,5,6,8,11
82:10 99:15 101:4
102:12,23 103:14
108:22 109:18 116:21
148:18 150:24 256:8
256:11 272:19,24
273:1 286:9,12,16
287:4,15,17,20
288:13 289:11,25
290:1 291:2,18
294:20 296:16 299:5
299:25 300:5 310:20
333:4 361:6
- seven** 11:20,21 12:4
13:20 35:16 44:11
49:3 63:8 69:3 80:18
100:1 143:15 241:2
292:5
- seven-story** 230:4
- Seventeen** 270:1,4
- severed** 261:6,8
- shake** 329:7
- shape** 197:21
15:6,6,7,9,14
36:16 37:15 58:7,8
62:14,17 101:3 108:3
108:3,5 139:20
265:25
- shares** 119:11
- sharing** 58:5 101:6
104:3 183:17 184:4
189:2
- sharp** 341:21
- Shaw** 72:5 98:13
121:13 230:3 236:9
293:7,14 357:21
362:22 363:8,13
- Shaw's** 231:23 266:25
267:7 270:9 279:8,10
281:24 294:1 340:10
363:6
- Shay** 145:2
- sheet** 149:17 150:4
- Shell** 90:24
- shift** 342:11
- shipments** 177:22
- Shop** 43:4,8
- shops** 335:19
- shore** 250:17
- short** 1:19 3:7 21:21,22
21:22 22:22,25 23:2,3
23:4,5,11,11,12,13,21
48:21,22 49:1,5,9,20
50:1,9,17,20,25 51:6
51:11 52:1,9,11,22
53:9,17,22 130:5,6,10
130:10,11 131:1,5,13
131:18,21,24 132:6
132:24 133:14,21,24
134:3,8,12,19,20
135:4,24 136:12,25
137:7,10,18,21,24
138:7,9,11,22,23
139:5,13,24 140:3,8
140:12,18 141:2,11
141:20,23 142:1,13
142:22 143:2,18,23
144:2,10,18 145:7,17
146:3 157:22 158:1
159:12 169:10,11,12
169:16,22 170:1,5,10
170:15,24 171:8,21
179:6 184:9,9 200:16
200:17,19,21 201:3
201:13,22 202:8
203:10,21 204:7,9,20
205:22 207:12,17
209:11 217:9,10,12
217:13,15,16,24
218:4,18,22 219:14
219:17 220:5,15,24
- 221:2,6,14 223:12
269:23,24 270:4,12
270:24 271:3,22
272:22 273:8,16,22
274:5,19 275:4 369:8
369:8,11,14,15,15
371:16
- shortly** 23:23 138:5
- shot** 256:23
- show** 29:24 30:8 31:15
31:18 58:18 72:16
98:10 111:21 117:24
227:2,19 228:8
248:13 250:6 252:2
282:20,25 315:10
336:13 361:9 365:22
- showed** 40:23,24 80:23
80:23
- showing** 71:14 78:22
79:25 183:25 227:3
227:23 229:15 231:7
231:25 232:4,14
233:25 238:3 239:15
240:15 241:15 295:1
304:19
- shown** 25:9 73:13 77:9
102:16 229:25 232:19
360:1,17,18
- shows** 69:15 109:9,10
109:11 181:20 230:6
250:15 361:12
- shrubbery** 82:2
- shush** 319:13
- shut** 60:15 176:2,8
182:2 206:9 316:1
320:16
- side** 18:3 40:12 74:3,23
75:14 78:5 80:24 81:2
81:3 102:17,19
116:11 172:11 177:9
177:11 186:9 199:1
227:1 228:5,17
236:10 237:2 273:13
276:19 296:17 315:8
338:10 348:7,8,13
358:14
- sides** 43:19 159:15
218:19 251:18 253:9
350:10
- sidewalk** 40:14 57:1
97:24 98:12 111:18
111:25
- siding** 76:4,6,12,21
78:15 79:8
- sidings** 75:14
- Sidon** 2:3 3:23 6:16
193:15
- sift** 68:5

- sight** 93:16
sign 365:19 370:12,12 370:18
signed 146:19,22 148:4 148:23 150:24 287:5
significant 6:4 106:6,7 148:13 260:6 272:9
significantly 7:11
signs 198:1
silent 181:3
Silver 194:12
similar 51:8,9 144:23 170:19 215:18 229:19 288:19,19 328:5
simple 31:13 158:5 353:23 354:9
simply 33:18 139:9 142:2 203:14 230:6 234:1 239:24 249:2 269:5
Simultaneous 26:16 45:3 62:10 83:25 84:17 85:3,8 88:17 91:13 99:6 100:5,15 101:22 108:23 112:8 112:15 114:4 121:24 124:5 126:21 133:13 133:22 134:7 147:1 153:9 154:16 160:16 168:11 177:5 183:22 186:15 187:18 204:8 204:19 323:17 325:21
single 5:1 11:6 94:14 180:25 227:12 241:2 241:3 303:10 314:22 354:19
sir 8:13,14 10:22 22:24 23:6,15 28:16 31:6 34:23 35:10,18 36:20 41:23 44:21 45:2,19 47:8,17 48:9,25 49:25 50:5,13 51:4,10 54:2 54:6,11,21 55:1 56:8 56:12,20,24 57:7,11 57:15 58:1,4,13,17 59:18,23 60:11 61:23 61:25 63:6,11,22 64:8 64:19 65:7,11 66:14 66:19 67:1,4,22,25 68:17 69:5,18 70:21 71:4,9,13,19 72:14,19 72:25 73:4 74:12,17 75:3,17 76:7,16,24 77:2,7,10,14,18,23 78:19 79:3,11 81:15 81:24 82:8 83:2,13 84:9,10,19 85:2,9,15 85:20 86:4,8,13 87:1 87:6,10 88:15,22,24 89:11 90:19 91:3,6,20 95:15,18 100:23 101:1,21 102:1,3,24 103:12,16 104:1 105:2 107:22 108:12 108:18,25 109:6,10 109:13 110:5,7,12,16 110:19,24 111:2,14 111:19,23 112:1,5,11 113:18,23 114:2,9,14 114:15 115:3,13 116:24 117:2,7,10,14 118:22,25 120:23 121:19 122:7 123:11 124:2,8,15,25 125:5,9 125:12,16 126:19 127:3,8,11,15,20,25 128:5,17 129:7,16,22 130:24 131:12,23 132:4,5,10,11 135:3,8 135:13,18,20,21,23 136:17 137:6,9,12 139:6,17 140:15 141:1,10,19,22,25 144:9,18 145:24 146:12,15,20 147:25 148:6,22,25 149:4,11 150:7 151:17 153:7 153:15 154:6,9 155:20,25 156:4,8,19 157:9,19 158:24 161:20 162:15 163:1 164:7 167:17,21 168:12 169:2,17 171:3 186:14 187:13 190:24 191:23 192:5 194:7 197:10 200:14 200:18 201:19 208:3 208:13 217:11 223:9 225:7 261:24 266:13 268:16 280:13 301:19 302:1,8,21 306:13,23 309:5 312:21 313:1,8 324:14 328:20 334:1 334:12
sirens 237:6,9 270:20 284:19 309:11
sit 96:11 115:9 139:20 331:24 332:10
site 211:11 222:7 252:21
sitting 171:12 179:10 214:22 228:20 285:23 305:18
situation 144:6 145:20 172:18 173:5 184:22 223:14 333:1 351:15 358:13
six 27:25 28:1,3 69:17 87:4 176:6 180:15 256:10 281:1 282:4 291:16 361:1,5
size 44:8 78:2 178:25 180:17,19 182:20 183:2,5 214:14
sized 43:17
slash 208:23
sleep 163:12 285:14,17
sliding 77:5,8,11,16 78:3 79:21
slight 104:19 300:16
small 33:17 94:23 117:22 143:6 179:4,9 179:10 180:16 181:23 191:15 198:15 199:15 215:24 221:12 229:22 229:25 248:4
smaller 213:2,13,14,14
smallest 183:8,10
smell 93:16
smiling 145:19
Smoked 106:25
smoking 217:21
smoothest 95:22
social 237:25 238:9 240:23 242:4,12
society 329:25
solid 32:19 212:3 249:17 254:14
solidly 274:11
solution 190:9
solutions 212:15
solve 144:12 190:6 200:11 204:23 218:16 344:22 355:8
solved 187:25 203:24 347:16 352:20 358:7
solves 352:15
somebody 14:14 153:1 163:14 287:10 339:4
someone's 367:1
someplace 359:14
son 316:22
songs 317:9
soon 23:1,21 137:25 139:19
sorry 5:9,17 8:7 13:15 35:3 70:22 86:18 90:19 99:7,8 101:9,13 115:24 120:25 121:3 128:16 134:1 138:12 139:2,2,3,4 149:14 150:7 153:10 156:24 157:17 160:3,17,18 161:2 165:18 166:6 166:18 168:13 174:3 175:25 193:11 196:5 196:10 208:15 209:13 221:21 225:15 233:25 264:24 268:25 269:12 271:19 272:13 277:3 303:3 305:17 312:8 321:25 327:6 328:1 329:13 330:15 331:4 331:16 369:25
sort 65:25 72:6 75:5 182:21 188:4 214:25 236:2,14 237:9 247:10 319:11 328:18 329:4 343:9 346:2,3 357:8
sought 271:13,14
sound 30:15,15 41:17 44:17 80:9,10,19 82:13 83:21 93:16 95:3,6 97:2,8,13,16 97:20,21 98:2 103:21 103:21 105:11 112:24 112:25 113:1 125:11 125:15,18,20 126:2,6 126:10,11,15 127:6 127:17 129:7 142:5 149:3,25 150:3,25 151:5,14 152:9,9 154:12 164:22,24 177:16,23 178:23,24 179:6,7,15,18,22 180:18 181:17 182:20 184:22,24 185:3 186:10,25 187:6 188:1,12,13 191:3,11 191:13,14,16,24 192:25 193:5,7 194:5 194:10,13,23 195:3 195:10,22 196:8,19 196:21 197:20,20 198:2,5,9,11,13,14,18 198:19 199:2 200:10 201:7,9,18 202:4 205:25 206:20 211:9 212:6,20 214:8 217:18 219:2,3,8,11 219:18 221:2,6,9,9 222:3 236:1,18 246:23 247:25 248:5 258:5,20 259:9 265:4 267:14 279:2 290:4 290:17 298:8 300:18 300:22 341:5,21 347:3,11 354:1 364:4
sound-absorbing 364:5
SoundCloud 241:6

- sounded** 300:20
soundproof 220:25
 345:25 357:11
soundproofed 357:3
soundproofing 152:25
 319:15
sounds 149:15 220:10
 221:5,11,13 235:23
 236:21 259:10 270:20
 284:7 308:3 309:14
 317:3 337:11
soundwaves 179:16
 188:14
sour 278:19
source 215:25 259:7
south 72:7 73:2 177:8
 177:12 180:4,10
 189:11 227:9,16
 230:7,10 231:21
 248:11 281:22
south-facing 227:22
southeast 72:18 231:23
southern 89:23
space 33:1 38:11 40:7
 107:7 118:6,15
 154:10 172:19,25
 173:6 180:10,20
 195:16 199:8,17
 202:20 203:22 205:8
 213:6,21 214:6
 215:17 249:16 254:1
 254:3 276:13 282:14
 298:9 341:12 360:21
spaces 191:15,15
spare 224:8
spark 145:25
speak 16:23 37:2,5
 38:16 39:16 40:19
 51:8 125:24 178:3
speaker 153:11 180:19
 213:10,14 214:25
 215:5
speakers 94:18,20,23
 95:2 96:24 97:1,2,5,9
 105:10 153:6,20
 154:1,7 165:1 179:9
 179:11 180:1,15
 184:23 186:8 187:9
 199:16 213:2,5,13,15
 213:21 214:4,6,14,17
 214:20 215:3 218:12
 221:12,12 265:6
 294:22 299:14 346:9
speaking 17:14 26:16
 45:3 59:9 62:10 83:25
 84:17 85:3,8 88:17
 91:13 99:6 100:5,15
 101:22 108:23 112:8
 112:15 114:4 121:24
 124:5 126:21 133:13
 133:22 134:7 137:24
 137:24 147:1 153:9
 154:16 160:16 166:11
 168:11 177:5 183:22
 186:15 187:18 204:8
 204:19 296:5 323:17
 325:21
special 132:23 362:16
specialists 3:16
specific 31:24 250:15
 287:18 295:4 300:1
 351:7
specifically 18:8 33:11
 37:5 236:19 274:14
 293:5 350:11
specifications 207:3
speculating 133:10
speech 332:19
speed 187:1
spell 8:12 34:14 35:5
 209:23 225:16,19
 280:18 302:13 313:10
 334:16
spelled 8:16 225:22
 313:13
spend 136:10 355:9
spent 175:19 245:18
 319:14 355:7
spins 117:18
spoke 37:6,8,9,14,19
 39:17 53:5 160:8
spoken 22:11 321:12
sponge 81:9
spot 106:25 147:21
 305:18 306:7
spreads 215:14
spring 83:9 194:12
square 90:12,14 230:2
 248:3 283:7
Squared 43:5
squares 242:2
St 226:23 228:2,6,19
stable 109:13
stadium 219:11
stadiums 185:9 201:11
staff 2:2 3:7 40:13
 97:12 98:5 257:4
staffing 66:18
stairs 53:16 98:15,16
 98:18,20
stamps 273:25
stand 180:11 208:7
 295:9 326:14
standard 31:16,21,25
 195:5 253:7 270:20
 309:10,11 357:2
standards 274:15
standing 96:7 137:14
 181:24 182:1
stands 111:18 294:10
staple 147:19
stapled 94:23
start 3:17 6:13 9:16
 10:8,9 23:2 26:22
 98:14,17,19 146:13
 175:21 224:16 240:11
 285:19 295:25 307:19
 316:10
started 30:2,3 89:9,10
 159:5 222:5 329:19
 339:1 341:3 348:3
starting 27:8 39:23
 142:17 181:21 222:10
 296:2
starts 38:22 117:16,18
 192:4 285:19 316:12
 316:14 337:20 342:16
state 8:12 34:14 35:5
 41:18 89:1 162:4
 174:13 182:9 220:23
 220:24 280:17 302:13
 313:10 334:15
stated 26:1 28:21 38:6
 38:22,24 39:2,6,10
 44:22 74:6 77:4
 157:12 193:5 199:3
 234:9 236:2 247:22
 261:3 278:13 326:24
 351:7 370:3
statement 27:9,10
 28:22,23 29:13 56:6
 57:25 87:5 148:17
 266:15 361:2
states 25:5 56:2 74:5
 80:8 131:19 366:1
static 195:24
station 145:13
status 11:23 20:21 28:7
statute 50:15
statutes 33:5
Statutory 55:13,16
stay 140:25 141:1
 253:23
stayed 92:10 176:3
staying 343:25
steady 215:25
step 180:13 200:9
 214:13,18,19
steps 40:24 104:4,5
 287:25 319:11 358:5
stereo 338:11
Steve 159:22 205:6,17
Steven 2:6 162:6
 276:19,22
stipulation 251:22
stipulations 10:4 11:14
stop 40:5 104:3 175:22
 189:2
stopped 156:3 262:11
stops 135:12
storage 75:8 168:4
 169:5 170:21
store 120:11 121:11
 122:9 123:2,4,17
 132:17 144:23 165:10
 172:4 249:17 250:18
 253:12,14 275:15
stored 32:21 122:2
 171:16 172:11,15
 249:7 254:4 360:19
stores 248:10
stories 90:20
storing 255:3
story 43:17,21 94:6
 227:12
straight 318:16
straightforward 353:23
strategies 299:13
strategy 200:5 299:22
streamline 10:11
street 7:6,14 40:12 42:9
 50:24 52:17,20,20
 73:16 78:1 84:7,12,15
 90:4,8 102:19 120:10
 132:13 145:1,4
 150:23 162:9 168:4
 172:21 181:19 182:16
 197:22,24 198:1
 203:23 205:11,15
 226:2,21 227:23
 231:17,19,20,23
 237:6,12 248:12
 250:2,19,21,22
 251:24 258:12 266:24
 267:1 268:14 273:10
 273:13,14,15 275:19
 276:3,7 278:1 279:8
 279:13,16 280:22
 281:2,9,18,18,23
 284:19,22 285:3
 292:25 298:17 303:8
 304:4,4 308:15,20
 309:9 313:22 315:8
 315:15,18 334:22
 335:19 336:8 348:10
 348:16
Street-Florida 182:17
streets 90:5 293:20
stress 190:7 338:6
stressed 190:10
stresses 190:11
strictly 96:3 132:11

155:2 212:14 241:12
242:10
strike 265:18
strollers 314:23
strong 164:13 236:23
284:13
strongly 364:13 366:13
366:22
structural 191:17
structure 214:24,24
215:4 357:8 358:2,7
362:14
structures 222:3
struggling 175:1 359:2
stuck 205:19 356:14
stuff 53:13 82:16,24
97:15 118:2 136:22
212:11 222:20
stuffed 152:25
styles 241:5
Styrofoam 81:9 82:6,23
152:15
subject 249:24
submission 24:19 25:7
submit 25:6 355:4,16
362:3
submitted 25:1
subs 180:16
substantial 30:9 271:13
substantiate 65:13
substantiated 32:15
65:10 127:13 193:22
256:14,19 257:8
320:14 329:20 360:15
substantiation 66:9
subwoofers 95:1 97:10
105:13 187:10
succeeded 184:19
success 89:18 100:7
362:3
successful 147:12
289:12 351:22 362:2
successfully 106:16
151:19
sudden 342:5
sufficient 17:24 361:22
suggest 19:25
suggesting 134:3
suggestion 341:11
suggestions 154:19
346:6
suggests 154:13
summarize 359:25
summary 33:1 249:25
250:13
summer 37:25 43:7,22
43:25 44:5,6 46:12,13
46:14,16,17,18,21

47:13 48:3,8,11,13
52:8 53:16 57:1 76:4
76:21 77:4 78:1,3,5
78:10,13,23 79:8
80:20,21 82:16 83:9
83:18 86:7 98:17
103:5 113:21,23
114:7 124:23 127:17
143:4 147:23 148:12
176:11 186:19 258:21
259:11 261:14 295:7
300:8,11
summertime 44:8,9
171:15
Sunday 47:18,25 48:4
48:14 98:25 274:3
283:25 287:23 289:6
295:25 296:2 307:23
Sundays 47:20 103:17
151:2
super 113:14
superseded 123:21
supervising 357:8
supervisor 54:7 64:12
64:16
supplement 32:17
support 271:14
supportive 107:15
supposed 172:3,15
253:12
sure 5:18,25 6:25 7:4
7:19 9:4 22:23,24
41:4 59:21 82:21
92:20 98:7 110:8
119:25 121:8 122:23
128:10 130:10 133:7
139:12 140:7 142:21
143:22 150:2 152:1,9
153:1 159:11,24
161:6,21 164:20
166:11 169:3 170:4
175:23 176:13 178:4
188:6 193:25 199:11
211:8 212:15 215:7
218:3 253:23 259:25
264:25 269:11 303:2
317:4 325:13 329:15
330:13 331:16 333:17
340:3 347:17 350:15
350:18
surprise 133:14,15,23
surprised 322:16
surprisingly 298:12
surrounded 357:21
surrounding 119:24
129:18 356:21
survey 222:7
survive 30:6 96:16

survived 352:25
surviving 105:6
suspicious 343:12
sustain 245:22 253:21
254:7,10
sustained 158:13
swear 34:11 88:20
161:22 174:7 209:3
225:4 302:3 313:6
334:7
swing 100:10
sworn 280:11
symbiotic 182:22
sympathetic 362:8
system 23:24 95:7 97:2
97:8 126:7 127:17
179:4,5,8 187:7
192:25 193:5 194:23
195:3 196:19,21
198:5,14 212:20
214:8 265:5 347:3,12
systems 193:7 194:10
198:9,12 206:20
279:3

T

T 162:9 168:3 172:21
205:6 228:6 231:19
248:12 250:2,18,21
250:22 251:24 253:14
258:12,18,19,20,25
259:11 273:15 275:19
276:25 277:3 278:1
280:22 281:2,9,18
282:13,15,18 284:23
t/a 1:6
table 75:23 115:10
176:6 182:23 213:10
213:11
tables 76:10 94:14
114:18 115:3,7,13
117:23 118:3,5,14
137:5,10,11,15
140:13,20,21 141:12
141:17
tabulated 234:5
taco 90:24 96:13 270:8
tacos 91:1,3 96:11
139:21 312:10 349:10
take 3:15 16:16 33:9
46:8 48:14 61:10
65:12,15 87:21,22,24
95:20 104:5 109:25
136:23 139:18 140:13
140:21 141:11 147:20
166:21 167:6 171:13
188:4 199:18 200:8
201:14 202:23 222:13

224:11 239:16 240:16
241:16 276:8 291:5
318:18 319:10 324:5
333:6 350:9,22
354:20,22 355:13
357:16 359:8,16
369:12 371:14
takeaway 90:24 91:1
taken 21:3 40:3,24 50:9
50:12 67:12 104:4
111:24 248:19 266:2
288:1 294:17 312:10
357:3 358:6 361:23
takeout 312:10
takes 41:11 109:24
111:17 159:8,18
223:3 358:12
Talana 107:12
talk 30:16 51:12 52:23
65:8 68:1 119:10
121:5 124:16,19
168:17 188:13 200:20
204:5 206:24 212:9
244:4 279:7 294:21
317:1 330:12 331:24
332:20 354:12 355:20
talked 56:14 109:2
110:21 114:17 136:9
152:14 179:18,18
199:13 237:20 286:13
286:21,25 288:5,6
294:21 299:5,8,12,13
341:10
talking 68:10 70:13
77:12 85:5 86:11
103:7 126:24,25
160:15 170:17 178:23
202:5 203:17 213:15
219:15 259:24 268:11
268:12 284:4 323:4,5
333:3 341:3 346:3
356:17,19 357:18
talks 149:2
tall 230:4
taller 94:20
tangible 364:24
task 60:17
tavern 47:7 231:23
266:25 267:7 270:9
279:8,10 281:24
294:1 363:6
Tavern's 340:10
taverns 363:2
tax 136:11
Tech/Rito 57:18
technical 138:13 139:4
140:6 179:14 186:5,8
technically 182:10

technician 138:15
techno 32:9 92:21,23
 239:5 244:14 308:6
Techo 1:6 3:19 6:11
 21:14 29:19 36:4
 37:10,25 42:25 44:10
 44:17 46:4,7 57:18
 64:6 73:10 89:6 92:20
 92:21,23,24 98:15
 108:17 110:23 114:12
 116:16,21 119:8,13
 120:1,6,8,17 121:7
 122:5 125:7 126:4
 128:9,21,21,23 129:3
 129:19 168:2 172:6
 177:2 181:21 182:25
 190:23 191:21 192:24
 193:9 195:19 197:15
 199:1 202:21 205:19
 211:3 219:15 226:17
 226:20,24 227:11
 229:24 232:9 233:12
 235:6,11,17 236:25
 237:5,15,21 238:23
 240:4 243:19 246:11
 247:20 248:10 255:2
 256:15 257:1,3
 258:13 259:1,9 266:7
 268:13,25,25 275:21
 278:9,11 279:4 282:8
 282:11,13,16,19
 283:1,6,13,16,22
 284:17 285:2,3,11
 286:6,13 287:1 288:1
 288:6,11 289:3,16
 295:12 298:10,17
 304:9,13,24,24 305:7
 305:11 306:10 307:9
 307:14 308:19 309:9
 309:15,18,25 310:8
 312:6,12 315:3,6,13
 315:24 316:5 317:15
 318:3,5,14 319:12
 324:18,20 325:7
 336:1,5,10,16,18
 337:1,5 338:11,17,17
 339:21 340:1,24
 341:18,22 342:4,15
 342:23 348:11,18,21
 356:25 362:24 363:10
 363:19 369:1,4
Techo's 121:11,15
 122:1,7 197:7 198:5
 198:14 256:21
telephone 160:21
telephonically 37:18
television 236:16
tell 7:21 34:12 37:12,14

41:17 42:17 67:10
 69:7,12 71:16 74:15
 74:18 75:4 78:20
 88:20 127:21 129:24
 139:6 142:17 156:9
 160:5 161:17,23
 174:7 176:1 200:21
 204:16 209:3 217:3
 225:5 226:19 227:7
 227:21 228:10 229:17
 231:9 232:15 233:17
 233:22 235:14,22
 236:21 238:5 243:20
 247:6 248:15 249:5
 252:7 268:1 278:10
 282:10 283:19 285:6
 288:16 302:4 304:11
 304:23 307:18 308:1
 308:18 309:7 313:7
 315:5,14,23 316:2,9
 334:8 336:4,14
 337:10,19,25 338:20
 339:24 341:20 342:9
 342:16 345:24 348:2
 353:1
tells 164:20
temporarily 365:1
temporary 309:12
ten 43:2 87:24 205:16
 215:23,23
ten-minute 88:1 224:12
 350:22,24
tenant 168:2 170:20
 172:3,5 195:12
tenant's 170:3
tenants 165:15 166:21
 166:25 167:1,6 187:4
 226:13 235:9
Tenleytown 143:5,11
 143:14,15
term 70:12 133:16
 141:5 169:23
terms 18:12 56:5,13
 95:25 106:9 158:8,11
 178:16 183:2 211:13
 211:16 212:23 222:21
 245:8 246:24 270:19
 274:24 294:10 353:15
terrible 174:19
test 59:3,16 143:10
 184:22 195:4,15
 196:8,17,18,22
testified 56:16 58:15
 62:24 74:14 82:5 84:4
 100:21 110:25 111:15
 111:20,23 112:22
 114:11 128:19 131:24
 154:22 165:22 170:1

190:21 191:1,10
 195:17 196:24 210:16
 210:23 219:23 243:7
 243:9,16 244:13
 253:25 257:12 266:6
 267:10,13,15 275:20
 277:6 305:2 322:10
 339:20 341:4 343:6
 343:24 345:20 354:7
 355:6,11
testifies 17:19,19
testify 12:13 13:2 19:14
 111:19 189:13 200:24
 243:2 254:8,9 256:1,6
 265:7 275:2 291:4
 343:19 344:19 345:2
 345:5,7
testifying 159:5
testimony 21:3 26:6
 31:20 32:4,17 51:15
 53:18 54:5 55:5,6
 62:12 81:20 83:4
 87:19 149:6 152:16
 153:12 157:13 168:19
 173:15 184:8 201:14
 201:25 205:24 207:13
 208:2 212:19 223:25
 234:17 243:24 245:2
 245:2 253:8 254:2
 255:24 256:13 257:20
 257:25 258:2 259:15
 260:17,19 262:9
 263:19 265:2 266:12
 267:12 271:23 275:6
 277:15 279:1,24
 287:25 288:7 290:13
 291:7,10,11 300:20
 301:14 310:3,7
 312:21 319:21,22
 341:15 345:23 347:2
 347:9,12,13 349:19
 352:10,12 358:4,19
 359:19 360:1,12,18
 367:17
testing 126:10 199:23
tests 199:19 341:9
Tetris 118:1
text 177:13,19 181:1
 195:2 238:19 239:5
 340:13 346:14,18
 347:5,16,18
texts 340:14
TFO 252:24,25
thank 7:4 11:9,12 13:8
 18:5 21:6 22:16 27:16
 31:4,6,8,9 34:4,8
 48:22 53:17,18,19,21
 58:10 62:4,5,6,8,11

62:12 81:12,15,18,19
 86:15,16,17 87:11,18
 87:18,19 88:25
 101:14 107:18 116:14
 129:25 130:2 134:18
 134:20 136:25 138:11
 138:18 142:24 143:2
 146:4,5,6 151:20
 155:19,20 157:24
 159:2 162:3 167:8,15
 169:7 171:23 173:7
 173:12,14,17 174:12
 183:24 190:13,17,20
 200:12,14 205:23
 207:12,15,16,17,23
 208:1,3 209:21
 216:14 217:6,13
 221:14,14,16,18
 222:24 223:9,22,24
 223:25 224:2,11,18
 225:8 230:11 234:6
 235:4 242:13 243:15
 254:12 257:14 269:7
 275:5,6,7 279:21,23
 280:1,2,13,14 290:8
 292:6,12,13 298:23
 298:24,25 301:7,10
 301:12,14,15,18
 305:4 306:4 310:24
 311:18 312:16,19,21
 312:23 315:21 320:17
 320:20 324:17 327:17
 327:18,23 329:12
 333:18,19,21,24
 336:21 344:12 349:13
 349:15,17,18,19,20
 351:1,13 355:21,21
 355:22 356:1,2,4,6,6
 356:10 367:5,7,20
 370:7,9,19 372:6,7,12
thanked 107:5
Thanks 101:14 107:23
Theater 106:24 107:1
 120:2 129:5 132:16
 182:16 198:7 237:1
 270:11 273:14
Theatre 71:20,25
thick 81:9 149:21
thicker 149:20
thickness 197:22 207:6
thin 149:18 366:24
thing 18:6 20:11 81:10
 93:11 96:10 136:13
 198:17 215:13,15
 262:4 309:12,12,15
 339:18 345:24
things 17:3 24:9 77:12
 95:2,25 96:20,21

97:10 105:19,22,25
 111:10 142:7 144:14
 164:25 171:14 180:2
 191:7 198:2 207:8
 222:8,19 237:7,14
 253:22 255:8 284:20
 289:2,9 294:22 317:5
 345:15 346:8 358:9
 366:8 370:1
think 4:14 5:5 14:20,22
 17:4 19:9,13 20:23
 28:11 56:17 59:20
 61:15 62:23 63:24
 70:16 72:4 74:13
 80:18 82:5,25 84:3,8
 85:13 92:15 94:13
 97:14 99:14,15
 104:16 105:16 106:20
 112:6,16 113:10,11
 113:15,24 114:17,24
 115:9 117:12 120:7,8
 120:9 123:20 125:21
 127:16 128:12 130:20
 131:2 133:8,12,21,24
 134:14 139:16 141:9
 147:7,11 148:19,23
 150:16,17,18,20,21
 151:7,18 152:17
 154:21 155:5,9,23
 165:2 168:16 169:4
 170:8 183:8 185:12
 187:17 192:4 193:20
 194:8,25 206:2,3,6,11
 207:1 210:22 212:13
 223:18 232:7 236:20
 238:11 240:11 241:13
 241:25 246:1,4
 247:24 248:23 254:10
 256:9,12 264:1,16
 267:19,21,24 268:3
 279:7 284:2 289:9
 290:6 292:22 294:1
 295:14 297:24 302:19
 305:24 306:2,20
 310:22 316:17 321:19
 325:12,22 327:10,20
 327:25 329:3,21
 330:25 331:2 332:7
 340:2 342:18 353:8
 353:16 354:9 356:16
 358:16 359:21
thinking 111:11,13
 113:17
thinks 18:23 324:10
third 33:6 40:9 133:16
 141:5 151:10 277:3
 336:8
Thirty-three 210:15

thought 28:14 86:1
 132:21 146:25 152:15
 184:6 245:19 253:25
 254:2,5,5 293:12
 322:20 324:11 329:8
 352:5
thousand 260:5
thread 177:19 347:5
three 5:23 24:3 30:8
 32:5 39:19 68:25 92:7
 95:20 106:3,5,7
 121:16 145:5 149:22
 150:8 174:24 176:4
 189:5 190:23 205:18
 235:5 237:16 246:10
 246:16 251:18 267:20
 270:17 272:13 275:22
 277:7 283:15 284:3
 305:5 306:9 307:8
 336:25 339:8 361:3
 363:21 366:8,18
 368:10
three-paned 207:4
three-year 235:15
 338:22
threshold 198:23
threw 105:9
thrive 298:20,21 356:15
 356:20
thriving 356:16
throw 179:6 205:14
throwing 95:3 96:24
thrown 200:25
thumping 308:5
Thursday 47:19,21 48:4
 48:15 98:25 287:21
 322:12,18,23
Thursdays 316:14
ticket 70:13
tier 68:16,18,22 69:3,9
 69:22 70:9 71:2 256:7
 256:9 361:8
tiers 68:23
tight 22:9,13
tighter 211:21
till 98:19 99:3
time 9:10 12:8 13:6
 18:22 19:4 20:2 21:3
 28:14 30:23 32:7,20
 34:5 35:2 36:12 42:11
 44:25 45:8 48:12
 51:25 53:13 57:17
 59:12 62:5 67:2 69:2
 83:8 89:22 91:7,18
 93:6,13 100:24
 104:15,17 107:17
 113:18 117:20 118:10
 118:24 119:13 125:10

133:17 137:8 140:14
 141:21 143:20 150:18
 150:19 151:23 163:5
 163:20 164:6,9 165:5
 167:10,15 170:2
 175:7 176:1 177:10
 177:21 178:1,9
 186:20 190:14 193:4
 195:13,19 196:17
 198:3,3 200:23
 201:22,24 202:14
 227:10 236:12 245:17
 247:10 251:3 252:15
 252:16 257:4 259:2
 270:16 271:20 272:5
 272:8,17 273:3,25
 275:6 276:6 278:14
 278:15 284:1 288:13
 289:4 292:2 294:18
 294:23 301:1,4
 307:12 309:6 310:16
 311:4 316:3,10,10,16
 316:18 318:10 319:8
 321:4 327:22 329:18
 330:1 332:7 333:15
 337:4,20,21 339:12
 339:18 342:6,7,16,17
 342:21 345:21 347:2
 347:10 349:8 351:6
 354:16 357:23 358:12
 362:25 366:11 367:5
time-to-time 151:4
timeframe 105:18 240:6
timeline 146:13
timeliness 18:12
timely 16:1,14 18:16
 20:13,15 289:6 372:4
times 17:8 39:7,8 44:25
 45:6 51:17 60:2,15
 63:13,15 68:7 69:8,17
 86:1 98:10 100:3
 131:7 201:10 210:18
 214:20 235:18,19
 241:2 247:15 267:16
 268:1,7,23,23 274:1
 283:21 284:5 286:20
 287:18,19 291:22,25
 292:5 293:16 300:1
 305:10 306:24 307:13
 307:17 311:3,9,10,13
 316:4,7 317:8,19
 319:9 320:22 322:7
 322:11 329:15,16
 337:4,8,23 338:21
 339:8,10 340:3,5
 342:10 352:3,11
 354:14
tiny 198:15

Title 11:24 360:25
to-go 44:3
today 5:15 6:17 7:18
 8:1 13:8 20:3,25 21:4
 31:12,23 62:12 81:20
 86:11 116:3 162:11
 175:10 251:3 259:16
 271:24 275:6 279:24
 287:25 292:14 296:7
 327:19,20 331:20
 332:9 333:16 343:15
 363:22 366:13 367:6
 370:8,9 372:7
today's 353:9
today/tonight 351:15
told 23:24 28:8,12 90:6
 133:15 194:2 253:13
 258:11 353:5 358:12
tonight 107:21 159:8,9
 163:23 167:15 253:8
 310:4 319:21,22
 351:14 354:4
tonight's 353:10
Tony 106:19
top 98:16,20 218:15
 252:21
topic 244:18
tops 105:13 180:7,15
total 43:22,23 185:12
 361:9
totaling 361:11
totally 150:13 340:5
touch 163:21 319:1
 320:13 321:18
touching 93:14,15
tour 294:22
town 60:6 141:6,6
track 67:14 354:10
trading 29:19
traffic 45:11 206:17
 237:11 270:21
train 316:24
trained 97:12 98:5
trance 32:9 244:14
 284:12 295:22 308:7
transcript 368:9,13
transfer 103:21,22
transitory 237:14
translucent 110:13
 357:20,20
transmitted 19:21
Transportation 249:20
trap 81:10
trash 38:10,10 39:19
 40:4,6 53:3 60:18,19
 60:19,20,21,22,25
 61:7,9,11,14,15
 121:12,15,16,18

122:1,5,6,9,24 123:2
 123:4,10,11,17 124:8
 142:4,9,17,19 143:3,5
 143:11,14,15,24,25
 144:7,7,15,16,17,20
 144:23 145:4,9,22
 168:5,17 169:5,18
 170:17,20,21,21,25
 171:4,11,12,15 172:4
 172:10,15,21 173:2
 202:17 203:19,23
 205:9,23 228:14
 248:8,21 249:1,6,7,12
 250:1,18 251:23
 254:9 255:11 273:18
 274:9,10 275:12,15
 275:17,18 276:1,3,8
 276:10,15 277:2,6,9
 277:15,23,24 360:20
travel 246:15
traveled 131:6,16
traveling 92:14
travels 39:1
treble 180:8
tree 255:19 329:7
tree-lined 304:4
treehouse 361:17
trees 82:3
tremendous 31:11
 100:7
tri 103:1 108:21 110:16
 110:19 228:15
Triangle 203:5
Tribe 238:21
tried 95:16 96:16 165:5
 206:9 238:19 289:2,8
 291:17 332:4
tries 191:7 326:8
truck 30:4 42:6 89:9,10
 89:13,14,19,21
 136:23 146:14 352:23
trucks 60:18,19 147:9
true 33:20 259:7,8
 262:18,21 363:4
truly 18:19 19:23 107:6
trust 331:22 344:23
truth 34:12,12 88:21,21
 161:23,24 174:7,8
 193:25 209:4,4 225:5
 225:6 302:4,5 313:7,7
 334:8,9
try 30:4 33:16 95:11
 97:15 115:10 136:18
 136:19,24,24 156:11
 239:11 285:16 286:15
 287:7,15 289:9 306:6
 327:2 332:13,20
 339:15 340:23 351:25

355:8
trying 10:10 13:17
 22:20 23:12 26:19
 35:3 38:1 63:9 89:16
 91:9 99:22 100:11
 115:5,5 134:16
 138:16,24 143:19
 145:18,19 164:19
 165:1 172:15 182:9
 202:14,23 203:1,5
 204:1 206:4 213:5,20
 261:10 264:2,7 265:1
 293:9 296:19,20
 298:1,2 306:23
 327:22 340:16 364:9
 369:25
Tuesday 40:22 44:11
 48:1
tune 119:4
turn 22:14 34:13 53:14
 88:13 89:25 190:11
 198:19 208:14 213:4
 213:18 246:22 269:16
 285:21 305:20 306:19
 306:22,25 338:11
 340:17,19 345:14
turned 41:19 52:6 53:7
 53:10 59:15,16 163:9
 217:10
turning 61:17 213:21
 236:16
turns 339:17
TV 338:11
TVs 237:8
tweak 187:16
Twelve 311:10
twenty 260:5
Twenty-four 361:8
twice 22:22 23:1,6,8
 284:4 307:16
two 5:23 23:14 24:8
 31:24 33:23 43:17,21
 44:17 63:15 66:3
 68:23 87:23 101:23
 101:24 109:23,24,24
 109:25 114:5 116:4
 120:20 127:13 134:6
 145:5 151:9 155:23
 162:22 166:11 180:7
 205:17,20 213:5,21
 214:5,19 242:1
 244:18 251:3 255:20
 256:13,19,20 257:7
 260:5 270:17 275:14
 275:21 281:7 291:12
 314:1 327:21 353:11
 355:4,5 358:12,13,13
 361:9,10 365:17

two-unit 303:12,15
type 47:2 51:9 82:6
 100:9 181:17 201:16
 284:11,12 285:22
 295:22 297:2 299:19
types 69:20 70:7,24
 154:23 204:23
typical 70:25 86:23
 99:9 182:24 238:22
typically 12:22 60:8,13
 104:18 118:3 158:15
 316:8 337:20 342:16
 342:17,19

U

U 182:16,17 206:16,16
 206:16 237:12
Ugly 177:17 185:8
Uh-huh 292:19
ultimately 40:2 90:10
 91:11,12 92:1,3
 216:25
umbrella 96:12
umbrellas 96:11
un 109:13
unable 16:11 66:17
 285:21 323:24 358:1
unanimous 27:4,5
unauthorized 258:21
unavailable 7:18
unaware 15:8 263:17
unclear 264:2
uncommon 274:2
uncontained 363:14
undercurrent 317:7
understand 20:20
 96:14 131:1 139:6
 140:18 151:3 153:12
 188:12,16 202:7
 203:10 221:4 245:8
 265:1,10 293:11
 295:7 296:4,6,9,20
 298:2 308:7 323:15
 328:21 329:5,25
 330:5 331:25 333:13
understandable 357:18
understanding 5:23
 7:17 27:11,12 29:22
 159:2,16 171:6,20
 271:23 275:13
understands 188:15
understood 54:5 83:3
 106:21 172:17 328:12
unenclosed 100:22
unfair 358:16
unfairly 359:10
unfortunate 351:15
unfortunately 95:21

154:25 202:22 207:5
 208:24 232:10 264:1
 324:4 358:10 364:7
Unified 66:24 67:13
unique 132:23
unit 42:24 49:15 226:4
 226:6,9,13 227:17
 228:19 230:25 231:4
 258:4 280:22 281:2,9
 282:3,17 283:12
 284:15 285:3,21
 289:17 334:22 336:7
 339:5 341:6,7,23
United 131:19
units 226:7 281:6 336:7
 346:2
unmute 8:14 161:4,7,8
 161:10,10
unmuted 217:11
unpermitted 32:25
unreasonable 33:17
unresolved 39:9
unusual 56:10
unwilling 358:1 363:16
updates 177:19
upgrade 187:6 357:23
upgraded 179:5
upgrades 192:3,12,22
 196:25 197:4
upload 241:7
upper 75:10 137:5
 228:20 303:16
Uproar 85:19,21 86:3
 129:4 293:25 297:14
 297:18 298:13,15
 299:18
upstairs 112:3 312:6
use 79:15 84:7,12 91:21
 97:17,20 106:10
 109:23 123:8 148:8
 148:11,13 151:24
 156:6 158:22 260:18
 260:23 261:1 262:3,4
 262:6,8 265:3,4
 308:16 321:6
uses 145:4
usually 67:14 72:10,21
 83:8 84:14 98:16
 152:1 256:24 297:5
 316:13

V

V 314:11 328:2,4
V-E-N-A-R-T 334:18
value 136:6
valued 363:7
variation 44:25
varies 337:22

various 120:14 240:4
 361:7
varying 42:24 49:15
vast 300:25
vehicle 255:6
vehicles 61:22 255:7,8
vehicular 32:24
Venart 2:9 334:3,4,6,10
 334:13,14,17,17,19
 334:21 335:1,4,8,14
 335:15,17,24 336:2,6
 336:12,17,22,23,24
 337:2,7,9,12,22 338:3
 338:15,19,24 339:13
 339:19,23 340:2,20
 340:21 341:2,14,19
 342:12,18,22 343:1
 344:12,17,20,23
 345:3,6,10,13,22
 346:1,12,25 347:5,13
 347:23 348:10,16,20
 349:1,4,7,19,20 360:8
vendor 249:2
venue 96:3 180:22
venues 94:20 133:11
 185:5
verbal 113:9
Veritas 6:17
Vermont 328:1
Vernon 203:23
viable 89:15 136:20
vibe 239:5
vibes 238:17,21 361:17
vibrant 293:19 362:22
vibration 215:4
vibratory 284:14
vicinity 73:10 171:2
 255:11
video 305:20 306:2,19
 306:23,25,25
videoconference 1:14
view 55:20 74:19 98:3
 227:9,22 228:11
 231:10 232:3 241:23
 260:10 366:12
vines 82:3,12
viola 256:9
violate 362:17
violates 33:1,3 360:21
 360:21
violating 298:21
violation 32:13 44:17
 54:20,22,24 56:7,7,11
 65:21,23 66:3,5 68:8
 68:13,16 69:9 111:5
 193:18 252:15 256:11
 274:8 289:5 365:25
violations 33:10,12

41:12,15 45:8,10 69:4
 69:16,23,25 70:1
 86:24 87:4,7 128:6,12
 134:6 158:14,23,24
 256:7 257:8 361:8
 364:12,15,20 371:5
VIP 43:5,11
virtually 11:7
visible 255:5
vision 92:18 106:21
 114:13,14 132:22
 361:16
visit 51:22 53:7,10
 57:19 58:15 59:20
 60:1 233:24 341:9
 349:9
visited 42:12 44:24
 45:1,6 50:2 53:5
visits 53:1 56:22 57:24
 59:25 80:18,18 83:6,8
 97:19
voiced 258:24
voicemail 286:20
 318:16 329:17
voicemails 64:18 333:2
voices 295:19
voir 17:20 26:4
volume 33:20 34:13,23
 241:21 246:25 365:16
voluntarily 99:13
 104:23
voluntary 296:16
vote 21:20 25:15
 369:13 371:15
voted 9:24 33:24
 120:21
vouch 239:7
vs 252:21

W

W 1:14,17
wait 15:21 166:9 209:17
 302:21 329:8
waiting 8:23 15:12,12
waive 16:8 367:22,24
wake 199:3
waking 190:7
walk 41:6 45:14 94:9
 112:3 180:10 273:23
 285:2,3 296:12
 298:16 360:22
walkable 304:5
walked 41:20 234:13
 318:12 346:1
walking 42:8 53:15
 98:17 112:7 314:23
walkthrough 64:1
walkway 212:4
wall 74:24 81:4 82:6,7
 103:1,1,5 108:21
 110:16,19 152:17,20
 152:21,22 153:6
 177:8,12 180:4,10
 195:7 214:22 215:8
 215:11 218:23 219:5
 219:20 227:1 228:16
 236:19 237:3 247:13
 270:15 346:17 357:12
walled 248:4
walls 41:1 82:2,11,20
 83:22 96:4 119:12
 152:3 179:17 218:17
 218:19 219:7,8 222:3
 236:4 248:1 251:17
 258:6 364:6
want 5:17,18,24 6:5,24
 15:8 18:2 19:1 33:19
 47:9 62:11,12 99:23
 116:1 117:25 121:5
 136:14 144:12 155:15
 159:6,10,15 163:13
 189:16,23 190:5,6
 197:17 204:3,4,23
 214:10,10 215:7
 219:5 254:9 255:21
 264:25 265:10 275:11
 275:11 278:19 285:1
 285:20 298:19,20
 299:4 305:23 321:21
 323:16 327:18 329:7
 333:17 339:15 343:2
 343:16 348:25 350:10
 350:19 353:14,16,19
 353:20 356:5,6,14
 359:1,11,25 370:7,16
 370:18
wanted 9:4 93:17 95:25
 143:16,23 156:11
 171:22 189:19 200:19
 202:9 212:7 289:20
 289:21 293:4,19,20
 347:7
wanting 362:21
wants 10:7 163:14
 200:10 211:8
warm 83:9
warning 50:15 68:25
Washington 100:8
 107:3 130:14 145:12
 185:13 194:10,11,16
 194:23
wasn't 42:3 54:16 55:22
 86:18 113:23 125:22
 126:22 150:23 182:11
 211:17,18 219:22
 220:3 258:7 260:21

262:24 265:12,12
 277:14 328:12 333:5
waste 32:19 249:17
 254:14,25 255:3
watch 236:15
watching 165:4
water 82:4,20
waves 179:7 195:7,12
way 16:19 20:1 84:16
 94:11 95:17 111:14
 115:20 131:11,14,14
 151:18 154:13,18
 172:24 173:4,4
 176:23,25 177:25
 179:7 182:5,13
 190:12 197:20 198:12
 204:25 213:3,12
 218:23 220:8 223:5,6
 241:25 248:24 262:8
 265:13 273:14 290:7
 297:17 298:21 332:14
 352:21 353:3 356:15
 358:2 367:14
ways 31:25 212:5 287:7
 300:19 340:24 344:7
we'll 3:15 6:3,7 21:20
 23:2 25:15 26:4,8
 27:9,10 29:10,11
 87:25 137:25 202:23
 209:18 215:2,2
 234:21 332:10 350:9
 350:23,23 352:13
 355:20 368:7 370:1
we're 5:5 21:4 28:13,18
 69:25 70:13 72:23
 86:11 87:20,21 88:5
 92:10 95:3 97:7 98:11
 98:22 99:22 101:20
 103:7 111:22 131:18
 135:15 139:3 141:9
 154:18 155:1,2
 156:15 158:16 159:9
 163:22 172:23 178:23
 204:1 209:12 211:9
 212:14 213:15 214:12
 215:6 219:15 222:10
 222:10 224:11,15,17
 224:22 227:7,21
 228:10 229:17 231:9
 232:16 234:16 238:5
 248:15 265:8 284:4
 303:2 306:20 310:21
 311:12 327:1 328:17
 330:9 344:10 350:22
 354:21,23 355:19
 356:17,19 357:18
 365:8 367:24 370:18
we've 25:24 28:13

89:19 95:8 96:15,16
 97:11,11,12,12 98:1,5
 106:3,4 111:12
 125:20 141:5,18
 150:1 178:18 179:17
 179:18 203:15 215:23
 216:7 217:19 243:24
 253:8 270:24 271:23
 279:5 291:16,17,17
 291:18 295:1 305:13
 349:23,25 350:1,3
 354:3 357:6 359:5,6
 359:20 360:1,17,17
wear 319:15
weather 96:21 151:23
 152:1,7 301:1
web 339:6,6,9
WebEx 1:14
website 64:14 72:20
 229:21 318:15,21,21
 321:9 372:3
Wednesday 1:11 44:12
week 100:2 143:16
 255:17 273:4 274:2
 307:16,17
weekdays 99:3 103:16
 151:1 297:6
weekend 113:12 199:22
 239:12,13 240:2
 263:5 284:4 285:19
 308:13
weekends 99:4 103:17
 151:1 181:22 283:24
 297:5 316:14
weekly 307:16
weeks 38:22 255:20
 368:10
weight 33:7
welcome 3:4 26:12
 139:22 336:23 368:15
wen 224:20
went 22:18 24:5 40:21
 51:19 57:23 58:16
 59:4,14 63:16,18
 64:20 88:3 144:8
 181:3 186:24 188:5
 222:7 234:1,2,12
 261:5 286:12 289:23
 318:16 321:10 328:25
 330:22,25 351:3
 372:15
weren't 59:9 111:11
 113:16,17 248:2
 271:18 289:6
west 71:23 84:25 236:8
 248:12 250:21 273:12
 275:19 315:8
whatnot 195:2

whatsoever 270:23
whether's 191:16
white 79:13 195:22
 201:10
white-looking 79:5
who've 144:5
wide 173:2 249:6
wide-spread 365:24
width 249:11,14
wife 162:22 326:14,24
 352:4
willing 154:12 199:9
 248:3 253:18 289:16
 310:10 320:3,6
 342:23 359:8 363:25
willingness 355:11
 365:18
Wiltberger 273:10,10
win 326:8 327:2
window 207:7 228:20
 348:1,4
windows 38:24 77:5
 78:3 110:6,8 197:21
 207:3 255:13 284:10
 286:3 316:1 318:12
 320:16 338:10
winter 301:3
winters 96:16
wish 28:5 29:12 33:11
 224:25 332:12 367:21
 367:25
withdraw 134:18
 261:25 272:18 327:9
withdrawal 272:5
witness 2:6,7,7,8,8,9,9
 8:21 9:6,11 12:2,12
 12:12,18,23 13:1,23
 17:7,12 26:3 28:24,25
 29:1,5 30:14 31:19
 32:17 34:9,9 62:5
 87:21 88:7,23 104:7
 107:17 115:15 146:5
 146:7,8 159:4,5,21
 162:1 167:9 173:20
 174:10 190:24 207:15
 209:22 216:14 221:18
 224:6,13,24 225:7,10
 225:21 228:6 229:12
 231:1 233:20 234:7,9
 235:8 243:2,7 244:13
 263:23 264:1 269:5
 270:1,7,19 271:2,9
 272:3,25 273:11,20
 273:23 274:13,24
 275:18 276:17 280:1
 280:4,11,12 292:16
 292:19 301:18 302:7
 312:16,19 313:1,8

334:1,2,11 348:23
 349:24 354:19 360:12
witness's 115:19
witnesses 6:2 9:1 12:16
 13:7 19:5 21:1,2
 27:22,24 28:1,5,8,9
 28:16,19 159:3,17
 224:5,9,14 277:6
 349:22 350:2,3,5
 355:5 360:2
woken 236:13
women 314:23
won 89:23
wood 82:23 152:16
wooden 82:2,11,19
Woodley 282:6
word 164:13 355:14
 359:4,8,17
words 83:20 115:17,19
 183:5 296:19
work 12:19 62:13 99:22
 142:18 144:12 149:25
 175:11 185:6,7
 191:13 204:21 220:19
 220:20 221:24 222:1
 222:5,20 247:20
 267:11 278:24 285:17
 287:7,7 289:20,21
 290:19 297:1 310:10
 320:3 342:23 343:2
 352:1 354:21 363:16
worked 92:10 106:17
 136:15 144:2 145:13
 177:16 215:20 272:12
 272:13 286:15 310:19
 358:21
workers 330:20
workforce 143:12
working 23:19 35:18
 118:14 146:1 177:6
 178:8 202:12 210:14
 212:14 222:8 272:17
 289:16 333:2 352:7
 354:18
works 161:18 194:1
 276:5 291:5 306:24
World 203:2
worse 319:7
worth 175:9 178:24
wouldn't 65:21 119:19
 129:23 187:3 219:7
 223:20 265:8 321:21
 333:6
wrap 350:23
writes 127:21
written 50:14 70:17
 287:19
wrong 20:6 134:9

wrote 188:15

X

Y

y 170:9
yards 276:6
yeah 28:2 42:19 45:4
 50:22 52:5 53:11 55:8
 55:25 58:23 61:4 62:2
 69:5 73:7 83:16 84:20
 191:13 194:15 197:18
 201:2,3 208:14 209:9
 213:17 233:15 249:8
 249:13 268:5 283:9
 284:21 293:10 296:24
 297:11,15 298:3
 302:20,20 314:21
 315:17 329:12,13
 331:19 338:21 349:7
 350:3 352:5 367:12
year 41:9,11 50:14
 51:19 54:4,16 65:3
 83:8 89:20 90:2,3
 92:6 105:4 111:12
 113:10,19 140:25
 141:19 142:18 146:18
 156:4,22 158:12
 170:8 176:5 237:24
 239:10,21 240:10,14
 257:11 259:16 262:18
 263:18 267:16,19
 311:6 321:2 343:5,8,9
 343:14,21 344:4
 347:22,25
year-and-a-half 247:16
 255:5 267:22,25
 268:2,6 292:3
years 30:8 33:15 35:16
 49:1,4 51:18 53:8
 70:6 95:21 96:15
 99:17 104:22 107:6
 145:12 147:6,19
 150:8 174:18,24
 189:5 190:23 203:13
 205:20 206:8 210:15
 235:5 246:10,16
 259:10 267:20 269:25
 270:4,17 272:13
 281:1 282:4 283:15
 284:3 289:19 291:16
 303:24 305:6 306:9
 307:8 309:13 311:25
 335:9 336:25 338:7
 339:8 340:4 343:3
 344:11 358:22 361:1
 362:6 363:21 364:23
 365:13 366:18

yelling 206:22,22
yellow 72:7
Yep 282:24
Yogi 43:6,9
Yohannes 2:3 3:23 6:17
 31:10 101:3 102:9
York 205:14 206:17
 237:12
young 178:4 314:1
Yup 215:7

Z

zero 311:14
zone 42:21 49:6,8,12,16
 49:16,23 50:21 65:20
 71:7,19 180:12,13
 229:11,13 230:1,2,7,8
 251:12,14 281:10,11
 303:20 314:15 335:13
 367:2
zoned 72:13 179:5
zones 65:20 71:12
zoning 33:2 46:2 49:12
 57:14 84:3,3,13
 229:21 249:25 250:13
 251:1,2,21,22
Zoning's 72:20
Zoom 140:1

0

0 251:13

1

1 55:11,22,25 81:22
 149:2 229:13 230:7,8
 281:2 347:21
1-1/2 147:5
1-100 232:18
1,200 46:3
1:00 42:15 59:13 63:23
 293:21
1:30 48:5,16 99:4,15
 117:19 182:8 344:7
10 46:11 54:10 55:24
 61:15 66:1 68:4 74:14
 87:3,4 107:6 159:3,16
 180:16 240:11
10:00 47:20 48:3,5,14
 48:15,16 296:3
 350:22
10:10 350:23,25 351:4
10:17 355:23
10:30 103:16 118:3
 150:25 152:3 287:21
10:37 372:15
10:49 15:3
100 172:22 232:12
 233:11 237:23 246:14

284:5 337:8 345:17
101 280:23
104119 1:8 3:20
10th 314:11 328:1,1,2,4
11 46:12 75:1 87:4
 148:9 281:6 361:10
11:00 118:3 346:23
11:30 47:21,24
11:51 12:6 14:3
11th 113:11
12 46:13 61:15 75:19
 95:1 146:20 240:3
 275:20 276:11 277:6
 320:21 322:7 364:12
12:00 48:3,15 57:21
12:30 57:20,21
120 55:17
13 46:15 76:8 193:23
133 241:13
13th 44:18 66:4
14 46:16 371:1,9
14th 176:22 185:6
 251:7
15 46:18 69:11 76:25
 108:10 226:13 247:15
 249:8,8 267:16
 268:22 311:9,10
15-20 169:21
15-inch 105:13
15-month 270:2
150 183:11 240:22
 284:5
16 46:20 78:17
16th 44:15 64:7,22
17 46:22 80:1 92:5
 256:6,9
17.22.8 25:8
17.29.9 25:5
1711.5 31:18
1722 11:25
17th 44:12
18 46:24 57:13 94:25
 103:2 231:2 303:24
 309:13 311:25 314:7
18-inch 105:12
18-month 238:2
1800 231:20 276:2
1838 226:2 228:18
 334:21
1840 228:2
18th 203:23
1900 231:16
1904 313:21 315:14
1911 303:7
1976 292:17
1991 93:23
1B 2:4 4:13,14,17,18
 7:7 10:9 45:20

1B01 7:6 205:12
1D 8:1
1st 15:3 16:3 44:13,15
 50:6 54:8 64:6,21
 65:6

2

2 45:21 55:15 68:15
 179:3 193:24
2-575 22:6 368:23
2-575(b) 370:24
2-575(b)(13) 369:6
2-575(b)(14) 370:24
2-575(b)(4)(a) 21:15
 369:2
2,000-dollar 50:19 51:3
 55:4,17,18
2:00 45:5 47:19,20,21
 47:23 48:1 98:24
 99:12 182:11
2:14 3:2
2:45 22:18
20 94:25 118:6 176:20
 180:16 181:24 247:15
 249:10,13 267:16
 268:23 339:10
200 232:13 233:10
 324:21 330:2 360:9
200-foot 232:3,9,18
 233:11,25 234:12
2000 251:7
2005 226:11
2007 164:5
2008 93:1
2012 89:9,16 146:15,21
2013 146:23 335:8
 349:4
2014 250:14 271:10
2015 91:14,15
2016 280:25
2017 89:16 92:5 126:2
 271:14 272:8 363:11
 363:20
2019 272:6,11 287:6
2020 81:22 148:20
 149:3 150:15 176:3,8
 226:14 286:11,17
 287:5 289:18 296:17
2021 41:14 44:15,18,19
 50:6 54:8,22 64:7,21
 65:6 66:4,4 86:2
 106:5 111:6 112:23
 118:19 124:23 127:14
 127:14,17 141:22
 156:19,22 157:2
 176:10 186:13 191:8
 192:4,6,8,10,13,22
 193:1,12,24 194:22

226:14 239:20 240:9
 240:24 241:24 256:16
 260:6 263:6 279:2
 314:7 315:23 322:4
 341:3

2022 1:12 15:3 18:8,10
 36:25 37:18 44:13,15
 50:7 52:10 54:8 64:7
 64:22 86:2 187:3
 239:14 240:12,25
 241:25 261:14 263:1
 263:5 264:5 365:7
 371:1,9,10
2023 142:18
21 81:23 125:14,17
 126:17 156:24 158:21
 186:19 193:9 262:19
 262:19 264:14,23
 265:14
21-CMP-00068 55:4
21-CMP-0068 50:19
21st 24:12,16 37:18
 40:23 50:7 54:8
22 81:23 259:21 260:3,4
 264:13,23 265:13
22-PRO-00072 1:8 3:19
 21:13 369:1,4
23 11:24
23rd 44:12
25 242:5 249:13 251:11
 354:14 360:25
25-725A 55:14
25-823 55:16
2575 21:10
27 90:12 231:5 239:14
27,5 185:12
2701 366:1
28th 24:20
29 192:8
29th 187:23 293:2
2nd 44:19 54:22 66:4

3

3 45:22 89:21 152:23
 162:23 249:12
3-inches 152:23
3-year 272:11
3:00 47:25 48:2 98:25
 99:12
3:06 22:19
30 18:10 34:2 96:8
 186:13 192:6,10,13
 206:8 368:12
300 324:21 330:3
300-foot 304:15
30th 13:21 15:1 16:2,4
31 5:14 37:8 38:18,25
 45:23 365:7,18

311 67:12 286:22
33 145:12
35 147:18
36 91:25

4

4 45:24 55:23 68:17
 71:6 77:3 80:6,13,15
 149:2 249:13

4-0-0 25:23

4-inches 152:23

4:33 87:24 88:3

4:43 88:1 159:5

4:44 88:4

40 307:17

400 43:14 46:6 266:7

400-foot 231:11,14

42 43:1

45 44:16 50:3,7,12

51:13 54:4 64:4,5

97:19 128:11 133:2,6

133:18 157:16 158:11

192:19 220:17 257:11

4b 103:3

5

5 46:1 58:3 71:15 92:6
 162:23

5/8 149:21

50 246:14 307:17 316:7
 337:8

500 231:18,19

531 280:22 281:2,9

5th 12:7 14:3,22 18:8

24:23 25:3 84:18 85:6

279:16

6

6 46:2 68:21 72:24
 179:3 249:8 251:18
 346:15,25 347:15

6:00 48:1,2 93:5

6:09 159:17

60 78:8 97:24 98:11,12
 98:22 111:22 112:6

600 52:13 106:23 162:9

168:3 172:20 205:6

228:6 248:12 250:2

250:18,21,22 251:24

253:14 258:12,18,19

258:20,25 259:11

266:23 275:19 276:25

277:2 278:1

600t 61:1,16 121:12,16

123:4,6,16

606 1:7 43:15 90:16

91:22 123:5

63 11:8

65 98:19

6C 39:16

6E 1:7 2:4 4:13,19,20

4:21 7:16,23 8:5,6

37:9 45:21

6E02 11:7

6th 42:8 52:16,19

102:18 144:20 145:1

145:3 226:2,23 228:2

228:18 231:16,20,24

267:1 276:2 281:17

281:23 282:13,15,18

284:23 303:7 304:4

313:21 315:8,15,18

334:21 336:8 348:10

348:16

7

7 1:12 46:5 193:20

7:00 93:5

7:23 224:11,20

7:33 224:12,18

7:35 224:21

70 112:6,12 352:3

70-some 203:12

700 90:12,14

71 98:19

71Z 188:10 191:22

725A 32:14

726 33:4

73 98:19 112:17

757-646 160:21

79 43:22,23 137:9

140:10,24 141:1

183:13

7th 52:20 90:7 206:16

206:16 266:24 268:13

8

8 46:7 68:24 117:18

249:9

80 112:6,11

801 43:4,8

85 143:11

9

C E R T I F I C A T E

This is to certify that the foregoing transcript


In the matter of: Rito Loco

Before: DC ABRA

Date: 12-07-22

Place: teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate complete record of the proceedings.



Court Reporter

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1716 14TH ST., N.W., STE. 200

WASHINGTON, D.C. 20009-7831