

Date: September 28, 2023

Case: Harsimus Branch Abandonment Section 106 Public Meeting



Ace-Federal Reporters, Inc.
Phone: 202-347-3700
Fax: 202-737-3638
Email: info@acefederal.com
Internet: www.acefederal.com

HARSIMUS BRANCH ABANDONMENT SECTION 106 PUBLIC MEETING

Thursday, September 28, 2023

5:00p.m.-9:00p.m. EST

Virtual Zoom Meeting

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

2 5:03 p.m.

3 MR. TABACHNICK: All right. Good
4 afternoon everybody, and thank you very much for
5 joining us. Welcome to the Harsimus Branch
6 Abandonment, Section 106 Public Meeting. Docket
7 Number AB167, Sub Number 1189X.

8 My name is Alan Tabachnick, and I'm the
9 Federal Preservation Officer in the Surface
10 Transportation Board's Office of Environmental
11 Analysis. The purpose of this meeting is to explain
12 the role of the Surface Transportation Board, and to
13 update the public on the background of this case,
14 where we are in the Section 106 process, and next
15 steps.

16 We have close to -- well as of half an
17 hour ago we have close to 400 folks registered for
18 the meeting, and I want to thank everyone for making
19 time to be with us today. Next slide please.

20 So the agenda for today's meeting is
21 fairly simple. We'll start with a presentation that
22 will cover the role of the Surface Transportation

1 Board, and then transition into an update on the
2 Section 106 of the National Historic Preservation Act
3 process on the Harsimus Branch Abandonment case.

4 After the presentation we will be moving
5 into the public comment portion of the meeting, and
6 we're here to listen, and are looking forward to
7 hearing from many of you today. Finally, we will
8 wrap up and discuss next steps. I want to let
9 everyone know that this meeting is being recorded.
10 We also have a court reporter here, who will prepare
11 a transcript, and ensure that the transcript of this
12 meeting is accurate.

13 And this transcript will be publicly
14 available on our website once it has been completed.
15 Next slide please. I think it is useful for everyone
16 to understand our agency's role in this case, the
17 proposed Harsimus Branch Abandonment.

18 The Surface Transportation Board is a
19 federal, bipartisan, independent Board with broad
20 economic, regulatory oversight of railroads,
21 including the rates, service, construction,
22 acquisition and operation and abandonment of rail

1 lines. The Board decides whether to authorize the
2 abandonment of a rail line, allowing the railroad to
3 remove the line from interstate rail network, and
4 end regulation by the Board.

5 Before deciding whether to approve an
6 abandonment, the Board must comply with the National
7 Environmental Policy Act, or NEPA, and Section 106 of
8 the National Historic Preservation Act. Next slide
9 please.

10 Under the Board's environmental rules,
11 compliance with NEPA and Section 106 is delegated to
12 the Office of Environmental Analysis, or OEA, and
13 that's my office. Following the end of the NEPA and
14 Section 106 processes, the Board decides whether to
15 deny an abandonment, or approve an abandonment with
16 appropriate conditions.

17 When making its final decision, the Board
18 considers the entire record, including the full
19 environmental record, and all analysis and
20 consultation undertaken under Section 106. Now that
21 I've provided an overview of the Board's role in
22 abandonment proceedings, I now want to turn the focus

1 to the Section 106 process in this case, and where we
2 are today. Next slide please.

3 In 2009, Conrail sought authority from the
4 Board to abandon the approximately 1.36 mile rail
5 line known as the Harsimus Branch in Jersey City.
6 The graphic here depicts the location of the Harsimus
7 Branch from East of Washington Street to
8 approximately Waldo Avenue on the west.

9 The six blocks visible in light green in
10 the center of the graphic comprise the Harsimus
11 Branch embankment, with which we are all so familiar.
12 Next slide please. As some of you may know, Section
13 106 of the National Historic Preservation Act sets
14 forth a four step process an agency must go through
15 in order to take into account the effects of its
16 action on historic properties.

17 These steps include initiation,
18 identification, assessment of effects, and then
19 resolution of adverse effects. All of these steps
20 involve outreach and communication with the Section
21 106, the Consulting parties and the public. For the
22 proposed Harsimus Branch Abandonment, the Section 106

1 process was initiated, the undertaking was
2 established, and the area of potential effects or
3 APE was developed, and consulting parties were
4 identified. Next slide please.

5 OEA has been working with a large number
6 of Section 106 consulting parties over many years as
7 this slide shows. Most recently, this past summer,
8 after our June 8th meeting, we've added the Bergen
9 Arches Preservation Coalition, Bike JC, and Historic
10 Jersey City and Harsimus Cemetery, and the National
11 Trust for Historic Preservation to our consulting
12 parties list.

13 Consultation efforts are continuing not
14 only with the 29 consulting parties, but also with
15 the larger community. Next slide please. OEA
16 identified 19 historic properties within the area of
17 potential effects, including the Harsimus Branch
18 Railroad, the embankment, and numerous historic
19 districts and individual properties.

20 We then conducted an effects assessment,
21 and determined that the proposed abandonment could
22 potentially have an adverse effect on historic

1 properties. We are now in step 4 of the Section 106
2 process, working to address the potential adverse
3 effects. And we determined that the development of
4 an agreement document, specifically a memorandum of
5 agreement, or MOA, was the best approach.

6 An MOA is a legal document that contains
7 all the commitments made to address a project's
8 adverse effects, and it is prepared at the end of the
9 Section 106 process. Next slide please. As part of
10 this Section 106 process, we're working to address
11 the potential adverse effects, but it should be noted
12 that the Board's ability to mitigate adverse effects
13 is limited.

14 It's important to understand that if the
15 Board authorizes abandonment, and Conrail abandons
16 the line, the privately owned Harsimus Branch would
17 be removed from the interstate rail system, and the
18 Board's jurisdiction over the Harsimus Branch would
19 end.

20 This means that the Board has no control
21 over any changes, or to the development of the
22 Harsimus Branch after it is abandoned. The Board

1 cannot impose historic conditions, limiting the
2 use, sale or development of rail properties after
3 abandonment. And documentation is generally the only
4 historic mitigation that the Board can unilaterally
5 impose. Next slide please.

6 And as seen in this slide, documentation
7 is defined broadly, and documentation of historic
8 resources can include the following: Historic
9 resource surveys; photography, for example,
10 you know, high definition digital photography,
11 preparation of technical reports, the video
12 documentation and interpretative signage.

13 A railroad may voluntarily agree to
14 additional historic mitigation measures beyond
15 documentation, but the Board generally cannot impose
16 historic mitigation measures other than documentation
17 without the railroad's agreement. Next slide please.

18 The historic mitigation measures set forth
19 in a legally binding agreement, in this case a
20 memorandum of agreement executed by the Board, the
21 State Historic Preservation Office, or SHPO, the
22 railroad applicant, and the Advisory Council on

1 Historic Preservation, or ACHP, along with the input
2 from the consulting parties.

3 The railroad applicant in this case,
4 Conrail, is legally responsible for carrying out
5 these measures under the direction, review and
6 approval of OEA. The Board has been working for
7 several years to negotiate an appropriate MOA. Once
8 a final MOA has been executed by the required
9 signatories, the Section 106 process will be
10 complete. Next slide please.

11 The current draft MOA, which is publicly
12 available on our website, stipulates that Conrail
13 would be required to prepare and publish extensive
14 and detailed documentation of the Harsimus Branch
15 and embankment, prepare and fabricate at least six
16 large interpretative sign panels that would
17 illustrate the history and significance of the rail
18 line, historic districts and properties in the area,
19 and important historic themes in the history of
20 Jersey City.

21 Develop a high-quality webpage on the
22 history and significance of the Harsimus Branch and

1 embankment, as well as adjacent historic properties
2 and districts, and this would be hosted on a website
3 identified through this consultation process. And
4 Conrail would also develop a high-quality digital
5 video explaining the importance of the Harsimus
6 Branch and embankment, and potentially other
7 important resources or themes.

8 This would also be developed through the
9 consultation process. Following the meeting today,
10 OEA will review all of the comments received, both
11 during this meeting and submitted afterwards, and
12 prepare a final MOA. Now I'd like to move into the
13 public comment portion of our meeting. Next slide
14 please.

15 Again, I want to thank everybody for
16 attending. We have now I guess about 170
17 participants in the meeting, which is great.
18 Letting people in as they login. So thank you to
19 those who reached out in advance to register, and to
20 speak during this meeting. As of four o'clock today,
21 or 4:15, we have close to 400. Okay, sorry about
22 that, it wasn't me.

1 We have close to 400 people registered for
2 today's meeting, and over 60 are signed up in advance
3 to provide comments. We're really pleased to have so
4 much interest in this case, and looking forward to
5 hearing from you. Each speaker will have three
6 minutes to provide their comments. In order to keep
7 everyone within their allotted timeframe, there will
8 be a time clock posted, so each of you can keep track
9 of your time while you speak.

10 Please stay within the time limit. If you
11 go over your time, you will be muted, so we have
12 enough time for everyone to speak. I also want to
13 note that speakers may comment only once. We're
14 trying our best to give everybody as much time and get
15 as many of you speakers in here as possible within
16 our four hour window.

17 The pre-registered speakers will be called
18 upon first in the order that they signed up. After
19 the pre-registered speakers have finished, we will
20 allow comments from the other attendees as time
21 allows. Attendees who wish to speak will need to
22 raise their hands in the Zoom meeting, and will be

1 called upon by the moderator. Well, I will call upon
2 you. I'm the moderator.

3 At that time the speaker will be unmuted.
4 We encourage each speaker to clearly state their name
5 at the beginning of their remarks. I also want to
6 remind speakers that you will have the opportunity to
7 utilize your camera at that time if you wish. We
8 will do our best to ensure that everyone who wants to
9 speak has that opportunity.

10 And again, we established the four hour
11 timeframe for this meeting to allow for as many
12 speakers as possible. In addition to oral comments,
13 written comments are welcome. We will review all
14 oral and written comments, and they will be included
15 as part of the record in this case. And I will
16 provide more information on how to submit written
17 comments at the end of the meeting. Next slide
18 please.

19 We do appreciate everyone taking the time
20 to be with us tonight. We realize everyone won't be
21 here for the entire meeting, some people will come
22 early, some people will come later. We will do our best

1 to get everybody -- give everybody the opportunity to
2 speak. And we thank you for your interest in this
3 proposed Harsimus Branch Abandonment, and look
4 forward to hearing your comments.

5 We're now going to go through the list of
6 the pre-registered commenters, generally in the order
7 that they signed up to speak. I will remind folks to
8 please state your name, so the court reporter could
9 accurately keep track of the comments. And our first
10 speaker tonight, and I'll apologize in advance if I
11 mispronounce anybody's last name.

12 I'll do my best to not mess up anyone's
13 last names. My last name is Tabachnick, and people
14 mess it up all the time. I don't even pay attention
15 anymore. So our first speaker is Anne Percoco.
16 Anne?

17 MS. PERCOCO: The sale of part of the
18 Harsimus Branch is unlawful, and the STB needs to
19 hold Conrail responsible for that. Otherwise, it is
20 setting a powerful precedent, and in fact, an
21 endorsement of future sales of other historic
22 properties. Furthermore, documentation and signage

1 are not mitigation. The only way to mitigate is to
2 preserve the embankment.

3 And the embankment provides a lot of
4 ecological benefits and quality of life benefits for
5 its neighbors, and documentation won't do anything
6 for that. Okay. Thank you.

7 MR. TABACHNICK: Oh. Thank you. Our next
8 speaker is Claire Perrault.

9 MS. PERRAULT: Yes. Oh.

10 MR. TABACHNICK: Thank you.

11 MS. PERRAULT: I can't even get in the
12 video.

13 MR. CROSS: We can see you Claire.

14 MS. PERRAULT: Okay. I can't seem to get
15 the video. My camera won't come on.

16 MR. CROSS: Claire, we can see you.
17 You're fine. Go ahead.

18 MS. PERRAULT: Okay. I'm Claire Perrault,
19 resident of Harsimus Cove National Historic District
20 for 43 years. My house is in a row of houses built
21 by the first mayor of Jersey City in 1850. The
22 Harsimus embankment is the district's northern

1 border, and thus has shaped our neighborhood. Any
2 harm to it, is harm to the whole district, not
3 commensurate to the other historic sites and
4 districts along it.

5 As Conrail's sale to a developer was
6 indisputably unlawful, the STB should hold it
7 accountable. As administrator of the National
8 Historic Preservation Act, Section 106 review, STB
9 should examine ways to mitigate adverse impacts to
10 historic properties. While reading is one of my
11 great pleasures, I don't consider the documentation
12 of a historic site makes up in any way for the
13 historic site itself.

14 Please do not release the grants from --
15 with no historic protection. That would burden the
16 City with defending its historic resources on its own
17 after dealing with decades of problems the railroads
18 left it with. Plus, it's your jurisdiction, will
19 encourage the demolition and destruction of
20 invaluable historic infrastructure.

21 That infrastructure is now a critical
22 resource in the context of global warming, that is

1 this particular one, in reference to the catastrophic
2 flooding that can, and already has occurred in
3 downtown Jersey City, but it indisputably mitigated
4 by the 6th Street embankment structure in its current
5 natural state. I ask the STB to use its own power in
6 Section 106 to explore true mitigation of adverse
7 effects. Thank you.

8 MR. TABACHNICK: Thanks very much, Claire.
9 Appreciate it. Our next speaker is Barkha Patel.

10 MS. PATEL: Hello. Can you hear me?

11 MR. TABACHNICK: Oh. Sure can.

12 MS. PATEL: Okay. Good evening. I'm
13 Barkha Patel, Director of the Department of
14 Infrastructure for the City of Jersey City. My
15 department is responsible for the planning, design
16 and implementation of the City's critical, public
17 infrastructure, including streets, transit, parks,
18 public spaces, municipal buildings, and other public
19 facilities.

20 The Harsimus Branch embankment contributes
21 substantial historical significance, and a unique
22 sense of place to the fabric of Jersey City. I

1 cannot emphasize enough how deeply concerned we are
2 about the risk of losing this historic structure if
3 the STB abandons the Harsimus Branch at this
4 juncture, without strong requirements for its
5 preservation and public use in line with our
6 redevelopment plan and many city master plans.

7 Our resiliency master plan locates the
8 embankment in a priority area within a watershed
9 district, which includes four downtown historic
10 districts that will suffer a tremendous loss if the
11 Harsimus Branch and its embankment are removed from
12 federal jurisdiction.

13 Among the goals of this plan are to create
14 a Jersey City that is resilient against flooding, and
15 to create a socially resilient community using
16 tactics like preserving historic neighborhoods and
17 structures. The embankment deserves to be protected
18 as a historic structure, and has a vital role to play
19 in providing protection from the impacts of climate
20 change on its surrounding community.

21 Local laws are not enough to
22 protect it from adverse effects. Our adaptation

1 master plan goes further to recommend creating
2 embankments, and raising land in some areas of this
3 district, which would serve to protect from both
4 rainfall, flooding and storm surge.

5 Our bicycle master plan in alignment with
6 our climate action plan, calls for investment in
7 alternatives to single occupancy vehicles, and for
8 reduction in vehicle miles traveled. The plan
9 includes a Harsimus Branch embankment as a key active
10 mobility corridor that will provide a safe and
11 attraction option for walking and biking for people
12 of all ages and abilities.

13 Finally, our greenway connectivity plan
14 identifies the Harsimus Branch embankment as a high
15 priority connection that would advance the east coast
16 greenway, a greenway with a planned route that spans
17 the entire coast from Maine to Florida.

18 The main coalition of the
19 Jersey City Division of Planning, with input from my
20 department, recently worked with a developer of
21 Hudson Exchange Property on this gap, to include a
22 landing for pedestrian and biking bridges across

1 Marin Boulevard that would join the embankment with a
2 public plaza at the Hudson Exchange location.

3 My department has the expertise to consult
4 on ways to avoid, minimize and mitigate adverse
5 effects that would stem from the release of the
6 Harsimus Branch from federal jurisdiction. I ask the
7 STB to include us in a robust process to do so.
8 Jersey City, and all of our partners have put
9 considerable energy into our redevelopment plan that
10 still allows for private development, with minimal
11 impact to this historic embankment.

12 We have a rare opportunity to protect a
13 significant piece of Jersey City's history, and we
14 need the STB to take a strong stance in support of
15 its protection. We appreciate this Board giving it
16 the attention and consideration that this project
17 deserves. Thank you.

18 MR. TABACHNICK: Thanks very much. Next
19 we have Deirdre Newman? And a note for Matt, can you
20 make sure the clock is lit for everybody? I guess I
21 could text you to do that, but that would just be
22 easier now.

1 MR. CROSS: The clock is visible to
2 everybody.

3 MR. TABACHNICK: Okay. Thanks.

4 MR. CROSS: I don't have a Deirdre on my
5 list. The next one is Stephen, who is on screen
6 right now.

7 MR. TABACHNICK: Okay. Let's go with
8 Stephen Gucciardo. Stephen?

9 MR. CROSS: Stephen, we need you to unmute
10 please.

11 MR. GUCCIARDO: Thank you for this
12 opportunity to speak. My name is Stephen Gucciardo.
13 I'm the President the Embankment Preservation
14 Coalition. I have spent the last 25 years together
15 with many of you, protecting one of our most precious
16 resources.

17 With the knowledge that the 6th Street
18 embankment was a state and municipal historic
19 landmark, and that the City of Jersey City wanted to
20 purchase portions of the Harsimus Branch for public
21 uses consistent with historic preservation, Conrail
22 unlawfully sold the embankment parcels to a private

1 entity, circumventing the City's and the public's
2 rights.

3 Rail lines must formally apply to the STB
4 for abandonment before a rail line can be sold, not
5 after. That's when the process requires an
6 environmental and historic preservation review, and
7 affords the municipality a window of opportunity to
8 acquire the railroad property. That opportunity was
9 taken from us.

10 Conrail only applied for abandonment after
11 they were forced to comply as the courts ruled that
12 STB still had jurisdiction. To date, STB has not
13 used its extensive powers to prevent or reverse the
14 unlawful sale. Instead, STB claims its jurisdiction
15 is limited because the property was sold, and no
16 longer belongs to Conrail.

17 So, the sale is unlawful, but you can't do
18 anything because the sale occurred? Is this the
19 mission of the STB to tie its own hands? To cancel
20 its own authority? Why should rail owners comply
21 with regulations if there are no consequences? With
22 these self-imposed restrictions, STB is poised to

1 authorize abandonment with no historic preservation
2 protections.

3 Meaningless signs, and commemorative
4 website are not historic preservation. How will
5 Conrail place the proposed signage on property they
6 no longer own? And what consolation reading a
7 eulogy about the Harsimus Branch on a website be,
8 when the transportation corridor is disassembled and
9 destroyed? To STB I say if you won't reinstate our
10 rights by reversing the sale, and you can't impose
11 meaningful conditions on abandonment, then deny the
12 abandonment application.

13 No action does more to protect the
14 Harsimus Branch than this MOA. In other words, if
15 you can't do anything good, don't do anything at all.
16 Don't reward Conrail, and don't leave us at mercy of
17 a particular purchaser that gains control through an
18 unlawful sale.

19 To the New Jersey State Historic
20 Preservation Office, I say please, don't sign off on
21 this proposed MOA. Signing undermines your agency's
22 landmark designation of the 6th Street embankment.

1 Signing validates a fatally flawed 106 process that
2 has ignored the facts and foreclosed on any
3 meaningful comment or protection. This MOA
4 disrespects our state's efforts to preserve and
5 protect its historic resources.

6 To the LLC's and developers who say they
7 are working with us in good faith to settle
8 litigation, I say sign the settlement now before more
9 litigation ensues, so we can all begin the process
10 of realizing the incredible potential of the Harsimus
11 Branch, and create a worldclass project we can all
12 benefit from, and be proud of.

13 I want to thank the public, City agencies,
14 neighborhood and regional groups, and government
15 representatives for attending this meeting, and
16 taking the time to let STB know what you want them to
17 do and not do. Thank you very much.

18 MR. TABACHNICK: Thank you, Stephen. Our
19 next speaker is Tom Monahan, and please try to stay
20 within the three minute limit, so we can get everyone
21 in to speak. Tom?

22 MR. MONAHAN: Good evening. I assume you

1 can hear me. Thank you Alan for taking the time. My
2 name is Tom Monahan. I live here in Jersey City a
3 few blocks away from the embankment. I'm also the
4 President of the Harsimus Cove Association, the
5 Harsimus Branch embankment delineates the northern
6 border of our historic neighborhood association.

7 I think that we're here faced with the
8 question of whether Conrail and the LLCs that
9 unlawfully acquired the embankment are going to be
10 rewarded for that unlawful conduct. In addition to
11 being a resident here in Jersey City, I'm also a
12 practicing attorney, and quite frankly I find the
13 idea that signage and a website, and the minimal
14 preservation obligations in the current memorandum of
15 understanding, is the consequence of flagrantly
16 violating the law.

17 I find it galling, and quite frankly
18 astonishing. Clearly, the Surface Transportation
19 Board has the ability, and quite frankly, the
20 obligation to find that Conrail cannot abandon this
21 property unless it makes arrangements, and agreements
22 to ensure that this important public corridor and

1 green space is preserved, and that every brick of
2 historic Harsimus embankment is maintained.

3 You know, Alan, I think you said it at the
4 beginning that the STB can approve the abandonment
5 with conditions, and I quite frankly don't understand
6 how those conditions won't include maintaining and
7 preserving this important historic resource in our
8 neighborhood. You know, the LLCs stand at the
9 precipice of obtaining a windfall, quite frankly, by
10 redeveloping a portion of this embankment to build,
11 by redeveloping it.

12 I think that's astonishing in and of
13 itself, but to allow anything to move forward without
14 specific agreements and obligations to preserve the
15 embankments, and imposing the authority of the
16 federal government, which very clearly has
17 jurisdiction over this piece of property would be a
18 gross dereliction of this transportation board's
19 duty.

20 So I would call on the STB to only sign
21 off on the abandonment if the embankment is
22 preserved, and every brick of the embankment is

1 devoted to the public, and the open space, and open
2 trails corridor that it very richly should become.
3 Thank you very much.

4 MR. TABACHNICK: All right. Thanks Tom.
5 Next we have I don't know if it's John or Nancy
6 Perls.

7 MR. PERLS: John, and Nancy, but I will
8 speak. Looking for your clock, there we go. Okay.
9 Thanks for giving us the opportunity to state how we
10 feel. It's not a huge amount that I can add to what
11 everybody has been speaking about. It's obviously a
12 concern to our community as a whole, especially those
13 folks that live near or adjacent to the embankment.

14 And our house happens to be butting up to
15 the embankment. We are in a flood zone. The impact
16 of storms like Sandy, we felt greatly, and I would
17 hate to imagine how we would feel if that embankment
18 is demolished. We are just, I think it's really
19 overall saddened ever since we lived in Jersey City.
20 We have been hearing about this going back and forth
21 and back and forth, and if I tell you that people in
22 the city as a whole are upset about this, it would be

1 an understatement.

2 You know, it marks you know, parts of
3 Jersey City as someone mentioned earlier from
4 Harsimus Cove to Hamilton Park. In fact, you know,
5 when you are on the turnpike, and you know that
6 you're almost home is when you can see the strip of
7 the embankment. You also can see as you're flying in
8 into Newark Airport.

9 It's just a part of, you know, our
10 neighborhood. It's part of how a lot of people --
11 it's funny, there's a lot of historic about the
12 neighborhood itself. You know our homes are -- a lot
13 of our homes are from the 1860's and this is just
14 part of that fabric, but again, what other folks have
15 been talking about is, you know, really holding, you
16 know, some responsibility, and hopefully that the STB
17 halts or reverses the Conrail sale, and again the
18 impact of the community is I think, you know, the
19 most important thing about who you're impacting, you
20 know, people that live here.,

21 And I think that, you know, that why this
22 should be you know, turned into, you know, housing

1 and apartment buildings, and things for people who
2 aren't even here yet, is just besides I think all of
3 us. Anyway, I appreciate the time for letting us
4 express how we feel. Thanks.

5 MR. TABACHNICK: Thanks very much guys. I
6 appreciate you're being here and taking the time.
7 Next up is Maureen Crowley. Maureen?

8 MS. CROWLEY. Good evening. I'm Maureen
9 Crowley, Founder of the Embankment Coalition. I'd
10 like to give context to the situation that we're in.
11 Twenty years ago coalition reps met with Conrail reps
12 to discuss embankment acquisition. Conrail asked for
13 letters from City government officials expressing
14 interest, and we never heard back.

15 We then raised funds for Jersey City to
16 meet Conrail's price. A city attorney asked Conrail
17 for abandonment status, and tried to inspect the
18 site. Conrail postponed inspection, and then sold
19 the property to eight LLCs. This sale shocked us
20 because by that time the ordinary citizens knew that
21 the Harsimus could not be sold without this agency's
22 advanced permission.

1 How did we know? We called the STB, which
2 had no record of the line's abandonment. A
3 professional researcher confirmed our findings. Can
4 Conrail, with its rail regulatory experience and
5 ownership records seriously contend it didn't know?
6 We then formally petitioned the STB, which agreed the
7 rail line was a regulated rail line, but did Conrail
8 concede and return whatever payment it had received
9 from the LLCs? No. Appeals winded their way through
10 the courts until Conrail finally stipulated that the
11 Harsimus Branch was a regulated rail line.

12 At this point did Conrail and the LLCs
13 correct the situation by returning deeds and
14 payments? No. Did STB require them to? No. And
15 now, is STB holding a Section 106 review that has
16 considered with consulting parties ways to "avoid,
17 minimize or mitigate adverse effects to historic
18 resources,"? No. We don't believe so.

19 Do these ways exist? We say yes they do.
20 Jersey City's Council has passed a redevelopment plan
21 that would preserve seven of the eight blocks.
22 Another one is waiting for a developer to make last

1 minute changes we hope, and these are important for
2 settlement.

3 Please OEA, facilitate the settlement by
4 reviewing these plans as part of this process, not
5 undermine it by signaling that the agency proposes to
6 cease historic protections. Finally, I quote STB's
7 own policy on railroads that have sold rail property
8 without first seeking abandonment authority.

9 "We generally do not discover these
10 actions until after the fact. Such actions are
11 unlawful. The Board's ability to carry out its
12 obligations under NEPA and HPA may be adversely
13 affected. The Board will continue to carry out its
14 obligations under those statutes, and will take
15 whatever steps necessary to enforce compliance with
16 them."

17 Please, OEA, consider the steps necessary
18 to comply with your own policy, and with the letter
19 and spirit of the National Historic Preservation Act.
20 Correct the course you are on. Do not reward Conrail
21 for its unlawful sale, and give other companies
22 strong incentives to sell or destroy historic

1 resources before applying for permission to abandon
2 their lines.

3 We also ask our State Historic
4 Preservation Office, which did a very good job with
5 helping to identify historic resources along the
6 branch, to not sign any MOA that offers no real
7 mitigation measures. Thank you very much for your
8 time.

9 MR. TABACHNICK: Thanks Maureen. Next up
10 is Peter Delman, Peter? Okay. Peter isn't here.
11 How about Jessica Costantine?

12 MS. COSTANTINE: Can you hear me?

13 MR. TABACHNICK: Sure. Hi, how are you
14 doing?

15 MS. COSTANTINE: Hi. I'm Jessica
16 Costantine, and I'm a Board member of the Embankment
17 Preservation Coalition, and I'd like to say that it's
18 about meaningful historic preservation remedies.
19 The STB's decision will expose the Sixth street embankment
20 and the Harsimus Cove Branch to demolition.

21 I urge the STB to add historical
22 preservation remedies into the MOA, so that the

1 structure is not vulnerable to developers who would
2 wish to demolish it. The current suggestions in the
3 MOA are not sufficient. They are documenting a
4 destructive policy that will forever change the
5 landscape of Jersey City.

6 And I would also like to comment as a
7 Jersey City resident of over 15 years who lives on
8 6th Street. And I'm also an educator who has taught
9 in Jersey City. I'd like to share how the
10 embankment has impacted my practice as a teacher, and
11 my students. I don't think you guys can see me, but
12 I have a picture here that I can email, some of my
13 students studying the embankment.

14 Elementary students, who are able to go to
15 the embankment, and feel and touch the structure, and
16 think about the rails going above the street line,
17 and thinking about how commerce was transported above
18 the downtown streets of Jersey City. They observed
19 the remnants of the train line from the time past to
20 envision what it was like for the people who lived in
21 Jersey City many years past.

22 In addition, they can also see what the

1 rail line looks like today, how the past as melded
2 with the future, and how it's become a beautiful
3 sanctuary for wildlife and vegetation, and for above
4 the street level. And it's also a great spark of
5 their imagination to think of the revitalization of
6 American landscape, and how they could possibly make
7 their mark on imagining what could be up there, what
8 the city could make, such a beautiful, open
9 landscape from day to day.

10 So I would hope that STB will consider
11 adding some more historic preservation language to
12 this MOA, so that we can preserve this landmark of
13 Jersey City. Thank you.

14 MR. TABACHNICK: Thanks Jessica. Let's go
15 back to Peter Delman. I thought I saw you login to
16 the meeting. Peter, are you there to provide
17 comments?

18 MR. DELMAN: Can you hear me now?

19 MR. TABACHNICK: Hi. Thanks for joining.

20 MR. DELMAN: Okay. Thank you. I'm Peter
21 Delman, Founder and current Board member of the
22 Embankment Coalition. I'd like to speak on the

1 subject of public engagement by the STB. A decision
2 by the STB Board to remove the Branch from its
3 jurisdiction without imposing historic preservation
4 conditions will be damaging to the public interest,
5 yet the public has not been meaningfully engaged in a
6 process that's supposed to have engaged them early
7 on.

8 In our experience, STB largely rejects
9 public comment. For example, in the environmental
10 review phase of the case, when hundreds of commenters
11 requested that the agency do an environmental impact
12 statement, rather than a narrowly focused
13 environmental assessment, the STB went ahead with
14 what it typically does, a light evaluation.

15 In this section 106 review process, we
16 understand the agency is supposed to engage the
17 public early. STB did not do this, but instead
18 conflated public interest consulting parties with
19 the public. Only at the urging of consulting parties
20 is this virtual public meeting being held.

21 Such a meeting should be held in person
22 near the site. Virtual meetings are fine for

1 technically adept people, but exclude others. This
2 meeting has the feel of a check off the box event.
3 We also request that you notify by mail property
4 owners to the north and south of the Harsimus Branch.

5 As reported to us, the results seemed to
6 have been hit or miss. It has fallen largely to
7 nonprofit organizations to get out the word on this
8 meeting. Details of the meeting were not available
9 until two weeks beforehand. Local organizations need
10 a longer lead time to inform members. There is a
11 large, Spanish speaking population and a housing
12 complex at Marin Boulevard, adjacent to the
13 embankment, and two senior centers on 6th Street.

14 Staff at POPCO, the housing complex, were
15 unaware of this meeting, or the process. They
16 requested information in Spanish. Unfortunately, we
17 did not have the time to supply it for them. Time
18 crunches imposed by STB in the past have hampered
19 nonprofit consulting parties' ability to meaningfully
20 engage in other ways.

21 Most organizations meet once a month, are
22 all volunteers, and have difficulty meeting 30 day

1 deadlines for substantive comment on complex
2 documents. While a 30 day comment period may seem
3 reasonable to paid employees of government, this time
4 period is problematic for many people.

5 A decision to permit abandonment without
6 historic preservation conditions would have great
7 implications for the people of Jersey City, directly
8 to those in the historic district, especially to
9 property owners, along the Branch and embankment.
10 This property could be damaged by adjacent
11 demolition.,

12 There is also measured impact in
13 foreclosing opportunities to address important public
14 meetings. For sustainable transportation, climate
15 change amelioration, storm water and flood plain
16 control, and forested open space, all while
17 preserving historic resources. Thank you.

18 MR. TABACHNICK: Thanks Peter. Glad you
19 could make it. Appreciate it. Let's move on to
20 James Solomon. Hi James.

21 MR. SOLOMON: Hi. Can you hear me?

22 MR. TABACHNICK: Sure can.

1 MR. SOLOMON: Wonderful. Thank you for
2 having me. My name is James Solomon. I'm a City
3 Council representative for downtown Jersey City.
4 Appreciate the opportunity to speak. And I say I
5 think without hyperbole that the preservation of the
6 Harsimus Branch embankment is the most unifying issue
7 among the citizens that I represent.

8 I'm asked about it frequently from folks
9 from all walks of life, new residents, and those who
10 are born and raised in downtown Jersey City. And
11 what they hope for is that the historic branch will
12 be preserved, that there will be public access, that
13 the environmental benefits of the sort of urban force
14 that has grown there remain.

15 And that's why they are concerned, and why
16 you will see so many of my constituents on this call
17 today about this Section 106 hearing. We want to
18 ensure that Conrail is not rewarded for improper
19 abandonment of the rail line, and that there will be
20 conditions laid out in the MOU, MOA, excuse me, do
21 not ultimately meet the type of historic preservation
22 and public paths that the community here needs, the

1 community here wants, and the community here has
2 spent 25 years fighting for.

3 To give you just the quick example.
4 Jessica spoke about her students. I walk by the
5 embankment everyday with my family on the way to
6 school. And it's existence has prompted numerous
7 conversations with my daughters whenever they ask,
8 you know, what is this?

9 And we talk about there was a rail line.
10 I tell her why there was a rail line there. Why
11 there aren't trains on it anymore. The property
12 owners nearby have been severely, negatively
13 impacted, which the rail line has abandoned without
14 any proper historic protections.

15 So I ask the STB to use all the powers at
16 its disposal to avoid, minimize, or mitigate any
17 adverse effects on the historic Harsimus Embankment
18 Branch as required by federal law, not contribute to
19 its destruction, or simply overrun the voice of the
20 downtown Jersey City and Jersey City as a whole, who
21 speak and ask you to ensure the historic nature is
22 preserved. Thank you so much.

1 MR. TABACHNICK: Thanks James. Appreciate
2 it. Next up is Greg Remaud, from the New York New
3 Jersey Bay Keeper. Greg?

4 MR. REMAUD: Hi. Can you hear me?

5 MR. TABACHNICK: Sure can.

6 MR. REMAUD: Okay. I'm not sure if the
7 video is up, but thank you very much for the
8 opportunity to comment today. I'm going to try to
9 say a few things. Fortunately, we have so many good
10 speakers, and so many concerned folks about this
11 project. I'm going to try to kick out a few things
12 that might not be said.

13 One thing is I think just its really
14 critical to understand that this is not the simple
15 rail transfer issue. It's certainly not a run of the
16 mill. It's a significant project. You know, what
17 I'm getting at is it's transformational for the
18 region. It's transformational for Jersey City. You
19 can't replace or build something like this.

20 It's an opportunity just by preserving
21 what's there to provide public access, which connects
22 up not just Jersey City, but up through Essex,

1 Huntington County and Essex County. It's one, it's a
2 terrific opportunity to store storm water in the
3 embankment, which also reduces nearby flooding in a
4 very densely populated, and intensely developed area.
5 There's the green space that Peter alluded to.

6 You know, there's high asthma rates in the
7 region, the air quality is not great in our congested
8 areas. Hudson County, along with the five New York
9 City counties are the most densely populated counties
10 in the country, so this region is the most densely
11 populated region in the country.

12 So all these benefits, which you can't
13 simply replace or find elsewhere, are available in
14 this project, and this project -- we're simply asking
15 folks to follow the letter of the law to avoid the
16 impact on this historic structure, and I appreciate
17 the opportunity to speak, but we've had to speak
18 many, many times, and do not feel certainly that STB
19 has heard us.

20 And that the significance of this project
21 for Jersey City and for the region that's
22 transformative, is not being given the full

1 consideration, or at least not to this date. And we
2 hope it's considered more moving forward. I'll stop
3 there. Thank you very much for the opportunity to
4 register these comments.

5 MR. TABACHNICK: Thanks Greg. Appreciate
6 it. Thanks for taking the time. Austin Sakong?

7 MR. SAKONG: Hi everybody. My name is
8 Austin Sakong. I've lived in Jersey City since 2005.
9 I'm a Commissioner on the Jersey City Historic
10 Preservation Commission. I'm a Board member of the
11 Embankment Preservation Coalition. I'm an actively
12 practicing architect. I'm also an educator who
13 teaches urban design at Columbia and NYU.

14 And I want to begin by acknowledging the
15 awe inspiring work and vision of the many members of
16 the Jersey City community represented here today.
17 Community members who have been at this for decades
18 now, through every imaginable, procedural, legal and
19 political hurdle.

20 You know, nowadays, I think everyone talks
21 about green infrastructure, and it's easy to see why,
22 right? You turn on the news and there's always some

1 story about some city struggling with heatwaves,
2 about flooding, you know, massive species die offs,
3 but the community members that you're hearing from
4 today had the foresight, long before any of these
5 issues were daily headlines, to transform this
6 remnant of 20th Century infrastructure into a new
7 21st Century piece of green infrastructure.

8 And this was a vision I think to connect
9 history to future, to an infrastructure that absorbs
10 carbon, cleans the air, promotes ecological
11 diversity, captures storm water and mitigates urban
12 heat effect, all the while making plain the
13 opportunity for open public space.

14 And it's a vision that is as astonishing
15 for being so ahead of its curve, and it is deeply
16 pragmatic because after all, these are all functions
17 that the embankment already performs today. And
18 importantly, it's a vision that the City of Jersey
19 City has recognized, and incorporated into its
20 redevelopment plan.

21 The Harsimus Branch and the 6th Street
22 embankment are now recognized in the City's master

1 plans, and further, development projects around the
2 embankment have already been designed, and the
3 construction is underway today to incorporate the
4 continuous ecological corridor that the Harsimus
5 Branch provides.

6 And I think it's important that the STB
7 recognize this work that has gone into all these
8 plans, and at the very least, include them in the
9 MOA. As a practicing architect, I just want to say
10 imagine the cost of designing and building, and
11 paying for something that does all the things that
12 the embankment is already doing now.

13 Imagine how audacious and innovative it
14 would be to propose a brand new mile long eight acre
15 forest through a dense downtown anywhere else in the
16 country. But in fact, this is what the embankment
17 already is, and that we, as a society, would
18 consider abandoning it with no substantive
19 conditions, that we would entertain discarding such
20 an asset in favor of interpretative signs and a
21 website I think speaks not only to our collective
22 inability to protect the heritage of our past, but

1 also our inability to protect the viability of our
2 future.

3 So I ask the STB to follow this
4 community's lead, to honor this vision that they've
5 been fighting for for decades, and which has now
6 become an integral part of Jersey City's planning.

7 And I think this means that the STB should
8 exercise their authority fully within their
9 jurisdiction to reinstate our community's rights, to
10 fully protect the historic embankment, to reject this
11 MOA in its current form, to acknowledge that the way
12 that Section 106 process has been conducted has been
13 fundamentally flawed, to prevent establishing a
14 tremendously damaging precedent, and to restore the
15 possibility of a better future in Jersey City.
16 Thank you for this time.

17 MR. TABACHNICK: Thanks Austin.
18 Appreciate it. Next up is Sean Gallagher.

19 MR. GALLAGHER: Thank you, Alan. So my
20 name is Sean Gallagher. I'm a Jersey City resident
21 who watched my father with global advocates transform
22 the abandoned Central Railroad in New Jersey Rail

1 Yard into a green state park, the most visited state
2 park in the nation.

3 Jersey City, almost 50 years ago saw that
4 historic infrastructure, rail infrastructure, could
5 be reimagined as national and recreational green
6 space for the public good, making the city more
7 livable and more sustainable. Today, I'm dedicated
8 to continuing that effort, as a sustainable design
9 director at Diller Scofidio and Renfro.

10 We reimagine New York City's 10th Avenue
11 Line as what everyone understands today as a High
12 Line, an innovative green infrastructure that
13 connects the community of Manhattan together in a
14 whole new way, and is being replicated all around the
15 world.

16 However, I believe that the Harsimus
17 Branch and the embankment has the potential to be
18 more impactful locally, more impactful nationally
19 than even a High Line could ever be. As a Board
20 member of the Preservation Coalition, I request that
21 STB reconsider the abandonment with no conditions,
22 and help the city and the coalition protect this

1 right-of-way as a public asset.

2 Our historic rails, their right-of-ways
3 are vital in our fight against climate change, and to
4 make cities healthier places. And these
5 right-of-ways are disassembled, and not repurposed as
6 green infrastructure. We are losing one of the
7 greatest tools we have in our tool box for creating
8 large scale green infrastructure within existing
9 urban fabrics.

10 Jersey City, like most cities, and
11 specifically coastal cities, will continue to suffer
12 from increased levels of extreme heat, pollution,
13 flooding and the Harsimus Branch in this
14 right-of-way, already acts as green infrastructure,
15 as Austin said, to mitigate these risks, and make our
16 city more livable.

17 Today, on top of the embankment is the
18 largest, I believe nationally seated downtown urban
19 forest in the United States. It's 30 years old.
20 It's a mature eco-system at the center, at the heart
21 of Jersey City. It's forest is currently estimated
22 to be lowering the heat by about 5 degrees around the

1 neighbors. It's also absorbing about 8.6 million
2 gallons of storm water.

3 And it's sequestering 120 tons of carbon
4 dioxide pollution, while providing 88 tons of fresh
5 oxygen to our residents. But the vision for the
6 embankment, it's much more than this. The vision
7 reimagines this embankment as a continuous corridor
8 that will connect the east coast greenway, and 400
9 communities from Florida to Maine, all along the
10 Atlantic coast.

11 The east coast greenway has coordinated
12 with the embankment and the Bergen Arches for this
13 nationally significant trail from north to south,
14 that is built on the idea of right-of-ways for the
15 public good. Jersey City and the Embankment
16 Preservation Coalition have been protecting this
17 railroad right-of-way as green infrastructure for
18 public space for over 25 years.

19 And with the help of STB. However, if
20 this is abandoned with no conditions, the embankment
21 right-of-way then becomes more likely to be
22 disassembled, broken up, and developed for private

1 profits. Our city residents will lose 8 acres of
2 public green space they currently have. The
3 opportunity for Jersey City to have an east coast
4 greenway trail and park system to fight climate
5 change and to strengthen community, is not
6 replaceable.

7 I ask you to continue to help protect the
8 integrity of this rail right-of-way, and be a leader
9 in demonstrating how the opportunity we have to use
10 obsolete, historic railways for green infrastructure
11 in the future. The current MOA does not accomplish
12 this. I really ask that STB not present this to the
13 Board or SHPO and not move forward until it has
14 reconsidered and starts to protect this right of way,
15 thank you.

16 MR. TABACHNICK: Thanks Sean. Next up we
17 have Michael Darling, and please keep an eye on the
18 clock, or we may run out of time for people to
19 provide comments, so appreciate that. Michael?

20 MR. DARLING: Sure. Thank you so much,
21 and thank you to everyone else who has spoken at this
22 point. My name is Michael Darling. I'm a resident

1 of Paulus Hook, so a historic district in downtown
2 Jersey City, and much like other historic downtown
3 districts, we will all suffer if we lose historic
4 buildings and sites.

5 I'm also a proud Board member of the
6 Embankment Preservation Coalition team. And as
7 you've heard from others, we're a nonprofit dedicated
8 to the protection and the restoration of the historic
9 Harsimus Branch embankment, and longer right-of-way,
10 as well as its reuse for multiple public purposes.

11 This rail line offers the potential for
12 green infrastructure that can connect our communities
13 in a way that very few other projects could, and our
14 goal is simple, and we're steadfast in our belief
15 that we must preserve, restore and activate this
16 historic rail line.

17 So as such, I must wholeheartedly object to
18 the Surface Transportation Board's draft memorandum
19 of agreement. It falls woefully short in offering
20 ways to avoid, minimize or mitigate adverse effects
21 to this historic rail line, its embankment, and
22 other historic sites along its path.

1 Documentation and signage are not
2 acceptable mitigation. And the STB is not
3 considering its own authority to offer real
4 mitigation solutions. Furthermore, having not held a
5 public comment hearing period up until now this late
6 in the process, I believe that the STB has failed to
7 adequately engage and consider the views of the
8 public.

9 Finally, Conrail should be held
10 responsible for its illegal sale of the Harsimus
11 Branch. The STB has the unique authority to void
12 that unlawful sale, righting the wrong that Jersey
13 City residents, our community has had to endure for
14 over two decades. In conclusion, I implore the STB
15 to consider real mitigation efforts that will support
16 the more than two decades of community activism to
17 protect this historic rail property, not
18 contributing to harming the city's historic
19 resources. Thank you so much.

20 MR. TABACHNICK: Thanks Michael,
21 appreciate it. Next up Cynthia Sanford.

22 MS. SANFORD: Hi. Yes, I'm Cynthia

1 Sanford. I have been a homeowner in Jersey City
2 since 1974, and I've been both personally and
3 professionally involved in historic preservation
4 here and other places. I agree with everything other
5 people have said, so I'm going to shorten my comments
6 a bit, and I apologize if I repeat them, because they
7 truly are from the heart.

8 So I'm asking STB please not to release
9 the Harsimus Branch from federal jurisdiction.
10 Understand that the draft MOA your office has
11 prepared, offers documentation as signage as
12 mitigations for adverse effects. Signage, words on
13 paper or online, cannot be acceptable as mitigation
14 for the potential destruction of a historic corridor,
15 and massive stone structure that currently provides
16 services to the City, and our plan to provide so much
17 more.

18 The Harsimus corridor links, as others
19 have said, to other corridors making up the East
20 Coast Greenway Maine to Florida Trail. It also
21 includes an existing major natural forest, a rare
22 and precious urban resource for climate resilience

1 that provides many benefits, including active and
2 passive recreation, cleaner air, flood control and
3 lower summer temperatures for Jersey City residents.

4 It would be negligent and shameful not to
5 respect the nearly quarter century of work dedicated
6 embankment coalition volunteers to develop a vision
7 for the Harsimus Branch historic embankment structure
8 that respects and preserves its historic character
9 and natural integrity. It's connection with urban
10 neighborhood surroundings, and its potential as a
11 link on the east coast greenway.

12 That vision, expressed in the coalition
13 video and redevelopment plans written by City
14 planners, through the cooperation of both the
15 coalition, and its adversaries in litigation, and
16 reviewed by the public, integrates historic
17 preservation, development, active and passive
18 recreation, and habitat. It has overwhelming public
19 support.

20 It's mind numbing and heartbreaking that
21 this vision and plans for the embankment keep hitting
22 road blocks that are not yet in development. I can't

1 say it better than this sentence from the Embankment
2 Preservation Coalition website, "Thoughtful treatment
3 of the Harsimus Branch can set a precedent for cities
4 around the world, demonstrating that healthy ecology
5 and infrastructure are compatible, not competitors."

6 Realizing the vision for the Harsimus
7 Branch would instantly set Jersey City in the
8 forefront of the green city movement, please use the
9 powers of your agency to protect the public interest
10 in this matter. Do not actively contribute to this
11 historic resource's vulnerability by removing it from
12 federal jurisdiction with no historic preservation
13 conditions. Thank you.

14 MR. TABACHNICK: Thank you, Cynthia,
15 appreciate it. Next up is Ty Bent. Ty, are you
16 there?

17 MR. CROSS: Ty is not here. Sam is up
18 next.

19 MR. TABACHNICK: Sam, go right ahead.

20 MR. PESIN: Friends of Liberty State Park
21 is a 35 year urban open space advocacy group.
22 Liberty Park is on the Jersey City Waterfront, and

1 next to our shrines of democracy, the Statute of
2 Liberty and Ellis Island. And this process must
3 respect maximum public participation and the
4 overwhelming support for the embankments as a great
5 public asset.

6 During the pandemic it was shown even more
7 clearly how crucial urban parks are for people's
8 mental and emotional and physical health. All ages
9 came out to enjoy these urban green spaces and
10 nature. The Friends, we have a deep interest in the
11 historic Harsimus Branch and embankment because the
12 visionary potential for an elevated park, and future
13 light rail routes are deserved and needed now, and by
14 future generations.

15 The embankment project will create an
16 accessible public use by the reuse of Conrail land is
17 common sense, and must become reality, not by your
18 destructive wrong actions. Urban people living in
19 this crowded, concrete city needs parks and mass
20 transit. The proposed embankment project is
21 compatible with historic preservation open space,
22 hard lane trails and transit corridors, and they're

1 facilitating demolition and destruction, would be a
2 harmful assault on urban people.

3 Urban reuse of former railroad land into
4 public lands to serve the public good is enlightened
5 public policy, and that's what happened at Liberty
6 Park when two railroad companies left the area it
7 became the park, and there became waterfront
8 infrastructure was cleaned up and transformed into a
9 park by the government in saving the land.

10 STB must save the embankment for public
11 use. Please facilitate the powerful, attainable
12 vision, which is on the Embankment Preservation
13 Coalition's website, along with the impacted
14 identified historic resources. We urge you to
15 hold Conrail accountable for their unlawful sale of
16 the embankment.

17 We must not allow them to be above the
18 law, which will set an unconscionable precedent for
19 other companies, and Section 106 review. Your
20 history and sign proposal is a travesty, and leaves
21 the embankment as a prime target for developers
22 paving the way for destroying the embankment's public

1 use future and green infrastructure future.

2 By granting them the memorandum, it's not
3 preventing or mitigating adverse effects. I trust
4 that you are not incompetent, and you're not
5 irresponsible, that you are not hostile to urban
6 people, so you're not bureaucrats without a soul, so
7 it's a mystery why your horrendous memorandum
8 absolves Conrail of its desire for commercial
9 development and killing high line type urban greenway
10 connecting to other greenways. So please go forward
11 with the golden opportunity, and listen to the great
12 speakers tonight, and be an agent of positive change.
13 Thank you.

14 MR. TABACHNICK: All right thanks.
15 Thanks, Sam. William Matsikoudis?

16 MR. MATSIKOUDIS: Good evening. Thanks
17 for giving me the opportunity to speak as well. I'm
18 a proud resident of Jersey City, New Jersey, where I
19 was also born. And I have some history with the
20 embankment too because in full disclosure I was a
21 City attorney for Jersey City, and for nearly 9 years
22 dealt with these issues.

1 But I left that post on June 30, 2013, and
2 a decade later the fight continues. I also want to
3 recognize, acknowledge and praise the advocates from
4 the Embankment Preservation Coalition. If you look
5 up what a civic activist is in the dictionary, their
6 picture should be there.

7 For a legal perspective, but even more
8 importantly than the archaic law dealing with
9 railroad abandonment, the public policy perspective,
10 this to me is a no brainer. I know you've heard some
11 hostility, but I just can't imagine that the
12 government would, and the Surface Transportation
13 Board in particular, would allow this resource to be
14 demolished.

15 The requirements of abandonment were not
16 followed. This property is not offered to Jersey
17 City, although I wasn't part of the City at the time,
18 as it was supposed to have been done. And if we
19 allow this to happen today and you've heard many
20 people speak about the benefit to the community.

21 But I look at it from inverse as well, or
22 the converse, which is to say that if this resource

1 was taken away, if it was demolished. If this urban
2 forest was chopped down, it would be the equivalent
3 of an assault, a battery and a violent act against
4 the people who live in the community.

5 You've heard the benefits of taking storm
6 water to avoid floods. You've heard the benefit of
7 taking away the heat during the hotter and hotter
8 summers, and you heard about, and I think we've heard
9 about the oxygen that comes from the many trees
10 there.

11 If you take those assets away, it would be
12 the equivalent of committing a violent act against
13 the people of Jersey City, one of the most densely
14 populated cities in America. So I have confidence
15 you will do the right thing from both the legal
16 perspective, and from a public policy perspective
17 because the notion that we would let this resource be
18 taken away is unconscionable, and something I can't
19 imagine that anyone would do in good faith, so thank
20 you very much. I hope you do the right thing.

21 MR. TABACHNICK: Thanks William, I
22 appreciate it. Barbara Seddon, Barbara?

1 MS. SEDDON: Hi.

2 MR. TABACHNICK: Hi.

3 MS. SEDDON: My name is Barbara Seddon. I
4 lived for 29 years in a house on the same block as
5 the embankment, and the last 6 years I've lived
6 within two blocks of it. So it's an old friend.
7 And I feel very upset about what is happening. I
8 want to endorse the views expressed so far by so many
9 people, and also by Margaret O'Neill in her letter to
10 the STB on this topic.

11 As she pointed out, and as Steve Gucciardo
12 also said, the STB does have the authority to void
13 the deeds, and unwind the unlawful sale by the no
14 action alternative. The city has long maintained
15 that the granting of an abandonment license, and the
16 loss of federal control of the Harsimus Branch, would
17 have the greatest adverse effect, and would be
18 equivalent to the destruction of the property.

19 It's hard for me to imagine how
20 devastating to our historic neighborhood the
21 destruction of the embankment would be. The last
22 speaker described it as a violent assault, and I'd

1 like to offer another metaphor also. Demolishing it
2 would be like pulling a thread that would unravel the
3 fabric of our neighborhood.

4 You have it in your power to prevent this
5 heartbreaking result. I beg you to use this power
6 wisely. Thank you.

7 MR. TABACHNICK: Thanks Barbara. Ben
8 LaGue?

9 MR. LAGUE: Good evening, Ben LaGue, thank
10 you, and to the STB OEA for hosting this hearing, and
11 giving us a chance to comment. I'm a licensed civil
12 engineer and a Hudson County resident since 2007.
13 For five of those years I lived on 6th Street, just
14 east of Erie Street in Jersey City, directly across
15 from a portion of the embankment referred to as Block
16 2 in the redevelopment and preservation plans
17 prepared by various group such as the Embankment
18 Preservation Coalition.

19 With regard to the proposed abandonment, I
20 would like to endorse and echo the environmental
21 comments on record by such groups as the Embankment
22 Preservation Coalition, as well as the Jersey City

1 Historic Preservation Commission, the National Trust
2 for Historic Preservation, Rails to Trails
3 Conservancy, and the many local, state and federal
4 coalitions and associations as well as the numerous
5 individuals who feel as strongly as I do that the
6 STB's authority and duty are not being met on this
7 issue.

8 STB OEA's responsibilities to take into
9 account environmental impacts when making decisions
10 is falling short in this case, as the consulting
11 parties have not been allowed effective provisions to
12 avoid, minimize or mitigate adverse effects of an
13 abandonment decision.

14 As Alan earlier presented, this charge and
15 responsibility is spelled out in the NEPA Section 106
16 review process. But the documentation only measures
17 outlined in the prepare MOA are inadequate,
18 non-mitigation, and inconsistent with truly avoiding
19 minimizing or mitigating adverse effects on this
20 historic resource.

21 As a practicing civil engineer for over 12
22 years who works on many local, and large-scale

1 infrastructure projects with a variety of public
2 agencies, I know firsthand that these reviews take
3 time, money and a great deal of effort. I am no
4 stranger to public meetings like this, where many
5 voices are expressing desires and perspectives. I
6 can relate to what this is like for STB OEA.

7 I get it. You have other mandates, other
8 projects and changing priorities. I assume the
9 current substandard level of response and mitigation
10 in this case comes out of a need to balance these
11 other priorities. Please rest assured in the
12 comments and plans you have, and will receive, that
13 the local, state and federal groups, consulting
14 parties, and individuals on record, and here
15 tonight, are driven to do the heavy lifting for this
16 preservation effort.

17 But without STB's backing, destruction of
18 this historic rail line property is foreseeable.
19 Please take stock of your current efforts. Your
20 responsibility as an independent agency, and find it
21 in your very capable authority to do this job right.
22 A decision to abandon this rail line from STB's

1 jurisdiction would directly contradict STB OEA's core
2 mission. Thank you for your time.

3 MR. TABACHNICK: Thanks Ben. Russell
4 Agle.

5 MR. AGLE: Russell Agle.

6 MR. TABACHNICK: Agle? Sorry about that.

7 MR. AGLE: Thank you for the chance to
8 talk tonight. I moved to downtown Jersey City about
9 20 years ago, and I was very grateful to have the
10 opportunity when I arrived to meet a lot of people
11 who themselves and families, had been in Jersey City
12 for many decades prior to my arrival.

13 A lot of them told me stories about the
14 embankment, when it was an active rail line, and how
15 they saw all sorts of goods coming and going.
16 Heading west from the rail yards on the banks of the
17 Hudson, containing everything from steel to cars, to
18 livestock.

19 These were fascinating stories that really
20 drew me into the fabric of Jersey City's industrial
21 history and industrial roots. And not just of Jersey
22 City, but the entire New York area, and in fact,

1 America's industrial development.

2 I'm not a historic expert, but it's
3 incomprehensible to me how this embankment, as those
4 memories fade, isn't considered a historical
5 artifact, and active historical reminder of what our
6 city has been, and what our country has been. And I
7 can tell you from just the average person's
8 perspective, no one is aware of the STB.

9 No one is aware of anything that you guys
10 have done to consider whether this is actually a
11 historic landmark or not. Because if you talk to
12 anyone in Jersey City, it is the last remaining
13 remnant of the things and the industrial history that
14 allow us to enjoy the city that we love today.

15 I strongly request that you guys do not
16 proceed with the abandonment, and that you allow this
17 historic landmark to continue in the shape, in the
18 form, that the residents of this community love and
19 cherish so much today. Thank you very much.

20 MR. TABACHNICK: Thanks Russell. Sharon
21 Torres?

22 MR. CROSS: Donna Dorgan is here. Do we

1 want to go ahead and go back to her?

2 MR. TABACHNICK: Yeah, let Donna go. When
3 you're ready Donna, thanks.

4 MS. DORGAN: Good evening everybody. My
5 name is Donna Dorgan, and I've owned my house on 5th
6 Street between Jersey Avenue and Coal Street in
7 Jersey City since 1998. And my house is part of the
8 Harsimus historic district, and my backyard is the
9 embankment, right. So I'm very familiar with the
10 embankment.

11 And I remember when the trains ran up on
12 the embankment, and I remember when they took down
13 the bridges because of safety, you know, dangerous up
14 there. A lot of people used to hang up there and do
15 all sorts of illegal things, and what have you.

16 So I do remember when the administration
17 arranged to have the bridges between the embankment
18 pieces taken down. Nevertheless, at this point in
19 time what I'm asking the STB to do is if you decide
20 to abandon this embankment, and I hope you don't,
21 but if you do that you impose restrictions on the
22 entire embankment, that it be uniform. All the way,

1 which would include Marin Boulevard and Manila
2 Boulevard, all the way up to Brunswick Street

3 Because my understanding is
4 that the developers, the successors to Steven Hyman
5 have been working out some sort of arrangement with
6 the City to chop off one-sixth of the embankment,
7 and build another, you know, skyscraper on top of
8 that portion. I believe that the entire embankment
9 is historic. I think it's been placed on the state
10 register, although I'm not sure.

11 And I don't think they should be allowed
12 to chop off one piece of this historic structure and
13 build a skyscraper. I think I ask that any
14 restrictions be placed upon the entire six blocks of
15 the embankment.

16 And also, I would advocate that the
17 embankment be incorporated in the Rails to Trails
18 network. It's been a very successful program in many
19 places. Also, my understanding is that with the
20 Rails to Trail embankment, if at some time there is a
21 desire to reactivate the rail line, or maybe install
22 some sort of light rail or something else on it, then

1 that could be done, and that's one of the options
2 available with the Rails to Trails dedication of the
3 property.

4 If you allow people to build skyscrapers
5 on top of the embankment, not only is it going to
6 destroy the historic area, but you're going to lose
7 that possibility of using the land as part of a
8 perhaps a light rail network, or to reactive the rail
9 line. So I would ask that if you decide to abandon
10 the embankment, and this rail line, that you impose
11 restrictions on the abandonment to protect the
12 historic nature of the embankment, as well as the
13 adjoining properties in the Harsimus Cove historic
14 district and the Hamilton Park historic district.

15 And that's what I had to say. Thank you
16 for the time and the opportunity to address you.

17 MR. TABACHNICK: Thank you Donna. I
18 appreciate it. Sharon Torres are you -- hi Sharon.

19 MS. TORRES: I'm here. Yeah. Hi. I
20 don't know, I'm not on video, but that's okay. I
21 want to thank you for the opportunity to speak. My
22 name is Sharon Torres. The Harsimus Branch in Jersey

1 City is a needed link for the east coast greenway
2 Maine to Florida walking and biking trail from New
3 York where I live, through Jersey City.

4 I understand that if the Surface
5 Transportation Board decides to remove the rail line
6 from federal jurisdiction without imposing historic
7 protections, it will be directly contributing to the
8 site's vulnerability. I suggest -- I'm sorry. I
9 know the Embankment Coalition has suggested ways to
10 preserve the historic property, and I ask you to
11 please consider these in your review process.

12 Our historic preservation agencies, both
13 federal and state, have an obligation to preserve and
14 protect our precious historic resources. I ask the
15 STB to avoid, minimize, and mitigate adverse effects
16 to the Harsimus Branch as required by law, and a way
17 that truly protects the resource.

18 To quote Andy Warhol, "I think having land
19 and not ruining it, is the most beautiful art that
20 anybody could ever want." So, I implore you to not
21 ruin whatever you are able to do to please help
22 preserve this land and the embankment. Thank you

1 very much. I appreciate the opportunity to speak.

2 MR. TABACHNICK: Thanks Sharon. Have a
3 good evening. Frank Gallagher?

4 DR. GALLAGHER: Thanks for the opportunity
5 to talk about the embankment. I'm Dr. Frank
6 Gallagher, with Rutgers State University where I
7 direct environmental planning programming. I've
8 been involved with the embankment for a couple years
9 now, recently completed an assessment of its
10 ecosystem services, and was quite impressed with
11 actually what the embankment performs for the
12 residents of Jersey City.

13 First, I agree with all the comments that
14 have been made about the historic importance of the
15 remaining fabric of the embankment, and I find its
16 potential to be even greater. The idea that a rail
17 part of the industrial revolution that helped people
18 in that area of the country during the great
19 immigration, but also separated many communities,
20 could be turned into a green corridor that would once
21 again connect these communities, is a really
22 exciting opportunity.

1 In addition to that, the services that the
2 embankment provides today, 7 to 8 acres of green
3 space that sit on top of the embankment are really
4 incredible considering the size and its context. For
5 example, the greenway today mitigates storm water,
6 and contains somewhere around 10 million gallons of
7 storm water within the confines of the embankment at
8 any given time.

9 And that's only considering the rainfall
10 that falls on top of it. The idea of connecting that
11 to the existing system in innovative ways, and
12 decreasing the impact of storm water to a community
13 that gets flooded already is actually outstanding.

14 In addition to that, consider the fact
15 that if you're standing under the 80 percent of the
16 embankment that today has forest cover, you are
17 actually breathing air that has up to 40 percent less
18 particulate matter in it than you would be if you
19 were standing out in the middle of groves, the other
20 canopy street corridors.

21 In addition to that, the embankment
22 provides an opportunity, as many people have already

1 alluded to, to increase the quality of life for
2 people, both physical and psychological quality of
3 life being connected to that type of open space. So,
4 I implore the embankment to honor the vision that has
5 been created by the Embankment Preservation
6 Coalition, and protect this truly unique historic
7 resource. Thank you.

8 MR. TABACHNICK: Thanks Frank. Next up is
9 Julianna Dawson.

10 MR. CROSS: Julianna, are you there?

11 MR. TABACHNICK: All right. Let's move on
12 to Chris Perez.

13 MR. CROSS: Chris is not here either.

14 MR. TABACHNICK: Wayne Zimnoch?

15 MR. CROSS: Wayne is also not here.

16 MR. TABACHNICK: John Gomez?

17 MR. CROSS: No.

18 MR. TABACHNICK: How about Arthur Cook?

19 MR. CROSS: Arthur is here.

20 MR. TABACHNICK: Okay. Hi Arthur, Arthur?

21 MR. COOK: Hi. Yes. I'm trying to --
22 okay. I'm trying to get my video. Okay. I don't

1 know if you can see me or not, but.

2 MR. CROSS: We can see you.

3 MR. COOK: Okay. Yes. I mean I'm here to
4 ask the Transportation Board to please not compound
5 this unlawful sale of Conrail to this LLC of
6 developers for many reasons. I mean some of the
7 speakers before articulated this much more
8 beautifully. But one of the things that has been
9 going on in Jersey City for a while is that
10 developers really have taken over our city, and it's
11 very difficult for the citizens to be heard in the
12 face of a lot of the damage that they're doing.

13 The environmental damages is of course
14 something that's very profound, as much of our
15 district floods regularly, even with a minor rain
16 event. Just a couple blocks from me cars are
17 underwater if there's even a little bit of rain that
18 hits us. And of course the embankment is a natural
19 aquifer, and again mitigates some of that.

20 But also, I think that the embankment for
21 me, as a resident here since 1997, it at this point
22 is an old friend, as Barbara has said earlier. You

1 come across it and it is just something that just is
2 there, and speaks to me in a way that you know, the
3 soul of the city, much of it in this historic
4 district does. And unfortunately, the developers,
5 and many of them who are involved in the LLC, want to
6 build on the embankment, are the very ones
7 responsible for I think killing the soul of the city.

8 So, please, I beg you to not let this go
9 on. And let us have this embankment for the park and
10 for the greenway and the bikeway that I think this
11 should be. Thank you.

12 MR. TABACHNICK: Thank you. John Delman?

13 MR. DELMAN: Can you hear me?

14 MR. TABACHNICK: Sure can.

15 MR. DELMAN: Oh. Okay. Hi guys. As a
16 community historic preservation advocate, and an
17 environmentalist, I strongly urge the Surface
18 Transportation Board to reconsider its draft
19 memorandum of agreement, which would in no way
20 mitigate adverse effects to the Harsimus Branch,
21 resulting from a Board decision to permit abandonment
22 of the rail line.

1 Please don't treat the Section 106 review
2 as a check off box step to an ultimate decision,
3 arming properties listed as eligible for the national
4 register. Instead, continue the review process until
5 you have meaningful mitigation. My understanding is
6 that the City has plans that provide such mitigation,
7 and these should be reviewed as part of the Section
8 106 process.

9 It's your obligation to conduct your
10 review that seeks ways to avoid, minimize, or
11 mitigate adverse effects, not to assume these will
12 happen, and ask Conrail to erect some signage marking
13 the site. In an era of rapidly accelerating climate
14 change, it's more crucial than ever that green spaces
15 be preserved for the public's use and benefit.

16 To demolish the massive embankment
17 structure with this mature forest would be tragic for
18 the environment. It's incumbent on all of us,
19 environmentalists, consumers, concerned citizens, and
20 yes, even those who will be building our future
21 literally, to join a covenant to protect, create, and
22 enhance the green spaces of our land. Thank you very

1 much.

2 MR. TABACHNICK: Thank you John.
3 Christina Donnelly?

4 MS. DONNELLY: Thank you for letting me
5 have the time to speak. My name is Christina
6 Donnelly, and I have lived in Jersey City for more
7 than 20 years. Much of this time I have been
8 involved with the preservation of this important
9 piece of Jersey City's history, through being on the
10 Embankment Preservation Coalition Board.

11 The Harsimus Branch was a major component
12 of downtown Jersey City's once predominant railroad
13 landscape. It was part of the largest transportation
14 system in the country, and exemplifies elevated
15 freight ways. The building of the massive stone
16 structure was supervised by James J. Ferris, a
17 major figure in civil engineering in the political
18 history of Jersey City.

19 There are few other structures so
20 illustrative of Jersey City's railroad past. The
21 embankment deserves to continue standing, not only
22 because it is an important site with so much

1 history, but it is also has not outlived its
2 usefulness. It serves the community with the forest
3 that has grown on top, with storm water control, and
4 with the longer corridor, which is necessary to
5 bring the east coast greenway walking and biking
6 trail safely off road through our city.

7 The corridor is also necessary for
8 possible future light rail service from the Hudson
9 River waterfront to journal square, or to the major
10 transit hub in Secaucus. As a personal note, my
11 property is on the north side of 5th Street, and
12 backs up to the embankment wall. If the embankment
13 were to be demolished, and redeveloped, it would have
14 disastrous effects on my property, and the lives of
15 my family, my tenants, and my neighbors.

16 Immediate and lasting effects include
17 flooding, structural damage caused by the demolition,
18 and quality of life in our historic area. Does the
19 Surface Transportation Board understand the
20 devastation that a decision to permit abandonment of
21 the Harsimus Branch without any meaningful, historic
22 preservation conditions, could inflict on the people

1 who live along the Branch?

2 Our historic preservation agencies, both
3 federal and state, have an obligation to preserve and
4 protect our precious, historic resources. This means
5 more than just an interpretative plaque on a wall
6 somewhere. We ask the STB to consider ways to
7 avoid, minimize and mitigate adverse effects to the
8 Harsimus Branch as required by law, and in a way that
9 truly protects the valuable resource. I thank you
10 for the time.

11 MR. TABACHNICK: Thanks Christine,
12 appreciate it. Is Ellen Glynn here? Irene Barnaby?

13 MS. BARNABY: Yep. I'm here. My name is
14 Irene Barnaby, and I've lived in Jersey City for 18
15 years. I currently reside on 5th Street, and the
16 back of my house actually looks over the embankment.
17 As Alan mentioned, once the agency ends its
18 jurisdiction, you will have no control over what
19 happens with the embankment.

20 But what we do control is whether to
21 abandon and to enforce protection parameters, which
22 are not in place at this time. If the abandonment

1 does occur, we're going to be left with being more
2 vulnerable to future developments that could lead to
3 the demolition of this neighborhood treasure.

4 If you look out my windows you will see
5 hawks and beautiful birds, and butterflies. I mean
6 it's a really magical place, and we need this
7 structure to help mitigate the flooding, provide
8 respite for wildlife, provide oxygen and greenery for
9 the whole neighborhood.

10 Please reconsider this move, and don't
11 abandon us. Thank you.

12 MR. TABACHNICK: Thanks Irene. Joanne
13 Gucciardo? Is Joanne here?

14 MS. GUCCIARDO: I'm here.

15 MR. TABACHNICK: Oh. Go right ahead.

16 MS. GUCCIARDO: My name is Joanne
17 Gucciardo. I'm a 35 year resident of Jersey City.
18 And I agree with the Embankment Preservation
19 Coalition's assessment of the MOA being proposed. It
20 does nothing to protect the historic resource. It
21 should not be signed by any of the concurring
22 parties. The federal, state and city agencies

1 involved in this undertaking have very clear mission
2 statements that require them to serve the public's
3 interests.

4 What good is holding meetings for the
5 public and for the consulting parties if you will not
6 reflect their recommendations in your conclusions?
7 Please carry out what your jurisdiction requires by
8 reinstating our rights, holding Conrail accountable,
9 and providing meaningful protection for the 6th
10 Street embankment and the Harsimus Branch. Thank
11 you.

12 MR. TABACHNICK: Thank you. Laura
13 Skolar?

14 MS. SKOLAR: Hi, good evening, how are
15 you?

16 MR. TABACHNICK: Hi.

17 MS. SKOLAR: Hi. I am speaking tonight on
18 behalf of the Jersey City Parks Coalition. The
19 Jersey City Parks Coalition believes that the current
20 MOA should be rejected. We understand that Conrail
21 sold part of the regulated rail line, and now is
22 belatedly applying for abandonment, compromising the

1 quality of the Section 106 review.

2 In terms of the mitigation outlined in the
3 agreement, it is woefully inadequate, and does not
4 represent what the nonprofits involved in open space
5 and preservation in Jersey City can endorse. The
6 Jersey City Parks Coalition is made up of 30 parks,
7 organizations, including parks in the historic
8 districts and neighborhoods through which the
9 Harsimus Branch runs, and that have been identified
10 as being adversely affected, should the Harsimus
11 Branch be authorized for abandonment.

12 We appreciate the fact that after our last
13 meeting you did provide some outreach to other park
14 and neighborhood groups that would also be affected,
15 and have made them part of this consulting party's
16 process. Although the current consulting parties
17 appear to have done a good job of identifying
18 historic resources that will be affected by the
19 abandonment, this phase of the Section 106 process
20 has not received the careful attention it should get

21 It so far has resulted in no measures to
22 avoid or minimize what could be a cascade of adverse

1 effects, resulting in the loss of an important and
2 generationally valuable Jersey City asset, once lost,
3 never to be replaced. The proposed mitigation of
4 recordation, documentation, and interpretation is
5 totally insufficient and quite frankly a joke.

6 Conrail was created by the government, and
7 it exists with governmental support, but its
8 unlawful sale was wrong. They don't appear to be
9 trying to make up for it, and the STB does not
10 appear to be holding them accountable, at least up
11 until now.

12 I hope that the comments expressed here
13 tonight will drive home the importance, and the
14 historic significance of the embankment, and that the
15 STB will hold Conrail accountable, and these comments
16 will inspire you to do the right thing, and be a
17 strong defender of our public good. Thank you very
18 much for your time.

19 MR. TABACHNICK: Thanks Laura. Maggie
20 O'Neill. Maggie, you're up.

21 MS. O'NEILL: Hey everyone. My name is
22 Maggie O'Neill, and I'm the Principal Historic

1 Preservation Specialist for the City of Jersey City.
2 I am also the Secretary of the Jersey City HPC. The
3 HPC finds the draft memorandum of agreement
4 circulated by the Surface Transportation Board deeply
5 flawed and objectionable in a variety of different
6 ways.

7 First, the MOA does not mention the
8 history of this project, but Conrail unquestionably
9 engaged in an unlawful sale of a rail line, and knew,
10 or should have reasonably known, that the sale
11 required the authority to abandon from the STB. At a
12 minimum, the MOA should properly reflect the actions
13 taken by Conrail to circumvent the historic
14 preservation process, and destroy historic property
15 prior to any engagement by the STB, state, local
16 preservation authorities of the public.

17 By leaving these items out of the MOA, the
18 STB is effectively erasing history and rewarding
19 actions taken by Conrail. Furthermore, the
20 mitigation that the STB is considering is woefully
21 inadequate in promoting a long-term preservation of
22 the Branch. Conrail has already sold its interest in

1 the property, and will have no reason to participate
2 in preservation once the abandonment is authorized.

3 The "preservation methods" contemplated in
4 the MOA, are so big and unenforceable, but they are
5 effectively meaningless, and set a shocking precedent
6 for any other rail companies looking to offload their
7 historic properties. All the MOA requires of Conrail
8 is merely recordation, and additional documentation
9 and signage.

10 In effect, Conrail must make a report,
11 put up some signs, and prepare a web page. Of
12 course, Conrail no longer owns the property, and it
13 is not further defined within the MOA who this
14 responsibility falls to if it is not completed by
15 Conrail. The MOA does not even require Conrail to
16 pay to host the website it develops, nor does it
17 impose any minimum standards for the information to
18 be hosted on the website.

19 However, there is a fix to the situation.
20 As part of the local land use process, the JC HPC,
21 planning board and City Council have set up a
22 framework of what meaningful preservation action

1 looks like. By adopting redevelopment plans that
2 preserve the embankment for open space, trail and
3 transportation uses.

4 The HPC, City Embankment Coalition, and
5 many other consulting parties have long been
6 advocating for the STB to take full advantage of its
7 regulatory authority, and to take action that
8 reflect the need to preserve this structure that is
9 vital to the history of Jersey City. The guidance on
10 how to do this is there. The STB just needs to act
11 on it. Thank you.

12 MR. TABACHNICK: Thanks Maggie. Liliane
13 Freitas please.

14 MS. FREITAS: Hello.

15 MR. TABACHNICK: Hi.

16 MS. FREITAS: Hi. Thank you for the
17 opportunity. Good evening, my name is Liliane
18 Freitas, I have lived in Jersey City since 1988. It
19 has been 35 years since I first looked at the 6th
20 Street embankment, and was mesmerized by its powerful
21 beauty. It has been 35 years, hoping to see the
22 embankment as an open space for all people to enjoy.

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

This beautiful structure has been off limits to the general public for a long time, and now, more than ever, after a pandemic, threats of flood and overdevelopment, we need green space so badly for health and environmental benefits. I remember 20 plus years ago the first signs of destruction and disrespect to the embankment were noticed when from one day to another all the tracks that joined the parcels were removed by Conrail.

There was no public input, and no previous notice to the residents of the neighborhood. Most importantly, there was no consideration to the historic value and integrity of this structure as a whole. My children were born and raised in Jersey City. When they were small they used to call the embankment the Jersey City pyramids, and tell their friends that mummies and treasures were buried inside.

These stone walls are our very own pyramids, are a precious antiquity asset that must be preserved at all costs. Something like that will

1 never be built again. We cannot let it be lost
2 forever. It represents our historic heritage.

3 The 6th Street embankment has many benefits
4 to us. It is an architectural and engineering
5 marvel. It functions as the rain drainage to our
6 increasingly overdeveloped urban setting. It is a
7 haven for migratory birds and insects. It is also a
8 historic reminder of the industrial hub that was the
9 waterfront in Jersey City.

10 Finally, to all the agencies and
11 individuals involved in deciding the fate of the
12 embankment, I beg you please use all your powers to
13 recognize the will of the people. Be part of a
14 legacy of respect to our common wishes, and do not
15 bend to the greed of just a few. Do not reward
16 Conrail for this unlawful sale, which has taken away
17 the city's and the public's right to ownership.

18 Think about the detrimental impact that
19 losing the embankment would have to our community,
20 and for humanity. Please use all your powers to do
21 what is right for the people. We the people, have
22 been doing what we can for 21 years, fighting to keep

1 the integrity of the embankment, to keep the
2 embankment dream alive.

3 But ultimately, the power is in your
4 hands. Please do what is right. And thank you for
5 the opportunity. Thank you for the time.

6 MR. TABACHNICK: Thank you, appreciate it.
7 I will remind everybody to try and stick to the three
8 minutes as much as you can. Next up is Thomas
9 Slattery.

10 MR. SLATTERY: Hi. My name is Tom
11 Slattery. I'm Assistant Corporation Counsel for the
12 City of Jersey City. The City echoes the statements
13 by the many speakers heard already tonight, so I'm
14 going to be brief. The OEA to this point has
15 generally stated that it lacks the authority to
16 impose any significant conditions for abandonment in
17 the proposed MOA.

18 The City believes that that conclusion is
19 incompatible with the STB's broad powers mentioned
20 earlier in the presentation. The approval of an
21 unquestionably unlawful sale and circumvention of
22 historic preservation process would nullify the very

1 purpose of the laws and regulations at issue, and
2 would render moot the public participation required
3 by law.

4 The proposed MOA does not even make
5 mention of the illegal sale, and the sale could even
6 consider any mitigation of further destruction of the
7 embankment. Moreover, because Conrail has already
8 sold its interest in the property, it has no reason
9 to participate in efforts of documentation and
10 signage.

11 While the City remains focused on
12 preservation of the Harsimus Branch embankment, you
13 cannot help but notice the signal that the current
14 memorandum sends regarding other rail properties.
15 Rail operators can rely upon federal pre-emption when
16 it's convenient to avoid local regulations, and then
17 ignore federal jurisdiction when it is expedient to
18 do so.

19 That's an untenable situation.
20 Disincentivizing compliance with the ICCTA undermines
21 the legitimacy of the STB at the expense of local
22 governments and the public interests. Jersey City

1 implores the STB and the consulting parties not to
2 sign this MOA.

3 If the agency has no legal authority
4 beyond the meager signage and documentation proposed,
5 then there's little need to pretend that rail
6 operators have to abide by abandonment requirements
7 at all. However, if, as the City contends, the STB
8 has the ability to withhold abandonment authority
9 until meaningful preservation is secure, including by
10 participation of the city, and the property's new
11 purchasers, it must do so.

12 Thank you very much.

13 MR. TABACHNICK: Thank you. Have a good
14 evening. Katrina Borisjuk?

15 MS. BORISJUK: Yes. Hi. Can you hear me?

16 MR. TABACHNICK: Sure can.

17 MS. BORISJUK: Yeah. Don't worry about
18 butchering the last name. It happens all the time.

19 MR. TABACHNICK: What's the right way to
20 say it?

21 MS. BORISJUK: It's Katrina Borisjuk.
22 Yeah, you were close. Hi everyone, I've been a

1 resident of Jersey City for over 17 years, and a
2 homeowner since 2011. I agree with everything that
3 my neighbors have shared so far on this call, so I
4 will keep this brief, while adding my personal
5 perspective.

6 I have enjoyed witnessing the amazing
7 growth of downtown and the broader Jersey City
8 community. Diversity is one of the city's greatest
9 strengths, especially of the people, but also of the
10 City itself, where the combination of historic and
11 modern architecture makes the city beautiful,
12 vibrant, and unbelievably livable.

13 For the past 12 plus years I've lived on
14 the border of the Harsimus Cove Historic District, on
15 3rd and Coal Street, so three blocks from the 6th
16 Street embankment. As health and wellness is one of
17 my core values, I've been watching the work of the
18 City Planning Board, the Embankment Preservation
19 Coalition, and the Rails to Trails Conservancy, with
20 great anticipation of the embankment becoming a part
21 of the east coast greenway.

22 Among other benefits to the community,

1 this will create an amazing center of gravity for
2 healthy outdoor living, and outdoor activity in a
3 thriving neighborhood. Similar to how the High Line
4 and the Hudson River Park do so just across the river
5 from us in Manhattan.

6 Enabling the destruction of the embankment
7 instead would be a tragedy. As Jersey City continues
8 to grow and evolve, more than ever we need more green
9 space and more infrastructure. What we do not need
10 is more development. There's construction
11 everywhere with more and more condos and apartment
12 units, and not enough green space, infrastructure or
13 parking to support it.

14 You cannot ignore the reality that this
15 would be the likely fate of the embankment if you
16 allow Conrail's premature and unlawful sale of this
17 property to proceed unchecked. The embankment is a
18 treasure, with ecological, historic significance,
19 and great potential to serve the broader community of
20 Jersey City and beyond.

21 I therefore urge the STB to do its job
22 under Section 106, and find ways to avoid, minimize,

1 or mitigate adverse effects to the Harsimus Branch,
2 and other historic resources, and to protect them in
3 line with the perspectives of the identified
4 consultants, and the people of Jersey City.

5 The STB needs to recognize that it should
6 not permit abandonment without preservation
7 conditions, as this would be actively contributing to
8 the destruction of this natural and historic
9 resource, which would greatly alter the character of
10 this beautiful neighborhood for the worse. Thank you
11 for your time.

12 MR. TABACHNICK: Thank you. Ryan
13 Williams?

14 MR. WILLIAMS: Hi. I'm Ryan Williams.
15 I'm a Board member of the Embankment Preservation
16 Coalition, as well as Bike JC and Hudson County
17 Complete Streets. The embankment's green space and
18 right-of-way are desperately needed in the midst of
19 the densest urban environment in the U.S.

20 The proposed MOA, including mitigations
21 such as interpretative signage, and a commemorative
22 website is totally insufficient to protect this

1 resource. Furthermore, it serves to reward Conrail
2 for engaging in an unlawful sale, and for their
3 intransigence working towards a settlement. The
4 right-of-way should not be abandoned, and Conrail
5 should be held to account for its actions.

6 I join the chorus of voices urging the OEA
7 not to permit abandonment of the right-of-way, or
8 otherwise remove protections from this critical
9 resource. Thank you.

10 MR. TABACHNICK: Thanks Ryan. David
11 Czehut?

12 MR. CZEHUT: Hello. David Czehut, can you
13 hear me?

14 MR. TABACHNICK: I messed up that one, but
15 yeah, I can hear you sorry.

16 MR. CZEHUT: No worries. Not the worst
17 I've heard. Thank you very much for the opportunity
18 to speak. My name is David Czehut, and I'm a
19 resident and homeowner in the Harsimus Cove Historic
20 District, and my home is a historic property
21 immediately adjacent to the embankment. I'm it's
22 next door neighbor.

1 I've never been contacted by Conrail, or
2 the STB, or any consultants representing them about
3 the potential impact that abandonment or removal of
4 the embankment may have on my property. Removal of
5 the embankment would have disastrous, negative
6 consequences for my home, my family, and my
7 community.

8 The purported sale of the embankment was
9 illegal, and Conrail should not be rewarded for
10 defying the law by having their belated abandonment
11 application approved. The current proposed MOA is
12 wholly unacceptable, as documenting the embankment,
13 it's not preservation. And if this is the only
14 condition for abandonment, it will destroy a vital
15 contributor to the neighborhood's history, character
16 and ecology.

17 And the embankment has an even stronger
18 role to play in our community going forward as a
19 responsible stewardship governed by strict, historic
20 preservation requirements. We'll turn this into a
21 public jewel of recreation and transportation. I
22 implore the STB to avoid the illegal sale of the

1 embankment, reject Conrail's request for abandonment,
2 and proceed in a direction that legally protects this
3 valuable resource, and strong historic preservation
4 requirements. Thank you.

5 MR. TABACHNICK: Thanks David. Again,
6 sorry about the last name. Next one up Tom
7 Ogorzalek?

8 MR. OGORZALEK: Yep. That's close enough.
9 Thanks so much.

10 MR. TABACHNICK: Thanks Tom.

11 MR. OGORZALEK: I'm a resident of Jersey
12 City over 32 years now. I want to just thank the STB
13 for allowing us the opportunity to speak. I want to
14 start by kind of echoing pretty much everything I've
15 already heard this evening from my neighbors and
16 colleagues, and people I've grown to know over my
17 time here in Jersey City.

18 So, I'll try to be brief, and I just kind
19 of want to point out again to the STB the value that
20 rail right-of-ways have as a piece of green
21 infrastructure in our urban environments, especially
22 urban environments that currently are becoming denser

1 and denser.

2 Speaking specifically about the impact the
3 embankment has on our community, you've heard
4 numerous comments this evening regarding it as a
5 historical and cultural resource, but I can't
6 reiterate enough the resource it provides as a piece
7 of green infrastructure, which includes not only the
8 sequestration of CO2, the ability to retain water in
9 storms where we already have challenges in that area,
10 and in the greater downtown community.

11 But it also provides an incredible
12 ecological resource for biodiversity, for transitory
13 species, migratory species, and as a connective
14 tissue out to the greater region. This is something
15 that we could never reproduce, so as a resource for
16 the City, the region, and the public, I strongly urge
17 the STB to listen to the comments, take the comments
18 to heart, and please act in a manner that would be
19 supportive of our community. Thank you.

20 MR. TABACHNICK: Thanks very much.

21 Julianna Dawson?

22 MS. DAWSON: Yes. Hello. I'm here. Hi.

1 My name is Julianna. I live on 7th Street in Jersey
2 City, a block from the Harsimus Branch. I pretty
3 much agree with most of the comments that I've heard
4 here tonight. I'll just quickly add a couple of my
5 own thoughts. Losing this protection would no doubt
6 result in a devastating loss to our historic
7 neighborhood.

8 Historic structures and historic
9 neighborhoods should remain historic, that's why
10 historic districts are created, and why they need to
11 be enforced. I think Conrail should be held
12 accountable for its unlawful sale of the Branch, and
13 meaningful protection should be established and
14 maintained.

15 I think this site provides a really unique
16 opportunity to connect an industrial revolution
17 remnant to the green revolution, and it's usefulness
18 has not diminished. It gives us an opportunity to
19 provide the neighborhood with a natural forest that
20 has grown on top, fresh air, storm water management,
21 all of those, you know, the green components that
22 have been discussed here today.

1 It also could be just as great for
2 transportation in the future as it once was, just
3 transportation in a different way, since it can be
4 connected, and serve as a link to the major biking
5 and walking greenways, which have been mentioned
6 during this meeting already.

7 If protected, it could provide an amazing
8 and unique opportunity for the transportation of
9 people, and once it's lost it cannot be replaced. So
10 thank you for your time, and please consider the
11 voices that you hear here today.

12 MR. TABACHNICK: Thanks very much. I'm
13 glad you can make it tonight.

14 MS. DAWSON: Thank you.

15 MR. TABACHNICK: Next is John Gomez.

16 MR. GOMEZ: Yes. Can you hear me?

17 MR. TABACHNICK: Sure can, sure can.

18 MR. GOMEZ: Thank you. Good evening.

19 I'll be very brief. When I first set out in 1999 to
20 organize a nonprofit historic preservation
21 organization, it was not hard for me to look for and
22 find like minded advocates, people filled with

1 extraordinary compassion and commitment,
2 resourcefulness and fighting spirit.

3 Maureen Crowley, who you all must know by
4 now, was really my only model at that moment in
5 Jersey City time. She was, in my eyes, possessed
6 with preserving a railroad trestle of all things,
7 that could only be called a monument. At first, I
8 could not grasp her passion, her energy and her
9 drive. Who was this focused, determined,
10 inspirational voice I wondered way back then.

11 Could I be just like her to save a
12 powerhouse, a reservoir, a cobblestone street?
13 Without missing a beat, backing down, or being
14 intimidated by public and private mega entities
15 seemingly endlessly entitled. I tried back then, and
16 I felt secure in shaping my own newly formed
17 nonprofit organization's vision, goals and dream.

18 This was almost 25 years ago. Maureen
19 Crowley is still at it, the Embankment Preservation
20 Coalition is puttering along, as if it's the late
21 1990's still, as if her group has just formed for
22 the first time all cylinders burning. Whenever I try

1 to wrap my head around her coalition's everlasting
2 courage to stand up to colossal rail corporations,
3 and hungry developers, I honestly have to sit down,
4 breathe deeply, and try again to emulate her heart
5 and her genius.

6 The Jersey City Landmarks Conservancy
7 exists because of Maureen Crowley. That has to be
8 said, and I wish I had said it much, much earlier.
9 Nothing before you is all that complicated. In fact,
10 it is quite simple. We are pleading with the STB to
11 hear our pleas tonight and now, to reflect on our
12 revelations about Conrail's awful legacy in our city
13 and in our state, and respond accordingly to this out
14 of control, un-oversighted railroad conglomerate that
15 wrongfully sold a historic resource to the highest
16 bidder, and thought it was perfectly fine to do just
17 that.

18 Conrail has only demonstrated
19 shamelessness, disregard and disrespect, and it's
20 time for it to stop here and tonight. Let this
21 soul-less body know that treating communities and
22 precious historic resources in such reckless and

1 egregious manners ends. Send shockwaves out tonight.

2 Send Conrail's lawyers scrambling. Thank you.

3 MR. TABACHNICK: Thanks John. Peter
4 Zirnis IV?

5 MR. ZIRNIS: Hi there. Hello. Sorry
6 about that. Hi there, my name is Peter Zirnis. I
7 was born and raised in Jersey City, and I have lived
8 here for the entirety of my 22 year life. The
9 embankment has been something significant, as a
10 significant part of my childhood, and adulthood, with
11 my memories about the historic structure going as far
12 back as I could remember.

13 From what I understand this agreement
14 really misses the mark of what it should do as the
15 MOA was developed to address adverse effects to
16 historic properties within the area of potential
17 effect, but also indulging all these landlords that
18 will be impacted by this agreement.

19 At the end of the day STB giving Conrail,
20 the party that ignored us in the first place, has
21 shown complete contempt and akin to which is the
22 lawsuit in the last two decades. So much authority

1 over the preservation for the historic structure is
2 just kind of like crazy, and in general an insult to
3 the community, and I greatly urge the STB to further
4 consider the implications of a current set of
5 conditions for Conrail. Thank you.

6 MR. TABACHNICK: Thank you, Peter. Clara
7 Richardson?

8 MS. RICHARDSON: Hello. Can you hear me?

9 MR. TABACHNICK: Sure can, hi.

10 MS. RICHARDSON: Oh great, okay. Here I
11 am. My name is Clara Richardson. I'm a resident of
12 the neighborhood. I am really grateful for
13 everything everyone has said this evening, some very
14 -- oh, I can't think of the word, but excellent
15 voices. I'm a member of Brunswick Community Garden,
16 which abuts the embankment at Brunswick Street.

17 And as a member of the Garden, I'm there
18 all year long. I have direct and close experience of
19 the benefits of the wall itself, and its forest
20 above. Garden members love the embankment for its
21 beauty, and the shelter it brings to the garden.
22 It's amazing. The pink stonework is beautiful. It's

1 a unique living museum of how things were built at
2 one time into a gorgeous structure.

3 And the historic importance of the
4 railroad to our neighborhood. I've been a resident
5 and a homeowner in Jersey City for over 10 years, and
6 I would have to say the embankment brings home to me
7 every day the importance of railroads to the history
8 of the neighborhood.

9 You can touch the stone. It's cool on the
10 north side, and warm on the south side. The forest
11 above has so many benefits, and people have spoken
12 eloquently about that. A website, or some signage,
13 is no substitute for this marvelous, historic, stone
14 structure, its forest, and everything all of that
15 does for the neighborhood.

16 So I would just ask you to please protect
17 this actual historic structure, and the possibilities
18 it has for the future, and the necessity it has for
19 today's neighborhood is the most important thing we
20 have in this neighborhood. Thank you very much.

21 MR. TABACHNICK: Thank you, Clara, have a
22 good evening. Wynn Wagenseil?

1 MR. CROSS: I'm sorry Alan, what was the
2 name?

3 MR. TABACHNICK: Oh, Wynn Wagenseil?

4 MR. CROSS: Oh there we go, got you.

5 MS. WAGENSEIL: Can you hear me?

6 MR. TABACHNICK: Sure can.

7 MS. WAGENSEIL: Okay. All right. My name
8 is Wynn Wagenseil, and my perspective on the
9 embankment issue is based on my experience as an
10 occasional visitor to Jersey City from my home in
11 Southeastern North Carolina. In July of this year I
12 visited my sister, Beth Wall, a long-time resident of
13 Jersey City, and a participant in the Embankment
14 Preservation Coalition.

15 During the visit we climbed the 100 step
16 steel staircase to Jersey City Heights at sunrise,
17 and looked out at the dense structures that comprise
18 Jersey City and New York City. As our walk continued
19 on the pleasant path along the Hudson River, I
20 perceived that Jersey City is undergoing ambitious
21 real estate development, which will irrevocably alter
22 the landscape.

1 My recent visit up north also included an
2 exploration of Little Island at Pier 55, which
3 represents an innovative, repurposing of a maritime
4 port, now a site for all to enjoy native plants and
5 sweeping vistas. On previous visits, I walked on the
6 High Line, another example of creative urban renewal.

7 I recommend that Jersey City, while going
8 through its current transformation, use these New
9 York City examples as a prototype for what can be
10 done with the embankment. Green infrastructure is as
11 significant and valuable as building apartments,
12 roads and bridges because it can choose to the
13 quality of life for current and new residents.

14 In addition, green infrastructure enhances
15 the destination for tourists. Based on my
16 conversations with my sister and my visits, I'm aware
17 of the layers of history, and the cultural
18 opportunities that are present in Jersey City.

19 All of these amenities contribute to
20 Jersey City's vibrant atmosphere, yet if you fail to
21 preserve the history and natural environment, as
22 would be the case, if the embankment is demolished, a

1 vital piece of the community, and a potential link to
2 the east coast greenway is forever lost. Thank you.

3 MR. TABACHNICK: Thanks very much. How
4 about Steve Krinsky?

5 MR. KRINSKY: Hi. I don't see my video,
6 but okay. My name is Steve Krinsky. I'm a retired
7 teacher. I've lived in Jersey City since 1988 on 2nd
8 Street, just a few blocks. There I am. Just a few
9 blocks from the embankment. I remember the
10 embankment when I first moved here, the trestles
11 across Grove Street and the other streets were still
12 up.

13 The area was decrepit. Underneath it was
14 dark and dangerous. Once the trestles came down, and
15 the area was cleaned up, we discovered what a
16 treasure the embankment was. I haven't been up on
17 the top for many, many years, but the walls alone
18 were a beautiful monument to the rich history of the
19 railroads, and to the persistence of nature and
20 humanity.

21 Jersey City today is a good place to live.
22 But it's crowded. We need more open space, more

1 green spaces. We need ways to protect ourselves from
2 the excessive developments, all the high rises, and
3 the construction. We need opportunities to protect
4 ourselves from the hectic pace of urban life. We
5 need a balance, and the embankment does some of that.

6 The embankment has immense value in and of
7 itself. If it's torn down it can never be replaced.
8 The vision of a linear park that is part of the
9 greenway of a larger greenway, and connects the
10 Hudson River to the Hackensack River, and beyond via
11 the Bergen arches, is a wonderful idea. Please allow
12 this plan, led by the Embankment Preservation
13 Coalition and Jersey City to move forward. Thank
14 you.

15 MR. TABACHNICK: Thanks Steve. Ayla
16 Schermer please.

17 MS. SCHERMER: Hi, can you hear me?

18 MR. TABACHNICK: Sure can. Hi.

19 MS. SCHERMER: Okay. Great. Hello. Good
20 evening. My name is Ayla Schermer. I'm a Jersey
21 City resident, and the President of Bike JC, which is
22 one of the lead consulting parties to the Section 106

1 process. We are an advocacy organization whose
2 mission is to make Jersey City safe and welcoming for
3 bicyclists.

4 We wholeheartedly support the plan set
5 forth by the City of Jersey City, and by the
6 Embankment Preservation Coalition to preserve the
7 historic Harsimus Branch embankment, and turn it into
8 a public good that meets our city's modern needs.
9 Jersey City is a dense urban area, with a dire lack
10 of green and open spaces.

11 The historic embankment has immense
12 potential to be transformed into just that, a one of
13 a kind, peaceful, concrete urban oasis for both
14 recreation and transportation. It serves as a
15 critical link in many local, regional and even
16 national greenway plans. For example, as many others
17 have said, there are proposals to connect the
18 embankment to the nearby Hudson River waterfront
19 greenway, the future Bergen arches greenway, the
20 future Hudson greenway and even the east coast
21 greenway running all the way from Maine to Florida.

22 The embankment is also an essential

1 element of many local master plans that were
2 developed based on robust public outreach. The
3 Jersey City greenway connectivity plan and bike
4 master plan, are two of many such examples. Our
5 community's decades long vision of turning the
6 embankment into an open space trail and active
7 transportation corridor is very much compatible with
8 historic preservation.

9 Abandoning this historic resource, and
10 opening it up for private development, however, is
11 absolutely not. We must protect this historic public
12 asset, and turn it into the public good that our
13 community deeply desires, and very much deserves. I
14 look forward to the countless memories and
15 experiences that will be created there for
16 generations to come. Thanks very much.

17 MR. TABACHNICK: Thank you. Elma Mukaida
18 please?

19 MS. MUKAIDA: Hello.

20 MR. TABACHNICK: Hi.

21 MS. MUKAIDA: Here I am. My name is Elma
22 Mukaida. I'm a 30 year resident of the Hamilton Park

1 neighborhood, which is bordered to the south of the
2 Harsimus Branch embankment. In the years that I've
3 lived in Jersey City, I've been amazed of the
4 history of our city, and how rich the downtown area
5 is and development of our country.

6 The embankment's construction brought in
7 workers from Ireland, Germany, Holland, Italy,
8 Poland, who created the beginnings of the melting pot
9 that is Jersey City today. Just in my neighborhood,
10 north of the embankment, we're blessed to have
11 preserved churches like Holy Rosary, St. Anthony of
12 Padua, St. Michael, as well as other historic
13 buildings built by the immigrants who helped build
14 the railways.

15 Although most of the structure had been
16 removed, the embankment's elevated tracks had
17 extended to the west, toward the historic Harsimus
18 Branch cemetery, and those grounds were used in the
19 War of Independence, training in World War I and II,
20 and is a resting place for many Jersey City notables,
21 as well as Alexander Hamilton's son and family.

22 Besides its historic significance, it's

1 crucial to the environment for rainwater catchment,
2 temperature reduction, and for flora and fauna.
3 Jersey City development has greatly reduced our tree
4 canopy to a low 10.9 coverage, which ideally should
5 be 20 percent or more.

6 Development of the embankment would only
7 reduce our canopy, add to water runoff, temperature
8 increases, and yes, reduced emotional and physical
9 well-being citizens according to a 2015 Jersey City
10 tree canopy assessment. The embankment is the only
11 undeveloped site left of downtown's elevated rail
12 lines, and the preservation of the embankment will
13 serve as a permanent reminder of part of our beloved
14 Jersey City roots, and health of the environment and
15 our people.

16 Please preserve the embankment from
17 development or being demolished. Thank you to the
18 STB for having this public comment time, and thank
19 you to all of those dedicated volunteers and
20 volunteer groups, especially with the Embankment
21 Preservation. Thank you very much. Good night.

22 MR. TABACHNICK: Thank you very much.

1 Faith Lau please?

2 MS. LAU: Hi. Thank you.

3 MR. TABACHNICK: Hi.

4 MS. LAU: My name is Faith Lau. I'm a
5 homeowner in Jersey City for more than 15 years, and
6 if you count for my in-laws and my children, my
7 family currently has three generations living here in
8 Jersey City. I'd like to comment on the National
9 Historic Preservation Act, Section 106 process that
10 the STB is conducting.

11 The government needs to be proactive in
12 ensuring environmental justice and urban well-being.
13 Rails to Trails programs have been so successful in
14 other parts of the country. This urban area deserves
15 the same prioritization of resources, and protections
16 that other areas have benefitted from.

17 Here's an opportunity to foster clean air
18 and social well-being for park space as many
19 articulate neighbors have added here, commented here
20 tonight. Not protecting the historical status will
21 effectively guaranty that this rare green space will
22 be paved over.

1 This is especially important for a
2 community that still bears the burden of ill effects
3 from the railroads. I live on the waterfront, and we
4 are paying for environmental surveys, soil
5 replacement and indefinite regulatory oversight due
6 to toxicity from historic fill related to the
7 railroad expansion.

8 Railroads have a wonderful part in our
9 national and local history. This should be
10 celebrated and featured in public education, and
11 preserved for public immersive experiences more than
12 just signage. Following precedents set in other
13 communities throughout the country, unused rail lines
14 should be transformed for the direct benefit of the
15 surrounding communities, and be protected for the
16 cause of environmental justice.

17 Please support Jersey City and the
18 Embankment Coalition, and Rails to Trails in their
19 efforts to preserve the Harsimus Branch. Thank you.

20 MR. TABACHNICK: Thanks Faith. Caryn
21 Rogoff?

22 MS. ROGOFF: Hi.

1 MR. TABACHNICK: Hi.

2 MS. ROGOFF: All right. My name is Caryn
3 Rogoff, and I've been a resident of the Harsimus Cove
4 neighborhood in Jersey City for over 35 years. As
5 many people tonight have noted, the people and the
6 government of Jersey City have worked for decades to
7 preserve the embankment, to preserve the historic
8 site, while reimagining those historic resources to
9 improve our quality of life now.

10 Especially in this increasingly crowded
11 and hot urban areas like downtown Jersey City, we
12 desperately need trees, and we have lots of the 30
13 year old forest that have grown up right on the
14 embankment right here. We need it to absorb
15 rainwater, to absorb carbon dioxide and heat. And we
16 also need to support climate friendly modes of
17 transportation like bicycles and light rail that are
18 envisioned for the embankment.

19 Demolishing the embankment would wreak
20 havoc on this historic district in many ways, and to
21 offer some claps and a website is just woefully
22 inadequate. Finally, as the mother of two young

1 adults who grew up here, I'm especially worried and
2 saddened about the growing skepticism in our country
3 that government can really make a positive
4 difference, and that it doesn't just represent really
5 those people with lots of resources.

6 So, this is really your opportunity to do
7 the right thing and represent the sentiment of the
8 residents of our community in this process, the way
9 it should work. Conrail should be held accountable
10 for its unlawful sale, and I sincerely hope that the
11 STB will preserve jurisdiction over the embankment,
12 so that our vision that serves the wider community
13 can be realized. Thank you.

14 MR. TABACHNICK: Thanks Caryn. I want to
15 go back to Marina Conlin, you weren't here when we
16 called you the first time, would you like to speak
17 now?

18 MS. CONLIN: Hi. Can you see me?

19 MR. TABACHNICK: Not yet, but you'll be
20 here in a second I think.

21 MS. CONLIN: You can hear me though?

22 MR. TABACHNICK: I can hear you fine.

1 There you go.

2 MS. CONLIN: Okay. Thanks for taking me.

3 My name is Marina, and I am grateful for the
4 opportunity to speak. To this community the
5 embankment is just not a placeholder for future
6 development, it's an important piece of our heritage
7 that connects us to our past, and reminds us of the
8 struggles and triumphs of those that came before us.

9 There will never be another embankment
10 opportunity if this is lost, and the cost of such a
11 loss would be felt for generations. Listening in
12 this meeting I am learning so much about the benefits
13 of the embankment, and I'm very hopeful that we're
14 going to be able to save it.

15 I was born in Jersey City, and now I have
16 children of my own to raise here, and I hope that
17 this is the last generation that has to fight for
18 this beautiful green space, so thank you so much,
19 and I wish us all luck.

20 MR. TABACHNICK: Thanks Marina. Colin
21 Eagan? Is Colin there? Is there a Colin? Oh, there
22 you go.

1 MR. EGAN: Hi. Thank you for the
2 opportunity to speak. I will keep it brief. I'm a
3 resident of Jersey City. I have been following the
4 story of the embankment for many years, and the
5 extraordinary work of the Embankment Coalition, and
6 also working with the city to try and preserve a
7 historic landmark.

8 And I think that's what needs to be
9 emphasized here. It is a critically important
10 landmark, not just to the immediate area around it,
11 but to the story of the city itself. Jersey City's
12 waterfront, its industrial and rail history is deeply
13 important for the city to be able to continue to let
14 both old and new residents remember it's how this
15 city got built.

16 And to me it's extraordinary that the STB
17 has the role, the authority to grant abandonment or
18 not, and yet Conrail simply ignored that, went around
19 it, tried to do what it wanted to do. And in the
20 fact of that there is not the kind of action you
21 would expect. Government exists to do what's in the
22 best interest of the people in general, not

1 necessarily a developer, and certainly not Conrail.

2 In this instance the review, a thorough
3 review of the city within the redevelopment plans
4 that have been adopted and with the Embankment
5 Coalition is completely in order here. And if at
6 the end of that legitimately determine that the STB
7 doesn't have the correct authority, or enough
8 authority to fully protect the embankment, and the
9 historic structures and resources around it, and the
10 answer is simply don't abandon it.

11 There's no pre-requisite that it be
12 abandoned. In fact, many arguments in terms of
13 national interest can be made that it should not be
14 abandoned. And I will say that the idea that the
15 mitigation to the negative effect of destroying the
16 embankment, that signage and documentation, that's an
17 autopsy. That's a post mortem.

18 We have the landmark here, the historic
19 structure here, the resource here. You don't talk
20 about what you can do after it's allowed to be
21 destroyed. You talk about not destroying it. So
22 those are my comments, thank you for listening.

1 MR. TABACHNICK: Thanks Colin, appreciate
2 it. Next up is Emmanuelle Morgen.

3 MS. MORGEN: Hi. Apologies for the delay.

4 MR. TABACHNICK: No problem.

5 MR. CROSS: Go ahead if you're ready.

6 MS. MORGEN: Thank you. I'm just pulling
7 up my notes. On behalf of Hudson County -- my name
8 is Emmanuelle Morgen, I'm the President of Hudson
9 County Complete Streets, and we're a coalition of
10 safe and sustainable transportation advocacy groups
11 in Hudson County. And on behalf of HCCS I'm writing
12 to urge the Surface Transportation Board to ensure
13 the full environmental protection, preservation and
14 integrity of the 6th Street embankment prior to
15 approving any abandonment of its site by Conrail.

16 The embankment is a critical segment in
17 Jersey City and Hudson County's plans for a connected
18 greenway network that will provide much needed open
19 space, and safe, off road transportation solutions
20 for pedestrians and other vulnerable travelers in
21 Jersey City.

22 Jersey City is one of the fastest growing

1 cities in the United States, and parks investment has
2 not kept pace with its population growth. In fact,
3 last year the Trust for Public Land dropped Jersey to
4 these rankings in its annual park score index, in
5 part because the City's average park size is .6
6 acres, compared to the parks score median of 5.4
7 acres.

8 The City's overall acreage per capita of
9 open space is below the national standard, and New
10 York City's urban standard. We appreciate the Office
11 of Environmental Analysis's 2009 conclusion that
12 granting abandonment could cause adverse effects on
13 this historic resource, and we ask the OEA to include
14 robust protections for the conservation of this site
15 in its memorandum of agreement prior to approving
16 Conrail's request for abandonment.

17 We stand with the Embankment Preservation
18 Coalition, and the City of Jersey City in our mission
19 to preserve the embankment for public benefit. Thank
20 you.

21 MR. TABACHNICK: Thanks very much
22 Emmanuelle. Patricia Giordan? Is somebody there?

1 All right. How about if we move on to Eleana Little?

2 MR. CROSS: Patricia is trying to turn on
3 right now.

4 MR. TABACHNICK: Okay.

5 MR. CROSS: You could go ahead and unmute
6 your mic Patricia.

7 MS. GIORDAN: Hello?

8 MR. TABACHNICK: We hear you.

9 MS. GIORDAN: Can you hear me?

10 MR. TABACHNICK: We can hear you.

11 MS. GIORDAN: Okay. My name is Patricia
12 Giordan. I am a resident of Jersey City. I've lived
13 here for 37 years. I live in the Heights, so I'm not
14 a neighbor to the embankment. However, wherever you
15 live in Jersey City, the embankment is a very
16 important part of city life. I don't have to say
17 everything that other people have said before. It's
18 all true.

19 And my goal is just to give my voice to
20 residents of the city to say we support the
21 preservation of the embankment, and for all the good
22 it's going to do as everyone else has said it would.

1 Thank you.

2 MR. TABACHNICK: Thanks Patricia. Eleana
3 Little?

4 MS. LITTLE: Hi, can you hear me?

5 MR. TABACHNICK: Yeah, I hear you fine.

6 MS. LITTLE: Great. Thanks. My name is
7 Eleana Little. I'm a resident of Jersey City, and a
8 past President of the Harsimus Cove Association.
9 Harsimus Cove is the neighborhood adjacent to the
10 embankment, and it includes the Harsimus Cove
11 historic district, which would be adversely affected
12 in any scenarios where the embankment were to be
13 developed instead of being preserved.

14 You will also note the Harsimus Cove
15 Association's current President, John Monahan, also
16 gave remarks earlier. So I do want to thank the
17 Surface Transportation Board for holding this
18 meeting tonight, and taking time to listen to the
19 community, and I urge you to truly take into account
20 the perspectives offered by the many community
21 members here tonight.

22 I want to support the comments made on

1 July 14th by the Embankment Preservation Coalition,
2 the Jersey City Landmark Conservancy, the National
3 Trust for Historic Preservation, and the Rails to
4 Trails Conservancy.

5 We urge you to consider master plans and
6 redevelopment plans. Currently, redevelopment plans
7 in Jersey City contingent on litigation would allow
8 for the preservation of the embankment historic
9 structure for future use as a park, and possible
10 future light rail infrastructure.

11 Access to urban green space is a
12 critically important need here in Jersey City,
13 especially in Harsimus Cove, which does not currently
14 have an urban green space, or a green park. In
15 addition, in the years since the railroad has been
16 abandoned, an ecosystem has blossomed on the
17 embankment.

18 Trees have grown and provided habitat for
19 birds and shade for residents. Native plant species
20 have taken root. So the proposed use as a natural
21 linear park connecting, as part of a larger greenway,
22 would be an incredible resource for Jersey City, and

1 our urban ecosystem, and would be entirely consistent
2 with the goals of preservation.

3 Further, in a city with substantially less
4 public transportation available compared to
5 neighborhoods of similar population density across
6 the river, opportunities to expand public
7 transportation should also be a major consideration.
8 The potential for future light rail infrastructure
9 would also be consistent with historic preservation
10 goals by furthering its use as a transportation
11 corridor.

12 Robbing Jersey City residents of these
13 opportunities to maximize both public good and
14 historic preservation, as proposed by the Embankment
15 Preservation Coalition, and instead, allowing
16 destruction of the structure would constitute an
17 adverse effect. We urge you to, as per Section 106,
18 explore ways to avoid, minimize or mitigate adverse
19 effects to the Harsimus Branch and other historic
20 resources.

21 We ask you to conduct a more robust review
22 process that includes the effects of development

1 versus preservation as a public good. If the STB
2 cannot impose the ways to mitigate adverse effects to
3 the Harsimus Branch, then abandonment permission
4 should not be granted.

5 A no action alternative is preferable to
6 destruction of this resource. As others have said,
7 why set a precedent that shows railroads that there
8 is no consequence for illegal sales? Please do the
9 right thing, and help preserve this resource for the
10 community. Thank you for your time.

11 MR. TABACHNICK: Thanks Eleana. Steve
12 Lipski please.

13 MR. LIPSKI: Present. Hi. Steve Lipski,
14 lifelong resident of Jersey City, former Councilman,
15 former Chairman of the Redevelopment Board, former
16 CEO of the Jersey City Economic Development
17 Corporation, and current Jersey City Planning Board
18 Commissioner.

19 Before I begin I would just like to say my
20 wife, County Commissioner Yraida Aponte-Lipski wanted
21 to sign-up tonight to speak. She has a County
22 Commission meeting tonight, and was afraid she

1 wouldn't be able to speak, but she will be submitting
2 a letter to Surface Transportation Board opposing
3 abandonment, and encouraging no action by your Board
4 be taken.

5 For the first part, I'm going to stay
6 focused primarily on the memorandum. In the first
7 paragraph it says, "Whereas, on January 6, 2009,
8 Conrail et al, jointly filed a verified notice of
9 exemption for Conrail to abandon, and to discontinue
10 service." For me, customarily, entities seeking an
11 exemption from a public body, are held to higher
12 standards for the public good in exchange for such an
13 exemption, and this MOA does not rise to that bar.

14 In the fifth paragraph it says your own
15 environmental analysis recommended that the Board
16 impose a condition barring Conrail from consummating
17 the proposed abandonment until Section 106 -- the
18 Section 106 process is completed, and within the 38
19 pages of this memorandum, 24 are invited signatory
20 pages, 15 of which those who were invited to sign in
21 support of this memorandum agreement, I know
22 categorically and patently oppose it.

1 On page 2 it says that your own OEA
2 determined in consultation with the Section 106
3 consulting parties, that portions of the Harsimus
4 Branch control point Waldo to Maron Boulevard is
5 eligible for listing on the National Register as the
6 Pennsylvania Railroad Harsimus right-of-way historic
7 district.

8 Abandoning it, and just letting it be
9 potentially sold is not going to honor such a
10 designation. Your Board says that it is considering
11 potential post-abandonment activities on historic
12 properties where it customarily doesn't, but in this
13 one it does. But then on page 3 you say you have no
14 authority to enforce any post-settlement agreement.

15 So, I'm not going to go much -- I can't, I
16 only have about 10 seconds, so the Board's ability to
17 impose involuntary mitigation to resolve adverse
18 effects is not in place, so my humble suggestion is
19 don't abandon, take no action, and allow citizens of
20 this great city, along with the community groups and
21 our elected officials to seek a more prudent outcome.
22 Thank you for hearing me.

1 MR. TABACHNICK: All right. Thank you
2 Steve. I think that completes our pre-registered
3 list of speakers, and thank you all for staying
4 within, or close to the three minute timeframe. And
5 I appreciate all the comments. We're now going to go
6 and shift over to the other attendees who would like
7 to speak tonight.

8 And I started this afternoon, now it's
9 tonight. If you're interested in speaking tonight we
10 request that you raise your hand in the Zoom meeting,
11 and we'll notify you when it's your turn to speak.
12 At that time I will introduce you, and your
13 microphone and camera will be turned on by one of the
14 moderators.

15 Again, please keep your remarks within
16 three minutes, so we can have as many folks speaking
17 as possible up to our four hour meeting time limit.
18 If you don't have a chance to speak during this
19 meeting, or don't want to speak during the meeting,
20 either because you just don't want to speak, or we
21 run out of time, you can submit written comments of
22 course, either via email, direct mail, snail mail, or

1 through our online system, and I'll explain about how
2 to enter comments into our online system towards the
3 end of the meeting.

4 So please raise your hand if you would
5 like to be called on to speak.

6 MR. CROSS: So it looks like we have Joann
7 McKee, you're first.

8 MR. TABACHNICK: Yeah, thanks Matt.
9 Joann?

10 MR. CROSS: Can you please unmute Joann?

11 MS. MCKEE: Okay.

12 MR. TABACHNICK: Hi Joann.

13 MS. MCKEE: Hi. My name is Joann Brennan
14 McKee. I've been a resident of Hamilton Park
15 Historic District for 37 years. Sorry. I also had a
16 40 year career with the U.S. Environmental
17 Protection Agency in Region 2. I understand federal
18 process and public participation.

19 The fact is that Conrail violated federal
20 regulations, your regulations, Conrail's illegal sale
21 should be voided, and you should make them go back
22 and follow the regs. Thank you.

1 MR. TABACHNICK: Thanks Joann. Let's go
2 on to Diane Kaese.

3 MS. KAESE: (Audio issues)

4 MR. TABACHNICK: Diane, your audio was a
5 little scratchy, could you send in those comments in
6 writing, so we have a copy of the real, of the full
7 text possibly? Just email it to me, that would be
8 great. Thanks. Next up is Tony Borelli.

9 MR. BORELLI: Hi. Can you hear me? Tony
10 Borelli, 262 8th Street. I have lived about two
11 blocks away from the embankment for 26 years. I'm
12 also the Vice President of the Consulting Party Bike
13 J.C. We consider this site unique for cycling
14 purposes.

15 We generally focus on the creation of
16 protected bike lanes on streets, partly because
17 Jersey City is basically all streets, and most places
18 people want to go on a bike or otherwise are on
19 streets. That's a useful way to get around. We
20 support the creation of greenways for somewhat
21 different reasons.

22 Some of those uses tend to be more

1 recreational, they can be a short trip with your kids
2 to putter around for half a mile, maybe teach them
3 how to ride bikes, or for very long trips, for very
4 adventuresome cyclists and also hikers. Maybe going
5 from state to state in a pleasant environment well
6 away from car traffic.

7 This particular site seems to have strong
8 potential to do both. It's a pleasant greenway that
9 actually goes someplace locally. If you go to the
10 western end you have access to the growing districts
11 that sort of surround White Eagle Hall, with lots of
12 entertainment, arts venues, restaurants, shopping, et
13 cetera, up and down Newark Avenue in that area.

14 If you were to ride to the eastern end
15 you're on the doorstep of Newport with the mall
16 obviously, but also lots of dense residential
17 development there already, office buildings, a light
18 rail stop, a path station. That's a rare combination
19 of things to find in one corridor, you know, cutting
20 right through the middle of downtown Jersey City.

21 And that's something that's precious and
22 can't be allowed to go by the boards. So for all of

1 those reasons we strongly urge that the corridor be
2 preserved for those purposes, and for all the other
3 beneficial uses you've heard about tonight. Thank
4 you.

5 MR. TABACHNICK: Thanks Tony, appreciate
6 it. Jennifer Meyer?

7 MS. MEYER: Hello?

8 MR. TABACHNICK: Hi there. We hear you
9 fine.

10 MS. MEYER: Hi. You hear me okay? Thank
11 you. Thanks for hosting the meeting. My name is
12 Jennifer Meyer, and I have worked with fellow
13 community members as far back as 1995 to preserve the
14 historic Harsimus Branch and its embankment, so that
15 it could be acquired by Jersey City as a right-of-way
16 for reuse as public greenspace trail, and future
17 transportation infrastructure.

18 Thousands of people inside and outside of
19 Jersey City have worked in support of this project
20 for over 25 years, and it's at least through five
21 mayors and six administrations to protect this
22 precious asset. The coalition and the public have

1 prevailed to this point against huge odds, against
2 powerful non-compliant railroads, powerful, financial
3 real estate and sometimes political interests because
4 we always have engaged with everyone involved, and
5 work in good faith fighting for adherence to
6 municipal, county, state, federal and railroad laws
7 and regulations.

8 People need to have faith in our
9 institutions and our laws, and when we disagree with
10 them we've worked through the system to advocate and
11 make changes through our local, state, federal
12 legislatures and judicial systems, the way it is
13 supposed to be done.

14 We have faith and respect for the STB
15 regulatory agency, and we acknowledge that much work
16 has been done around this truly unique case, but
17 quite frankly, Conrail's original sin of illegally
18 selling the Harsimus Branch and ignoring the STB's
19 authority and disrupting the normal course of
20 abandonment phases has perverted the entire process.

21 From the STB's performance and
22 accountability report of 2021, I quote Chairman

1 Oberman, "The Board has remained focused on
2 fulfilling its core mission, the efficient, timely
3 and sound resolution of surface transportation issues
4 and disputes subject to its jurisdiction."

5 I think you would agree that Conrail's
6 antics have robbed all of us of that, which is
7 efficient, timely and sound. It's caused so many
8 people, including your agencies, so much time, money
9 and justice, and interferes absolutely with the core
10 mission at every step since 2005.

11 Further on, your report states that the
12 first strategic goal of the STB is to protect and
13 further the public interest in surface transportation
14 matters. To ensure that the railroad restructuring
15 mergers, acquisitions, constructions and abandonments
16 are consistent with the public interest, and that any
17 resulting economic environmental or operational harm
18 is minimized to the extent practicable.

19 In short, consideration of environmental
20 concerns in agency decision making consistent with
21 existing laws and regulations. And once again,
22 Conrail's actions have subverted all of that and

1 prevented the STB from guiding this case, along with
2 what would be a normal course.

3 So don't let me set this precedent that
4 will allow this kind of miscarriage of justice and
5 time wasting, over the process happen again.

6 Finally, we hear the STB does not have jurisdiction
7 to dictate what happens to the property
8 post-abandonment, but I ask you to look deeper,
9 quoting again from your document, the Congress gave
10 STB sole jurisdiction over rail mergers,
11 consolidations, and abandonments of existing rail
12 lines, and new rail line construction.

13 Exempting STB approved transactions from
14 federal anti-trust and state and municipal laws. The
15 Board has authority, which provided under the STB
16 Reauthorization Act, to investigate issues of
17 national or regional significance on its own
18 initiative.

19 This is an issue of regional significance
20 for us, and allowing your regulations to be flouted
21 by a railroad resulting in so much pain for so many
22 people, and letting that stand as a precedent will be

1 a matter of national significance. Thank you.

2 MR. TABACHNICK: Thank you. Next up is
3 Gabby Feliu, and please try to stay to the three
4 minutes so we can get everybody in. Thanks.

5 MR. FELIU: You got it. Okay. Thank you.
6 So my name is Gabby Feliu. I am a Harsimus Cove
7 homeowner, and my second decade here. And I'm also
8 on the Board of the Harsimus Cove Association, which
9 is also a consulting party. Thank you for the
10 opportunity to speak. You've already heard the
11 overwhelming facts, the rich history, the legal
12 arguments, all solid reason, and the heartfelt
13 sentiment from our residents, our leaders, our
14 municipality.

15 You've also heard how valued this unique
16 treasure is. Please don't ignore us. Don't dismiss
17 it. Members of the STB, you've heard the expression,
18 think globally, act locally. Needless to say, this
19 is much more than a local issue. It is a regional
20 issue with global impact. We're all members of that
21 same global society.

22 We all deal with bureaucracy. We

1 appreciate that you have a job to do, and a career to
2 pursue, but you also have a moral compass. We know
3 that each of you as humans are exactly like we are.
4 You care, you have families, and you think about your
5 future and theirs.

6 I'm asking you to ask yourselves what is
7 right? Where does your moral compass needle pull?
8 You have the opportunity to make a real, and a very
9 tangible, meaningful difference in all of our lives,
10 now and for future generations. While you do need to
11 follow a process, you also know right from wrong.

12 You're smart, you're crafty, you can find
13 a way, and we have provided much that to pull from.
14 I'm appealing to your sense of reason and your moral
15 judgment. You know what the right decision is, so
16 please, please follow that through. Your conscience
17 will thank you for the rest of your life, and you,
18 yes all of you, Matt, Adam, Alan, Karen and all of
19 your coworkers, you can share in the pride of knowing
20 that you made it a very positive and everlasting
21 difference, thank you.

22 MR. TABACHNICK: Thanks Gabby. Let's move

1 on to Peter Pfohl.

2 MR. PFOHL: Hi. Thanks Alan, can you hear
3 me?

4 MR. TABACHNICK: Sure can.

5 MR. PFOHL: Good evening. I'm Peter
6 Pfohl. I serve as regulatory counsel for the LLCs
7 and the Albanese Group, which are the owner and the
8 contract purchaser of the embankment properties.
9 I've listened very carefully to the comments tonight,
10 and I know they're all very heartfelt.

11 In my brief time, I do want to try to
12 clear up three misinformation charges that we believe
13 have been unfairly lodged. First, the charge that
14 there's been a lack of review, or a lack of public
15 engagement. Make no mistake, the 106 review process
16 has been exhaustive.

17 It's been eight years since the
18 reinstitution of the proceeding in 2015. It's not
19 been circumscribed in any way as we've heard claims
20 of tonight. The public has been fully engaged, over
21 70 parties have been participating as consulting
22 parties, there's parties of record in the proceeding,

1 seven public meetings have been held, 2,000 written
2 comments have been received and responded to by OEA,
3 and eight exhaustive written assessments, spanning
4 over 1,000 pages.

5 No one has been excluded. This is the
6 most comprehensive Section 106 review ever undertaken
7 by the STB, or even by its predecessor, the ICC,
8 which goes back 50 to 100 years since the National
9 Historic Preservation Act was enacted. The public
10 has not been deprived from engaging.

11 Second, we heard claims that the
12 embankment walls are being destroyed or destructed by
13 the abandonment. That's simply not true. Make no
14 mistake, abandonment approval will not lead to the
15 destruction of the embankment walls. Rumors that my
16 client will, or even can demolish the embankment
17 blocks are totally false.

18 The STB's decision simply allows a 20 year
19 out of service rail line to cease being a common
20 carrier rail line. The railroad encumbrance on the
21 property is lifted. That is it. No embankment wall
22 removal is sought. The embankment walls will not be

1 demolished by any STB decision.

2 Finally, contrary to the wishes of some,
3 the STB simply has no jurisdiction or laws for zoning
4 and development as some seem to think they do. That
5 does not mean there are no protections. There are.
6 Development of the embankments and zoning is
7 controlled by the city, and fully protects the
8 public. Also, the embankments are protected under
9 local Preservation Act protections as Ms. O'Neill
10 acknowledged tonight.

11 In fact, the recently passed zoning by the
12 City Council already, already mandates that blocks 2
13 through 6 be used as a park, subject to a settlement
14 agreement. And to be clear, it's been a massive,
15 local public engagement in that process with many
16 public hearings over many years. Many of you have
17 been involved in that process, and it's unclear to me
18 why no one acknowledges that process or restrictions.

19 Again, local protections are fully built
20 into the local zoning and planning review process,
21 the public has been fully involved in that process,
22 and the STB abandonment approval does not change or

1 affect those protections. We strongly believe the
2 only way to final settlement in this proceeding, and
3 for the property to promptly be developed as a public
4 park, accessible to the public, modeled on the High
5 Line is for the STB to complete the Section 106
6 review, and authorize the abandonment.

7 We urge prompt approval, for that vision
8 that we all seem to support can finally be realized.
9 Thanks for the time, Alan.

10 MR. TABACHNICK: Thanks, Peter. Ben
11 Schwartzbach please?

12 MR. SCHWARTZBACH: Hi there. Can you hear
13 me?

14 MR. TABACHNICK: Yeah. Hi Ben.

15 MR. SCHWARTZBACH: Okay. All right.
16 Thank you. I'm Ben Schwartzbach. I'm a resident of
17 Jersey City who lives on the same block as the
18 section of the embankment. I urge the STB to
19 consider two ways to minimize and mitigate adverse
20 effects in the neighborhood, and Jersey City as a
21 whole when it comes to the embankment.

22 As others have said, there are already

1 plans proposed to not only preserve the embankment,
2 but also elevate its impact on the neighborhood. The
3 embankment serves as an important reminder of the
4 impact of railways on the development of the area,
5 and the crucial economic connections that turned the
6 tri-state area into what it is today.

7 I have young nieces and nephews who walk
8 by the embankment almost daily. In a day and age
9 where they're used to ordering something on Amazon,
10 and receiving it the next day, preserving the
11 embankment for future generations will keep this
12 important history alive, and keep Jersey City's
13 historical uniqueness intact.

14 I feel that some 24 by 30 inch six inch
15 signs, or a website, are woefully insufficient, and
16 could never convey this history anywhere near as well
17 as far as the embankment itself. Again, I urge the
18 STB to consider -- to reconsider it's draft MOA, and
19 use your power under Section 106 to take a historic
20 piece of Jersey City, and help make it even better.
21 Thank you for your time today.

22 MR. TABACHNICK: Thanks, Ben. Next up is

1 Paula Mahayosn.

2 MS. MAHAYOSN: Mahayosn. Thank you. My
3 name is Paula Mahayosn, President and Board Trustee
4 Jersey City Parks Coalition. The JCPC is the City's
5 nonprofit partner for parks and open spaces. We
6 manage activities and events, maintain gardens,
7 advocate for playgrounds and conserve history.

8 On behalf of the 30 JCPC members, we are
9 attending to advocate the preservation of history.
10 We urge the Surface Transportation Board to join our
11 mission to protect the Harsimus Branch embankment,
12 and all the historic sites and districts along the
13 Harsimus Branch from the harm that can result from
14 the Board's decision to abandon the rail line.

15 Conrail cannot abandon the property
16 without STB setting specific conditions to protect
17 the historic embankment structure, and the 20 year
18 natural urban forest that has been growing. To
19 please hold Conrail accountable for their actions.
20 We thank the city of Jersey City, and the Jersey City
21 Council members for investing resources to develop
22 and push forward the 6th Street redevelopment plan.

1 The City has partnered with the community,
2 local nonprofits and developers to create a plan to
3 protect and include public access designs to the
4 embankment, and the urban forest for residents and
5 visitors. The embankment is a public asset we cannot
6 lose. The City's actions demonstrates that they have
7 heard Jersey City residents, and developed a master
8 plan to protect the embankment and the surrounding
9 area.

10 Again, we urge the STB to do the same.
11 Outside the 20 year policy conflict the importance
12 you've heard residents speak of the importance of
13 open space, the active recreation to the east coast
14 greenway Rails and Trails plan, and natural storm
15 water mitigation benefits, I would like to present
16 another view.

17 Arts and education for our residents
18 nationally. The embankment structure and the flora
19 and fauna itself has inspired local artists to create
20 in the fall of 2022, the embankment -- already that
21 was produced. I will reference from an embankment
22 website. The exhibit ran from November 1st to

1 December 16th, at NJCU. The work ranged from frames
2 and paintings to sculptures and installations, 27
3 artists approaches various aspects of historical
4 Pennsylvania railroad, Harsimus Branch and its
5 massive stone embankment in downtown Jersey City, the
6 past, the present.

7 The possibilities hauled freight into the
8 New York Harbor are explored. Some will suggest
9 attitudes towards land used in place of corporate
10 practices, or governmental policy that kept the site
11 from being benefitted by the neighborhood. Again, we
12 urge the STB to be part of our mission to ensure the
13 historic preservation of the embankment, preserve
14 our quality of life, and protect our inspiration to
15 create art, document history, as part of our
16 educational history and future outdoor classroom.

17 Quoting from the natural history
18 organization, history education matters. Studying
19 the past helps us make sense of the present seeing
20 forward into the future. History education is
21 essential for participatory citizenship, knowing
22 where we came from helps us understand where we're

1 going.

2 In the process, studying the past promote
3 empathy and hones research writing and analytical
4 skills. Thank you for listening, and please do not
5 take this beautiful space from our artists and our
6 children. Thank you.

7 MR. TABACHNICK: Thanks Paula. Annie
8 Kessler?

9 MS. KESSLER: Okay. Hi. I'm Annie
10 Kessler. I founded the Harsimus Cove Association
11 many years ago, and it's so heartwarming to see how
12 well represented it is today, along with so many
13 other people that I love and respect, and that make
14 Jersey City as wonderful as it is a place.

15 I've lived in Harsimus Cove for 40 years
16 in Jersey City for 41 years. Our house was built in
17 1885. It's a strong and sound and beautiful as it
18 was when it was built, as are the walls of the
19 embankment. When I walk by them I am in awe, and I
20 think about the people who planned that, and who
21 constructed it.

22 Their holes where they stuck their things

1 in to move them, it's just so important to have, and
2 if signage is going to make a difference to people
3 like that does to me, I would be very surprised.
4 It's irreplaceable. I'm as much in awe of the
5 people, the heroes of the Embankment Preservation
6 Coalition, who have stuck with this fight for so
7 long, and some of you have talked so eloquently about
8 them.

9 I just want to talk from a personal
10 perspective. I'm in my late 70's, and health, mental
11 health and physical health are something we really
12 have to attend to. And walking in nature as we
13 know, is so important, and for both of those things.
14 Also, the air that we breathe, a pulmonologist
15 recently told me that of course everybody, especially
16 the children in Jersey City have asthma, to one
17 degree or another.

18 This is something that's very personal and
19 real. And I want to see the embankment developed in
20 the way the Embankment Coalition has been seeing it
21 for a long time, to really happen. If the STB is
22 really as powerless as you presented it at the

1 beginning of this event, that worries me a lot.

2 But I've heard it suggested that if it
3 turns out to be true then just don't do anything.
4 That makes a lot of sense too. So, do think about
5 it, and congratulations to everybody who's made
6 these incredible comments. Because I've been riveted
7 this whole time, and I thought I was going to be
8 aggravated this whole time. Thank you. Bye-bye.

9 MR. TABACHNICK: Thanks very much. Melida
10 Rodas please. You're on mute. There you go.

11 MS. RODAS: Sorry, can you shut that down
12 please? Sorry.

13 MR. TABACHNICK: No problem.

14 MS. RODAS: Yes. I just wanted to really
15 echo everything that everyone has said, everyone is
16 completely and utterly prepared, intelligent and
17 socially conscious. The only thing I could possibly
18 add to this is just going, it's impossible for me
19 not to think of the High Line when thinking of the
20 embankment.

21 And just you could read right on the
22 website where the High Line itself was once destined

1 for demolition, and luckily like we're arguing now,
2 that community rallied together to repurpose it
3 instead, creating the park that exists now.

4 And it actually became a global
5 inspiration to other cities. When they were trying
6 to develop ideas to, you know, to see what they would
7 do with the lands, they got a response from people
8 all over the world. It's a perfect example, you
9 know, we don't have to live very far, or just across
10 the river to see the incredible possibilities.

11 Now the High Line is like 1.45 miles long.
12 It's a greenway, featuring 500 species of plants and
13 trees, and because I myself am an artist, as much as
14 I am a nature lover, I appreciate everything that all
15 of you were saying before. I mean now the High Line
16 serves as a place where they host public programs,
17 community meetings, teen engagement, and they have
18 worldclass artwork and performances there, free to
19 the public.

20 If we cannot see that as an example, as
21 almost an exact equal to what the embankment can and
22 should be, then I think there's something wrong with

1 us. I think everyone across the river looks at
2 Jersey City like almost as an extension of New York
3 because we are -- we have a vibe. Everyone knows
4 Jersey City now.

5 We are doing amazing things. We have
6 nothing to be jealous about of New York because we
7 are doing so much. The last thing I'll say is that I
8 urge the Surface Transportation Board to protect the
9 Harsimus Branch, its embankment, and all the historic
10 sites and districts along the Branch, from the harm
11 that can result from a Board decision to abandon the
12 railroad.

13 Government is here to protect the people.
14 It's here to protect the children that exist in our
15 neighborhoods. Because I am also a former educator,
16 I have a whole other page that the devotes to the
17 psychological benefits of nature. I want to respect
18 everyone's time.

19 The fact that it is already 8 o'clock, so
20 I won't get into it, but we would be fools not to
21 think that transforming, taking away nature from the
22 city, taking away from the children, and the

1 psychological benefits that come with coexisting with
2 nature. It baffles me to think that our city
3 government would allow something to happen to get in
4 the way of that.

5 Thank you for your time, and thank you. I
6 trust that you'll make the right decision, and thank
7 you so much for your time.

8 MR. TABACHNICK: All right. Thank you.
9 And I just want to remind folks if you need more
10 time, or you want to submit written comments, if your
11 statement is like too long to go within the three
12 minute window, feel free to email us. You know,
13 email me, you know, the statement, or any backup
14 materials, whatever you want to submit, and we'll you
15 know, keep it on file and review it, so I just want
16 to remind everybody of that.

17 Next up is Natalia.

18 MS. GALLAGHER: Hi. I don't know why I'm
19 reversed, but I'm going to keep on going.

20 MR. TABACHNICK: You must be very athletic
21 because your horse.

22 MS. GALLAGHER: Very artistic here, okay.

1 So honestly, I've been hearing so many good comments,
2 and I'm going to comment on a couple of things. So I
3 feel like we have a choice. Does Jersey City want to
4 be a visionary? If you do then this is the way to
5 go, this is the way to lead progress, right?

6 This meeting is so important that our
7 tween girls have been downstairs cooking their own
8 dinner, eating by themselves, figuring it out because
9 we feel so confident, and enthusiastic about this,
10 and all that it holds. So, just saying I agree with
11 the Embankment Coalition. I also want to put on the
12 record that I'm not going to repeat everything that
13 has been said, and I agree, and I stand with Sean
14 Gallagher, Austin Sakong, and Dr. Frank Gallagher,
15 all of their comments I agree with.

16 Also, Peter, the lawyer from Albanese,
17 that was very interesting what I heard from him. My
18 one comment to him is that good intentions now
19 doesn't mean that your plans won't change, right?
20 And demolition is never okay. A forest that
21 sequesters rainwater helps our flooding issue here in
22 Jersey City.

1 I just don't understand how that can even
2 be a consideration for a demolition. That's all I'll
3 say, thank you very much. I want other people to
4 speak.

5 MR. TABACHNICK: All right. Thanks.
6 Stephanie Daniels?

7 MS. DANIELS: Hi.

8 MR. TABACHNICK: Hi.

9 MS. DANIELS: Thank you much. Stephanie
10 Daniels, I live on Graham Street. I've been here
11 since 1990. I'm Vice President of the Historical
12 Paulus Hook Association, which is the neighborhood
13 association in Paulus Hook. I'm not going to go
14 through the litany of things that everyone else has
15 said, because they've been amazing comments. I think
16 the data shows the public comments from the past show
17 where this community stands, and what we would like
18 to see, what everyone here would like to see.

19 I will say this, Jersey City, unlike New
20 York City, has demolished, buried, covered, allowed
21 to be demolished, buildings and other public sites,
22 that are historic sites. The railroads are what

1 built Jersey City. Harsimus Cove would not be filled
2 in, Paulus Hook would not be filled in had it not
3 been for the railroads.

4 That history needs to be preserved just so
5 people know because people don't know anymore where
6 they are, where they stand, where they live. And
7 this is huge. And the other thing I want to say is
8 that there's obviously a disconnect between what --
9 and I don't know his name, I apologize, the man who
10 spoke and said there have been lots of public
11 meetings, and the city has a plan, and all of that is
12 good and we should be fine with that.

13 We that lived here for as long as I have,
14 and watched as people have made promises that they
15 haven't kept. So for someone to say oh well, yes,
16 we're going to do something like what you told us you
17 want. This has been a public process. I'm sorry,
18 that's not good enough.

19 So if you guys don't have the power like
20 you say you do, as Steve Lipsky said, and others have
21 said, please do nothing. Do not abandon this thing.
22 Do not allow this to be abandoned because it needs to

1 turn into a park, open space, transportation, all the
2 things that people have requested. A place for the
3 arts, a place for health, a place for our children,
4 all of that. And that's how you can help.

5 Please do nothing if you can't. If you
6 can't do something, then don't allow abandonment.
7 Thank you very much.

8 MR. TABACHNICK: Thanks Stephanie. Next
9 is Tom Sexton.

10 MR. SEXTON: Good evening.

11 MR. TABACHNICK: Hi Tom.

12 MR. SEXTON: My name is Tom Sexton, and
13 I'm the Northeast Region Director for the Rails to
14 Trails Conservancy. Since I met Maureen 20 years
15 ago, Rails to Trails Conservancy, along with the
16 Jersey City and the Harsimus Coalition has been
17 engaged in extensive litigation and advocacy from
18 Conrail's illegal sale of the Harsimus Embankment to
19 private developers.

20 However, through our combined efforts the
21 courts have established the agency's jurisdiction
22 over the line. The difficulty we face now is that

1 the STB has yet to address the consequences of this
2 sale, and the problems this creates for the STB's
3 ability to comply with Section 106. Therefore, we do
4 not believe the MOA should be signed by any of the
5 parties.

6 Even with the many objections voiced by
7 the consulting parties, the draft MOA continues to
8 reflect incorrectly that the STB has no regulatory
9 authority over post-abandonment uses of the Harsimus
10 Branch due to the sale of the corridor to developers.

11 As a result, the draft MOA focuses solely
12 on creating documentation of the Harsimus Branch
13 written record, and leaves it unprotected. This
14 violates the most basic requirement of Section 106,
15 which is to consider ways to avoid or mitigate
16 adverse effects, documenting this historic property
17 with a few historic signs is not a mitigation.

18 As many of the consulting parties have
19 previously pointed out, the STB has broad authority
20 to void that unlawful sale, and deny abandonment
21 requested by Conrail. The OEA's denial of their
22 authority has given Conrail and the LCCs, permission

1 to treat 106 as a meaningless exercise.

2 Not only does this reward Conrail for its
3 illegal sale, but as a national organization, we are
4 concerned it also encourages other railroads to
5 evade Section 106. Thank you for your time.

6 MR. TABACHNICK: Thanks Tom, appreciate
7 it. Next is Kamal Shah.

8 MR. SHAH: Sorry about that, let me just
9 start the video here. Hi, can you guys hear me?

10 MR. TABACHNICK: Sure can.

11 MR. SHAH: Hi. My name is Kamal Shah, and
12 my family has been residing in downtown Jersey City
13 for the past 15 years. Last year we actually
14 purchased a home on 5th Street, largely in part
15 because of the embankment. As others have mentioned,
16 the embankment is an integral part of the
17 neighborhood and provides numerous benefits that
18 everybody has spoken a lot more eloquently about the
19 environmental historical benefits than I could.

20 I just wanted to give, you know, I have
21 children in Jersey City. I have a 9 year old and a
22 12 year old, they were both born and raised in Jersey

1 City, and we plan on, you know, spending the next
2 10-15 years here at the very least. And we've spent
3 countless hours discussing the embankment, its
4 history, the importance to the City and possibly,
5 you know, one day looking forward to having it being
6 turned into a public use space.

7 To hear, rather abruptly, after all these
8 years that it's going to be made into yet another
9 development in the most densely populated part of the
10 country is actually disappointing. My family urges
11 the STB to consider the fact in the MOA.

12 And I did want to mention, that was pretty
13 much my comment, but I did want to mention you know,
14 to the gentleman, I think his name is Peter Pfohl
15 earlier, you know, unfortunately sir, there's a
16 mention a lot of developers, a lot of law firms
17 working with developers have over the last 15 years
18 that I've been here, made callous promises about what
19 they were and were not going to do, you know, to kind
20 of get through the legal process.

21 And you know, I would say 70, 80, 90
22 percent of them have broken their promises, and

1 that's why we need, you know, the STB to be, you
2 know, to exercise their power and preserve the space
3 for the people of Jersey City. Thank you.

4 MR. TABACHNICK: Thank you. We'll move on
5 to Eugene Paolino.

6 MR. PAOLINO: Can you hear me?

7 MR. TABACHNICK: Eugene, hi.

8 MR. PAOLINO: Yes, I'll be brief. Mr.
9 Pfohl pretty much laid out much of what I would say.
10 I am counsel to the Albanese organization with
11 respect to redevelopment and land use matters.
12 There's two things I would just add. Community
13 engagement by the community has been long-standing.

14 The Embankment Coalition is a
15 representation of multiple community groups, has been
16 at the center of a long-term litigation from the very
17 beginning. I think it 2005. It has submitted, as
18 Peter indicated, voluminous, full throated argument
19 and documentation to the STB, as well as to various
20 courts.

21 Certainly, the coalition and its attorneys
22 have often, and on many occasions, briefed this large

1 membership on the status of the matter before the STB
2 and the City of Jersey City, and solicited their
3 membership input, and that's been communicated by
4 them to us.

5 Public meetings have been held for every
6 planning board meeting, not only in connection with
7 the recently passed 6th Street redevelopment plan.
8 By the way, the 6th Street redevelopment plan zones
9 the property from blocks two to six as a park. So
10 the question is to whether or not this would be a
11 park has been settled by that redevelopment plan.

12 It is subject to a settlement agreement,
13 among the owners of the property, which includes the
14 owners of the properties and others, including the
15 city and the Embankment Coalition. That settlement
16 agreement has been negotiated over a long period of
17 time.

18 The important thing to know is that the
19 faster STB rules on this matter, the faster we will
20 get to a settlement agreement, and have the park that
21 everyone wants, including the owner and the
22 developer. So I was saying about the number of

1 public meetings There was the 6th Street public
2 meeting before the planning board.

3 There was a similar meeting when the Louis
4 Minellis Moran redevelopment plan was amended 11
5 years ago in 2012, when that prior settlement
6 agreement that had been proposed ultimately failed.
7 Each of those planning board meetings was proceeded
8 by multiple community meetings, organized either by
9 the city, or by the parties themselves to explain the
10 proposals made.

11 The Jersey City Municipal Council had
12 similarly held multiple, well-attended public
13 meetings regarding changes to the Moran redevelopment
14 plan, and the 6th Street redevelopment plan over that
15 same period of time. The STB itself has also
16 scheduled multiple meetings, including the one we're
17 at today to explain and discuss these actions. And
18 prior to this date on June 8, 2023, we had a number
19 of the same community members speaking then.

20 Now it's clear that the speakers all have
21 heartfelt feelings about this, and I understand it.
22 I've been a resident of Jersey City for 30 some odd

1 years, and I have been born and grew up in Jersey
2 City, and went to school in Jersey City. There's
3 been a misinformation campaign here, in which there's
4 been a conflation between the signing of an MOA, or
5 an abandonment of the railroad, with demolition or
6 destruction of the embankment zones. That will not
7 happen.

8 That's not anywhere in anyone's plans.
9 It's not permitted by any of the legislation that's
10 been locally passed, so that is really not the
11 destruction and disaster that many speakers are
12 concerned about, will not happen. Doing nothing with
13 respect to this to the Section 106 application, and
14 the abandonment application is not an option here.

15 MR. TABACHNICK: I'm sorry, can you wrap
16 up? Sorry, I just want to make sure we have time for
17 everybody.

18 MR. PAOLINO: Really, that's all I have to
19 say. I wanted to point out both the misinformation,
20 and the fact that there has been plenty of community
21 meetings. Thank you.

22 MR. TABACHNICK: All right. Thank you.

1 Who's next? Donna Ristorucci, Donna?

2 MS. RISTORUCCI: Okay. Am I on?

3 MR. TABACHNICK: Hi Donna. Yeah, you're
4 on.

5 MS. RISTORUCCI: Okay. Hi. Okay. Well I
6 wasn't really going to say anything, but I've been
7 here the whole time. But I did just want to -- I
8 just think it's important to hear from, you know, the
9 public about what we have to say about our support.
10 I totally support what everyone has said, except for
11 Peter Pfohl and the person from Albanese
12 representative here.

13 You know, I think someone had pointed out
14 at our last public meeting, or it wasn't really
15 public, that meeting with the consultation meeting
16 with these organizations. It's not the same as the
17 public. And this was the first public meeting, and I
18 think it's because before to have the more public
19 meeting.

20 Last year at the environmental fair in
21 Lincoln Park, the embankment had a table set up, and
22 we talked to many, many, many people, and nobody knew

1 about what was going on with the embankment, and they
2 all signed the mailing list for the Embankment
3 Coalition, and fully supported developing it into a
4 park, a public resource and so on.

5 And you know, developers are relentless,
6 and even if we say they're not going to do this,
7 they're not going to do that, they're relentless.
8 They don't give up, and I don't think that they would
9 maintain no matter what the city or the public says.
10 They would try to develop the area.

11 So anyway, I just wanted to give my
12 support, and that's -- I also, I'm on the Board of
13 the Harsimus Cove Association too, so we are fully
14 represented here. Okay, so that's really it.
15 Thanks all, thanks.

16 MR. TABACHNICK: Thank you, Donna. Next
17 is Diane Atwell.

18 MR. CROSS: Hi Diane, you're unmuted. You
19 can go ahead.

20 MR. TABACHNICK: Your internet connection
21 might be a little iffy. Okay Diane, we can't hear
22 you. Do you want to log out and log back in, and

1 I'll click on you when you log back in? Maybe it
2 would be a better connection. All right. Let's wait
3 until she has a better connection. Thomas Shen?

4 MR. SHEN: Hi, yes. Can you hear me?

5 MR. TABACHNICK: That's a good connection,
6 there we go.

7 MR. SHEN: Great. Just to rebut what the
8 lawyer at Albanese had to say. You know, I believe,
9 you know, they've mentioned the developer had a deal,
10 there was a compromise to allow one portion of the
11 embankment to be built into a high-rise. But you can
12 look it up.

13 Conrail, the developer, they pulled out of
14 that deal. The city did not pull out, the Embankment
15 Coalition did not pull out. They clearly believe that
16 STB is going to be the determining factor whether
17 they can built or not, and that the local regulation
18 mentioned from Jersey City is something that they
19 will easily be able to fight.

20 If the STB allows for abandonment, the
21 developer has zero interest in following the
22 regulations the city has laid out, and this will be

1 litigated for probably another ten years at least,
2 you know. I believe that if the STB stops this, you
3 know, as the vast majority of people have asked for,
4 this never ending fight could finally be ended.

5 They also keep mentioning that they won't
6 destroy the stones, and just to be clear, we like the
7 stones, but the stones isn't stopping the flooding,
8 the heat, the asthma, it's not the habitat for the
9 wildlife. You haven't heard them say anything about
10 not destroying the trees or the plant life on the
11 embankment.

12 And in regards to the remedies laid out by
13 the MOA, you know, the website and the plaques, and
14 just imagine allowing for the demolition of Central
15 Park to build high rises, and all the developer has
16 to do is put up plaques and websites commemorating
17 that, you know, this is where Central Park once
18 stood.

19 You know, I think we would all say that's
20 absurd. So why is it appropriate for the embankment?
21 I assure people in the city, the embankment is just
22 as important to us as Central Park is to New

1 Yorkers, and the proof is in how hard we've all been
2 fighting for this over the last 20 years, so thank
3 you.

4 MR. TABACHNICK: Thanks Thomas. Let's go
5 to Yraida Aponte-Lipski.

6 MS. APONTE-LIPSKI: Hello.

7 MR. TABACHNICK: Oh hi.

8 MS. APONTE-LIPSKI: I'm so sorry.

9 MR. TABACHNICK: No problem.

10 MS. APONTE-LIPSKI: Hi. I'm sorry that
11 I'm a little bit late. I was just in another
12 meeting. And I'm going to be very straightforward
13 just to say I just ask that the abandonment be
14 denied, and your Board take no action. And I will
15 put this in writing on my letterhead.

16 I don't want to take your time because I
17 know everybody already is talking, and what they were
18 saying is what we all feel about the embankment, so
19 that's all I have to say. Thank you for your time.
20 I agree with everything.

21 MR. TABACHNICK: All right. Thank you.
22 Joey O'Rourke?

1 MS. O'ROURKE: Hi. I'm a 14 year resident
2 of Jersey City, and I'd like to start by echoing the
3 overwhelming majority of the comments made this
4 evening pertaining to the importance of the
5 embankment to the community, the fact that the draft
6 MOA fails to adequately protect this invaluable
7 asset, and that if the STB moves forward in
8 permitting abandonment, it will not only do a great
9 disservice to this region, but also set a horrendous
10 national precedent.

11 I would like to point out again, as others
12 have, that the majority of the commenters concern is
13 not only with the preservation of the walls and the
14 stones of the embankment, but also of the forest
15 above. Even if there is a promise not to demolish
16 the embankment walls or stones, and if that promise
17 is kept, as Peter and Eugene have indicated, that's
18 not sufficient.

19 The forest currently provides flood
20 mitigation, air quality improvement, and wildlife
21 sanctuary that are all beneficial, immensely
22 beneficial to this community with the potential to

1 provide even more benefits if it becomes a useable
2 green space for the public. The forest must be also
3 protected.

4 As others have urged, I too will urge the
5 STB to deny abandonment, and instead do nothing if
6 they are truly unable to do more to protect the
7 embankment. Thank you.

8 MR. TABACHNICK: Thanks very much. Elvin
9 Dominici?

10 MR. DOMINICI: Hello? Can you hear me?

11 MR. TABACHNICK: I hear you fine.

12 MR. DOMINICI: All right. Good evening,
13 my name is Elvin Dominici, I'm a life resident of
14 this wonderful city. And it's very powerful to see
15 so many residents, organizations, and community
16 overall coming together with the same idea. We want
17 to make sure that we protect the embankment.

18 It is sad to see that, you know, part of
19 the people that were working with the development
20 saying that they hosted many community meetings, and
21 from what I'm seeing, and what is the feeling in this
22 actual meeting is that real community of Jersey City

1 were not there.

2 I'm trying to make sure that this natural
3 habitat is protected. There are many reasons why
4 there was a list of why we should protect it, and why
5 it's important to our community. And it's now up to
6 the Board to listen to those voices to make sure
7 that they do what is right because the legacy and the
8 impact that we would have with this, is many Jersey
9 City families and residents.

10 So, I urge you as many others before me,
11 to take into consideration to do what's right, and
12 protect the embankment and provide to this community
13 what they assert, as we all know, Jersey City for the
14 last 10 years is being taken away by the increase of
15 developers, -- and affordability, and it's good to
16 see that the community is coming together to make
17 sure this time, this time the will and the sound of
18 the community is actually embraced and done for
19 saving the embankment. Thank you.

20 MR. TABACHNICK: Okay. Thanks very much.

21 Kaya Stein? Hi.

22 MS. STEIN: My name is Kaya Stein. I am 9

1 years old, and I'm in fourth grade. Please protect
2 the embankment. I think one day I would like to
3 visit the top of the wall to see the birds fly and live
4 in the trees. I see the embankment every day on the
5 way to dance school, and when I play in the park.

6 Please protect Jersey's City's embankment.
7 Thank you.

8 MR. TABACHNICK: Great job Kaya. Thank
9 you very much. And I'll go back to Diane Atwell.

10 MS. ATWELL: Hi. Can you hear me?

11 MR. TABACHNICK: Yeah. I hear you fine
12 now.

13 MS. ATWELL: Okay. I'm going to leave off
14 my video in the hopes that I can be heard. My name
15 is Diane Atwell. The Vice President of the Hamilton
16 Park Neighborhood Association. I appreciate you
17 allowing me to speak. I just want to respond to the
18 two gentlemen who said that they're (internet
19 interference). I think that this whole process is
20 because Conrail sold their property. And these
21 gentlemen shouldn't even be here because they are
22 proposing, they are part of the process, that this --

1 if there was some support then why (internet
2 interference), from the Department of Infrastructure,
3 and all the other departments from the city that
4 spoke out about this process.

5 The STB has to do the right thing, and in
6 the public interest, and not proceeding with this
7 (internet interference). That's all I have to say,
8 thank you.

9 MR. RAYMOND: Can you hear me?

10 MR. TABACHNICK: Yeah, hi William. Go
11 right ahead.

12 MR. RAYMOND: All right. My name is
13 William Raymond. I moved to Jersey City 19 years
14 ago, spent a third of that time living in Harsimus
15 Cove, right near the embankment. I'm not a
16 homeowner in the Heights, and I -- what can I say
17 that hasn't been said already.

18 I want to bring one point to your
19 attention. When someone says we'll preserve the
20 walls, I will direct your attention to 10th Street
21 and the horrible cost to the community that happened
22 there, but those walls still stand. So, don't be

1 discouraged by words like that. You know, stay
2 standing, and I would ask that the STB will abide by
3 the wishes of the residents, and the best interests
4 of the residents.

5 I mean you are here for our protection,
6 that is your main goal. And the huge outpouring of
7 support tonight has been very encouraging, and I just
8 hope that you respect that. Thank you very much.

9 MR. TABACHNICK: All right. Thank you.
10 Thank you William. Does anybody else who's attending
11 the meeting right now want to speak who hasn't spoken
12 yet? Raise your hand. Okay. Well I guess I'll
13 conclude the --

14 MR. CROSS: Hey Alan, Carl just raised his
15 hand.

16 MR. TABACHNICK: Oh, you just made it
17 Carl. Go ahead Carl.

18 MR. JOHANSSON: Okay. I'm Carl Johansson.
19 I live in Jersey City. I am in the area of the
20 downtown Jersey City, but not directly next to the
21 embankment. And I would like to say that I agree
22 with the previous speakers that have talked about the

1 need to protect the embankment.

2 And I cannot speak as elegantly as the
3 previous speakers, but what I can say is that the
4 embankment has existed in some shape or form since
5 the late 1800's, mid to late 1800's. And these
6 railroads that ran across the embankment, they served
7 Jersey City and New York City eastbound.

8 And they also served the rest of the
9 country eastwards, and they are an integral part of
10 the history of Jersey City, and also of the country
11 as a whole. The embankment is also nestled between
12 nationally recognized historic district. To
13 jeopardize this important structure by not protecting
14 it with language to prevent degradation, or
15 destruction, or building upon it is unfathomable.

16 I urge the STB to use its authority to
17 properly and properly include language that protects
18 the structure, its history as requested by the public
19 whose interest you're meant to protect. Thank you
20 very much for this meeting.

21 MR. TABACHNICK: Thank you Carl. Diane
22 Tider?

1 MS. TIDER: Hi, yes, thank you. I'm Diane
2 Tider. I have been a Jersey City -- can you hear me?

3 MR. TABACHNICK: Yeah, I hear you fine.

4 MS. TIDER: Can you hear me?

5 MR. TABACHNICK: Yeah.

6 MS. TIDER: Okay. Thanks. I have been a
7 Jersey City resident for about 15 years, and
8 homeowner here in downtown Jersey City. And I just
9 want to echo what so many of my fellow citizens here
10 have spoken about, asking state and federal agencies,
11 the New Jersey State Historic Preservation Office,
12 the Federal Advisory Council on Historic
13 Preservation, and the STB that really exist to serve
14 the public interest, not to sign a memorandum of
15 agreement that does nothing to mitigate adverse
16 effects to the Harsimus Branch and other historic
17 properties.

18 STB will actively contribute to resource
19 harm if it permits abandonment without preservation
20 conditions. And yeah, just as so many others have
21 said, it will really legitimize a backwards strategy
22 that the rail companies have taken, and really abuse

1 the historic properties and citizens that we're
2 asking you to protect and to preserve this wonderful
3 resource. Thank you.

4 MR. TABACHNICK: Thank you. All right.
5 Not seeing any more comments Matt, is there anyone
6 else I am missing?

7 MR. CROSS: No. That is it.

8 MR. TABACHNICK: All right. Great. I'm
9 trying to turn on my camera. Not that you want to
10 see me, but here I am, so. All right. Next slide,
11 Adam please. So I really appreciate everybody's time
12 and participation, and heart, and input, and your
13 thoughtful comments tonight.

14 And so, we're going to review it, review
15 everything, and I appreciate everyone taking their
16 time, and it's a long time to stay on the phone, not
17 phone, on the computer, but it's a long time to stay
18 in a meeting, but it just shows how much you care
19 about the area, and I really appreciate that.

20 I wanted to briefly wrap up our meeting
21 and talk about next steps in the process. As we
22 mentioned, this meeting is being recorded and

1 transcribed. And we'll post the transcript on our
2 website shortly after the meeting at www.stb.gov.

3 And remember, if you didn't provide input
4 during the meeting, or if you did speak, but want to
5 provide additional comments, that you can email them
6 to me directly, or you can submit them to our online
7 system because we are interested in hearing from as
8 many folks as possible on this important case.

9 Let me briefly walk you through now how to
10 hand in your comments in our system. Next slide
11 please. And you'll be able to share, you know, we
12 will be posting this presentation too publicly on our
13 website, so it will be available for anybody. And
14 these instructions that are here about how to enter
15 comments into our system will be on the PowerPoint,
16 and you can share that with anybody else who wants to
17 enter comments.

18 As I noted before, OEA encourages
19 interested parties and the public to submit their
20 comments on this case electronically through our
21 website. This is a shot of the website. To get to
22 the place to submit the comments, on the home page

1 you selected file environmental comment, which is on
2 the right side below the need assistance button.

3 Clicking on this will take you to the
4 comment page. Next slide please. This slide shows
5 the comment form on our website, where you can type
6 your comments directly into the form. Longer
7 comments and documents could also be attached to the
8 form, as Word, Adobe Acrobat, or another format that
9 you might have.

10 Of course you can also submit comments
11 directly to me via email. My contact information
12 will be at the end. That's Alan.Tabachnick,
13 T-A-B-A-C-H-N-I-C-K @stb.gov. You can also send in
14 written comments, mailing them to my attention at the
15 Surface Transportation Board 395 E Street, Southwest,
16 Washington, D.C. 20423, and attention environmental
17 filing, and please put the docket number on your
18 letter.

19 And the docket number is AB167 Sub Number
20 1189X. Again, let's see. And then you can also call
21 me, which my contact will be on the last slide. You
22 can call me at 202-245-0367 for additional, you know,

1 questions. Next slide please.

2 As you can see we're very interested in
3 hearing from everyone, and have provided a wide range
4 of options for you to share your comments and input.
5 I want to briefly wrap up our meeting today and talk
6 about the next steps in the process. As we
7 mentioned, the meeting is being recorded and
8 transcribed, and the transcript will be posted on the
9 website.

10 Following this meeting, OEA will review
11 all the comments received, both during the meeting,
12 and those submitted after the meeting. And we will
13 issue a final MOA for signature by the required
14 parties. Once executed, the final MOA will also be
15 posted publicly on our website.

16 And once the MOA has been executed, the
17 Board can move forward with its decision on the
18 proposed Harsimus Branch Abandonment. Again, this
19 will take some time, and we will be reviewing the
20 transcript, and all of your comments as they come in,
21 and we will be continuing the consultation process.
22 Next slide please.

1 We thank you again for your participation.

2 I really appreciate it, as we all do. And your
3 participation in the 106 process as we're attending
4 this important Section 106 public meeting for the
5 proposed Harsimus Branch Abandonment. Again, if you
6 have any questions about the case, or how to enter
7 comments into our online system, please contact me.

8 I've included our contact information on
9 this slide. So, I want to thank everybody for
10 participating, sharing your time and your input, and
11 your heart during this meeting. I really appreciate
12 it. Thanks very much everybody, and have a great
13 rest of your evening.

14 (Whereupon the Meeting for the Harsimus
15 Branch Abandonment Section 106 Public Meeting
16 concluded at 8:49 p.m.)

17

18

19

20

21

22

A			
<p>AB167 2:7 178:19</p> <p>abandon 5:4 24:20 31:1 62:22 65:20 67:9 77:21 78:11 82:11 118:10 126:9 127:19 143:14,15 150:11 154:21</p> <p>abandoned 7:22 38:13 44:22 47:20 93:4 118:12,14 123:16 154:22</p> <p>abandoning 43:18 109:9 127:8</p> <p>abandonment 1:1 2:6 3:3 3:17,22 4:2,6,15,15,22 5:22 6:21 7:15 8:3 13:3 21:4,10 22:1,11,12 25:4 25:21 28:17 29:2 30:8 36:5 37:19 45:21 57:9 57:15 59:15 60:19 61:13 64:16 67:11 73:21 76:20 77:22 79:22 80:11,19 83:2 87:16 89:6,8 92:6 93:7 94:3,10,14 95:1 117:17 119:15 120:12,16 125:3 126:3,17 133:20 139:13 139:14 140:22 141:6 155:6 156:20 162:5,14 165:20 167:13 168:8 169:5 175:19 179:18 180:5,15</p> <p>abandonments 134:15 135:11</p> <p>abandons 7:15 17:3</p> <p>abide 89:6 173:2</p> <p>abilities 18:12</p> <p>ability 7:12 24:19 30:11 35:19 89:8 96:8 127:16 156:3</p> <p>able 32:14 68:21 116:14 117:13 126:1 165:19 177:11</p> <p>abruptly 158:7</p> <p>absolutely 109:11 134:9</p> <p>absolves 56:8</p> <p>absorb 114:14,15</p> <p>absorbing 47:1</p> <p>absorbs 42:9</p> <p>absurd 166:20</p> <p>abuse 175:22</p> <p>abuts 102:16</p> <p>accelerating 74:13</p> <p>acceptable 50:2 51:13</p> <p>access 37:12 39:21 123:11 131:10 144:3</p>	<p>accessible 54:16 141:4</p> <p>accomplish 48:11</p> <p>account 5:15 61:9 93:5 122:19</p> <p>accountability 133:22</p> <p>accountable 15:7 55:15 79:8 81:10,15 97:12 115:9 143:19</p> <p>accurate 3:12</p> <p>accurately 13:9</p> <p>ACHP 9:1</p> <p>acknowledge 44:11 57:3 133:15</p> <p>acknowledged 140:10</p> <p>acknowledges 140:18</p> <p>acknowledging 41:14</p> <p>acquire 21:8</p> <p>acquired 24:9 132:15</p> <p>acquisition 3:22 28:12</p> <p>acquisitions 134:15</p> <p>acre 43:14</p> <p>acreage 120:8</p> <p>acres 48:1 70:2 120:6,7</p> <p>Acrobat 178:8</p> <p>act 3:2 4:7,8 5:13 15:8 30:19 58:3,12 84:10 96:18 112:9 135:16 136:18 139:9 140:9</p> <p>action 5:16 18:6 22:13 59:14 83:22 84:7 117:20 125:5 126:3 127:19 167:14</p> <p>actions 30:10,10 54:18 82:12,19 93:5 134:22 143:19 144:6 161:17</p> <p>activate 49:15</p> <p>active 18:9 52:1,17 63:14 64:5 109:6 144:13</p> <p>actively 41:11 53:10 92:7 175:18</p> <p>activism 50:16</p> <p>activist 57:5</p> <p>activities 127:11 143:6</p> <p>activity 91:2</p> <p>acts 46:14</p> <p>actual 103:17 169:22</p> <p>Adam 137:18 176:11</p> <p>adaptation 17:22</p> <p>add 26:10 31:21 97:4 111:7 148:18 159:12</p> <p>added 6:8 112:19</p> <p>adding 33:11 90:4</p> <p>addition 12:12 24:10 32:22 70:1,14,21 105:14 123:15</p> <p>additional 8:14 83:8</p>	<p>177:5 178:22</p> <p>address 7:2,7,10 36:13 67:16 101:15 156:1</p> <p>adept 35:1</p> <p>adequately 50:7 168:6</p> <p>adherence 133:5</p> <p>adjacent 10:1 26:13 35:12 36:10 93:21 122:9</p> <p>adjoining 67:13</p> <p>administration 65:16</p> <p>administrations 132:21</p> <p>administrator 15:7</p> <p>Adobe 178:8</p> <p>adopted 118:4</p> <p>adopting 84:1</p> <p>adulthood 101:10</p> <p>adults 115:1</p> <p>advance 10:19 11:2 13:10 18:15</p> <p>advanced 28:22</p> <p>advantage 84:6</p> <p>adventuresome 131:4</p> <p>adversaries 52:15</p> <p>adverse 5:19 6:22 7:2,8 7:11,12 15:9 16:6 17:22 19:4 29:17 38:17 49:20 51:12 56:3 59:17 61:12 61:19 68:15 73:20 74:11 77:7 80:22 92:1 101:15 120:12 124:17 124:18 125:2 127:17 141:19 156:16 175:15</p> <p>adversely 30:12 80:10 122:11</p> <p>Advisory 8:22 175:12</p> <p>advocacy 53:21 108:1 119:10 155:17</p> <p>advocate 66:16 73:16 133:10 143:7,9</p> <p>advocates 44:21 57:3 98:22</p> <p>advocating 84:6</p> <p>affect 141:1</p> <p>affordability 170:15</p> <p>affords 21:7</p> <p>afraid 125:22</p> <p>afternoon 2:4 128:8</p> <p>age 142:8</p> <p>agencies 23:13 62:2 68:12 77:2 78:22 86:10 134:8 175:10</p> <p>agency 5:14 30:5 34:11 34:16 53:9 62:20 77:17 89:3 129:17 133:15 134:20</p>	<p>agency's 3:16 22:21 28:21 155:21</p> <p>agenda 2:20</p> <p>agent 56:12</p> <p>ages 18:12 54:8</p> <p>aggravated 148:8</p> <p>Agle 63:4,5,5,6,7</p> <p>ago 2:17 28:11 45:3 63:9 85:7 99:18 146:11 155:15 161:5 172:14</p> <p>agree 8:13 51:4 69:13 78:18 90:2 97:3 134:5 152:10,13,15 167:20 173:21</p> <p>agreed 29:6</p> <p>agreement 7:4,5 8:17,19 8:20 49:19 73:19 80:3 82:3 101:13,18 120:15 126:21 127:14 140:14 160:12,16,20 161:6 175:15</p> <p>agreements 24:21 25:14</p> <p>ahead 14:17 34:13 42:15 53:19 65:1 78:15 119:5 121:5 164:19 172:11 173:17</p> <p>air 40:7 42:10 52:2 70:17 97:20 112:17 147:14 168:20</p> <p>Airport 27:8</p> <p>akin 101:21</p> <p>al 126:8</p> <p>Alan 2:8 24:1 25:3 44:19 61:14 77:17 104:1 137:18 138:2 141:9 173:14</p> <p>Alan.Tabachnick 178:12</p> <p>Albanese 138:7 152:16 159:10 163:11 165:8</p> <p>Alexander 110:21</p> <p>alignment 18:5</p> <p>alive 87:2 142:12</p> <p>allotted 11:7</p> <p>allow 11:20 12:11 25:13 55:17 57:13,19 64:14 64:16 67:4 91:16 107:11 123:7 127:19 135:4 151:3 154:22 155:6 165:10</p> <p>allowed 61:11 66:11 118:20 131:22 153:20</p> <p>allowing 4:2 95:13 124:15 135:20 166:14 171:17</p> <p>allows 11:21 19:10 139:18 165:20</p>

<p>alluded 40:5 71:1 alter 92:9 104:21 alternative 59:14 125:5 alternatives 18:7 amazed 110:3 amazing 90:6 91:1 98:7 102:22 150:5 153:15 Amazon 142:9 ambitious 104:20 amelioration 36:15 amended 161:4 amenities 105:19 America 58:14 America's 64:1 American 33:6 amount 26:10 analysis 2:11 4:12,19 126:15 Analysis's 120:11 analytical 146:3 Andy 68:18 Anne 13:15,16 Annie 146:7,9 annual 120:4 answer 118:10 Anthony 110:11 anti-trust 135:14 anticipation 90:20 antics 134:6 antiquity 85:21 anybody 68:20 173:10 177:13,16 anybody's 13:11 anymore 13:15 38:11 154:5 anyone's 13:12 162:8 anyway 28:3 164:11 apartment 28:1 91:11 apartments 105:11 APE 6:3 Apologies 119:3 apologize 13:10 51:6 154:9 Aponte-Lipski 125:20 167:5,6,8,10 appealing 137:14 Appeals 29:9 appear 80:17 81:8,10 applicant 8:22 9:3 application 22:12 94:11 162:13,14 applied 21:10 apply 21:3 applying 31:1 79:22 appreciate 12:19 16:9 19:15 28:3,6 36:19 37:4</p>	<p>39:1 40:16 41:5 44:18 48:19 50:21 53:15 58:22 67:18 69:1 77:12 80:12 87:6 119:1 120:10 128:5 132:5 137:1 149:14 157:6 171:16 176:11,15,19 180:2,11 approach 7:5 approaches 145:3 appropriate 4:16 9:7 166:20 approval 9:6 87:20 139:14 140:22 141:7 approve 4:5,15 25:4 approved 94:11 135:13 approving 119:15 120:15 approximately 5:4,8 aquifer 72:19 archaic 57:8 arches 6:9 47:12 107:11 108:19 architect 41:12 43:9 architectural 86:4 architecture 90:11 area 6:2,16 9:18 17:8 40:4 55:6 63:22 67:6 69:18 76:18 96:9 101:16 106:13,15 108:9 110:4 112:14 117:10 131:13 142:4,6 144:9 164:10 173:19 176:19 areas 18:2 40:8 112:16 114:11 arguing 149:1 argument 159:18 arguments 118:12 136:12 arming 74:3 arranged 65:17 arrangement 66:5 arrangements 24:21 arrival 63:12 arrived 63:10 art 68:19 145:15 Arthur 71:18,19,20,20 articulate 112:19 articulated 72:7 artifact 64:5 artist 149:13 artistic 151:22 artists 144:19 145:3 146:5 arts 131:12 144:17 155:3 artwork 149:18 asked 28:12,16 37:8 166:3</p>	<p>asking 40:14 51:8 65:19 137:6 175:10 176:2 aspects 145:3 assault 55:2 58:3 59:22 assert 170:13 assessment 5:18 6:20 34:13 69:9 78:19 111:10 assessments 139:3 asset 43:20 46:1 54:5 81:2 85:21 109:12 132:22 144:5 168:7 assets 58:11 assistance 178:2 Assistant 87:11 association 24:4,6 122:8 136:8 146:10 153:12,13 164:13 171:16 Association's 122:15 associations 61:4 assume 23:22 62:8 74:11 assure 166:21 assured 62:11 asthma 40:6 147:16 166:8 astonishing 24:18 25:12 42:14 athletic 151:20 Atlantic 47:10 atmosphere 105:20 attached 178:7 attainable 55:11 attend 147:12 attendees 11:20,21 128:6 attending 10:16 23:15 143:9 173:10 180:3 attention 13:14 19:16 80:20 172:19,20 178:14 178:16 attitudes 145:9 attorney 24:12 28:16 56:21 attorneys 159:21 attraction 18:11 Atwell 164:17 171:9,10 171:13,15 audacious 43:13 audio 130:3,4 Austin 41:6,8 44:17 46:15 152:14 authorities 82:16 authority 5:3 21:20 25:15 30:8 44:8 50:3,11 59:12 61:6 62:21 82:11 84:7 87:15 89:3,8 101:22 117:17 118:7,8 127:14</p>	<p>133:19 135:15 156:9,19 156:22 174:16 authorize 4:1 22:1 141:6 authorized 80:11 83:2 authorizes 7:15 autopsy 118:17 available 3:14 9:12 35:8 40:13 67:2 124:4 177:13 Avenue 5:8 45:10 65:6 131:13 average 64:7 120:5 avoid 19:4 29:16 38:16 40:15 49:20 58:6 61:12 68:15 74:10 77:7 80:22 88:16 91:22 94:22 124:18 156:15 avoiding 61:18 aware 64:8,9 105:16 awe 41:15 146:19 147:4 awful 100:12 Ayla 107:15,20</p> <hr/> <p style="text-align: center;">B</p> <hr/> <p>back 26:20,21 28:14 33:15 65:1 77:16 99:10 99:15 101:12 115:15 129:21 132:13 139:8 164:22 165:1 171:9 background 2:13 backing 62:17 99:13 backs 76:12 backup 151:13 backwards 175:21 backyard 65:8 badly 85:6 baffles 151:2 balance 62:10 107:5 banks 63:16 bar 126:13 Barbara 58:22,22 59:3 60:7 72:22 Barkha 16:9,13 Barnaby 77:12,13,14 barring 126:16 based 104:9 105:15 109:2 basic 156:14 basically 130:17 battery 58:3 Bay 39:3 bears 113:2 beat 99:13 beautiful 33:2,8 68:19 78:5 85:2 90:11 92:10 102:22 106:18 116:18 146:5,17</p>
--	---	---	--

<p>beautifully 72:8 beauty 84:21 102:21 becoming 90:20 95:22 beg 60:5 73:8 86:12 beginning 12:5 25:4 148:1 159:17 beginnings 110:8 behalf 79:18 119:7,11 143:8 belated 94:10 belatedly 79:22 belief 49:14 believe 29:18 45:16 46:18 50:6 66:8 138:12 141:1 156:4 165:8,15 166:2 believes 79:19 87:18 belongs 21:16 beloved 111:13 Ben 60:7,9 63:3 141:10 141:14,16 142:22 bend 86:15 beneficial 132:3 168:21 168:22 benefit 23:12 57:20 58:6 74:15 113:14 120:19 benefits 14:4,4 37:13 40:12 52:1 58:5 85:6 86:3 90:22 102:19 103:11 116:12 144:15 150:17 151:1 157:17,19 169:1 benefitted 112:16 145:11 Bent 53:15 Bergen 6:8 47:12 107:11 108:19 best 7:5 11:14 12:8,22 13:12 117:22 173:3 Beth 104:12 better 44:15 53:1 142:20 165:2,3 beyond 8:14 89:4 91:20 107:10 bicycle 18:5 bicycles 114:17 bicyclists 108:3 bidder 100:16 big 83:4 bike 6:9 92:16 107:21 109:3 130:12,16,18 bikes 131:3 bikeway 73:10 biking 18:11,22 68:2 76:5 98:4 binding 8:19 biodiversity 96:12 bipartisan 3:19</p>	<p>birds 78:5 86:7 123:19 171:3 bit 51:6 72:17 167:11 blessed 110:10 block 59:4 60:15 97:2 141:17 blocks 5:9 24:3 29:21 52:22 59:6 66:14 72:16 90:15 106:8,9 130:11 139:17 140:12 160:9 blossomed 123:16 board 2:12 3:1,18,19 4:1 4:4,6,14,17 5:4 7:15,20 7:22 8:4,15,20 9:6 19:15 24:19 30:13 31:16 33:21 34:2 41:10 45:19 48:13 49:5 57:13 68:5 72:4 73:18,21 75:10 76:19 82:4 83:21 90:18 92:15 119:12 122:17 125:15,17 126:2 126:3,15 127:10 134:1 135:15 136:8 143:3,10 150:8,11 160:6 161:2,7 164:12 167:14 170:6 178:15 179:17 board's 2:10 4:10,21 7:12 7:18 25:18 30:11 49:18 127:16 143:14 boards 131:22 body 100:21 126:11 border 15:1 24:6 90:14 bordered 110:1 Borelli 130:8,9,10 Borisjuk 89:14,15,17,21 89:21 born 37:10 56:19 85:15 101:7 116:15 157:22 162:1 Boulevard 19:1 35:12 66:1,2 127:4 box 35:2 46:7 74:2 brainer 57:10 branch 1:1 2:5 3:3,17 5:5 5:7,11,22 6:17 7:16,18 7:22 9:14,22 10:6 13:3 13:18 16:20 17:3,11 18:9,14 19:6 20:20 22:7 22:14 23:11 24:5 29:11 31:6,20 34:2 35:4 36:9 37:6,11 38:18 42:21 43:5 45:17 46:13 49:9 50:11 51:9 52:7 53:3,7 54:11 59:16 67:22 68:16 73:20 75:11 76:21 77:1,8 79:10 80:9</p>	<p>80:11 82:22 88:12 92:1 97:2,12 108:7 110:2,18 113:19 124:19 125:3 127:4 132:14 133:18 143:11,13 145:4 150:9 150:10 156:10,12 175:16 179:18 180:5,15 brand 43:14 breathe 100:4 147:14 breathing 70:17 Brennan 129:13 brick 25:1,22 bridges 18:22 65:13,17 105:12 brief 87:14 90:4 95:18 98:19 117:2 138:11 159:8 briefed 159:22 briefly 176:20 177:9 179:5 bring 76:5 172:18 brings 102:21 103:6 broad 3:19 87:19 156:19 broader 90:7 91:19 broadly 8:7 broken 47:22 158:22 brought 110:6 Brunswick 66:2 102:15 102:16 build 25:10 39:19 66:7,13 67:4 73:6 110:13 166:15 building 43:10 74:20 75:15 105:11 174:15 buildings 16:18 28:1 49:4 110:13 131:17 153:21 built 14:20 47:14 86:1 103:1 110:13 117:15 140:19 146:16,18 154:1 165:11,17 burden 15:15 113:2 bureaucracy 136:22 bureaucrats 56:6 buried 85:18 153:20 burning 99:22 butchering 89:18 butterflies 78:5 butting 26:14 button 178:2 Bye-bye 148:8</p>	<p>99:7 115:16 129:5 callous 158:18 calls 18:6 camera 12:7 14:15 128:13 176:9 campaign 162:3 cancel 21:19 canopy 70:20 111:4,7,10 capable 62:21 capita 120:8 captures 42:11 car 131:6 carbon 42:10 47:3 114:15 care 137:4 176:18 career 129:16 137:1 careful 80:20 carefully 138:9 Carl 173:14,17,17,18 174:21 Carolina 104:11 carrier 139:20 carry 30:11,13 79:7 carrying 9:4 cars 63:17 72:16 Caryn 113:20 114:2 115:14 cascade 80:22 case 2:13 3:3,16 5:1 8:19 9:3 11:4 12:15 34:10 61:10 62:10 105:22 133:16 135:1 177:8,20 180:6 catastrophic 16:1 catchment 111:1 categorically 126:22 cause 113:16 120:12 caused 76:17 134:7 cease 30:6 139:19 celebrated 113:10 cemetery 6:10 110:18 center 5:10 46:20 91:1 159:16 centers 35:13 Central 44:22 166:14,17 166:22 century 42:6,7 52:5 CEO 125:16 certainly 39:15 40:18 118:1 159:21 cetera 131:13 Chairman 125:15 133:22 challenges 96:9 chance 60:11 63:7 128:18 change 17:20 32:4 36:15 46:3 48:5 56:12 74:14 140:22 152:19</p>
---	---	--	---

changes 7:21 30:1 133:11 161:13 changing 62:8 character 52:8 92:9 94:15 charge 61:14 138:13 charges 138:12 check 35:2 74:2 cherish 64:19 childhood 101:10 children 85:15 112:6 116:16 146:6 147:16 150:14,22 155:3 157:21 choice 152:3 choose 105:12 chop 66:6,12 chopped 58:2 chorus 93:6 Chris 71:12,13 Christina 75:3,5 Christine 77:11 churches 110:11 circulated 82:4 circumscribed 138:19 circumvent 82:13 circumventing 21:1 circumvention 87:21 cities 46:4,10,11 53:3 58:14 120:1 149:5 citizens 28:20 37:7 72:11 74:19 111:9 127:19 175:9 176:1 citizenship 145:21 city 5:5 6:10 9:20 14:21 15:16 16:3,14,14,22 17:6,14 18:19 19:8 20:19,19 23:13 24:2,11 26:19,22 27:3 28:13,15 28:16 32:5,7,9,18,21 33:8,13 36:7 37:2,3,10 38:20,20 39:18,22 40:9 40:21 41:8,9,16 42:1,18 42:19 44:15,20 45:3,6 45:22 46:10,16,21 47:15 48:1,3 49:2 50:13 51:1,16 52:3,13 53:7,8 53:22 54:19 56:18,21 56:21 57:17,17 58:13 59:14 60:14,22 63:8,11 63:22 64:6,12,14 65:7 66:6 68:1,3 69:12 72:9 72:10 73:3,7 74:6 75:6 75:18 76:6 77:14 78:17 78:22 79:18,19 80:5,6 81:2 82:1,1,2 83:21 84:4,9,18 85:16,17 86:9	87:12,12,12,18 88:11 88:22 89:7,10 90:1,7,10 90:11,18 91:7,20 92:4 95:12,17 96:16 97:2 99:5 100:6,12 101:7 103:5 104:10,13,16,18 104:18,20 105:7,9,18 106:7,21 107:13,21 108:2,5,5,9 109:3 110:3 110:4,9,20 111:3,9,14 112:5,8 113:17 114:4,6 114:11 116:15 117:3,6 117:11,13,15 118:3 119:17,21,22 120:18,18 121:12,15,16,20 122:7 123:2,7,12,22 124:3,12 125:14,16,17 127:20 130:17 131:20 132:15 132:19 140:7,12 141:17 141:20 142:20 143:4,20 143:20,20 144:1,7 145:5 146:14,16 147:16 150:2,4,22 151:2 152:3 152:22 153:19,20 154:1 154:11 155:16 157:12 157:21 158:1,4 159:3 160:2,2,15 161:9,11,22 162:2,2 164:9 165:14 165:18,22 166:21 168:2 169:14,22 170:9,13 172:3,13 173:19,20 174:7,7,10 175:2,7,8 city's 16:16 19:13 21:1 29:20 42:22 44:6 45:10 50:18 63:20 75:9,12,20 86:17 90:8 105:20 108:8 117:11 120:5,8 120:10 142:12 143:4 144:6 171:6 civic 57:5 civil 60:11 61:21 75:17 claims 21:14 138:19 139:11 Claire 14:8,13,16,18 16:8 claps 114:21 Clara 102:6,11 103:21 classroom 145:16 clean 112:17 cleaned 55:8 106:15 cleaner 52:2 cleans 42:10 clear 79:1 138:12 140:14 161:20 166:6 clearly 12:4 24:18 25:16 54:7 165:15 click 165:1	Clicking 178:3 client 139:16 climate 17:19 18:6 36:14 46:3 48:4 51:22 74:13 114:16 climbed 104:15 clock 11:8 19:20 20:1 26:8 48:18 close 2:16,17 10:21 11:1 89:22 95:8 102:18 128:4 CO2 96:8 Coal 65:6 90:15 coalition 6:9 18:18 20:14 28:9,11 31:17 33:22 41:11 45:20,22 47:16 49:6 52:6,12,15 53:2 57:4 60:18,22 68:9 71:6 75:10 79:18,19 80:6 84:4 90:19 92:16 99:20 104:14 107:13 108:6 113:18 117:5 118:5 119:9 120:18 123:1 124:15 132:22 143:4 147:6,20 152:11 155:16 159:14,21 160:15 164:3 165:15 coalition's 55:13 78:19 100:1 coalitions 61:4 coast 18:15,17 47:8,10,11 48:3 51:20 52:11 68:1 76:5 90:21 106:2 108:20 144:13 coastal 46:11 cobblestone 99:12 coexisting 151:1 Colin 116:20,21,21 119:1 colleagues 95:16 collective 43:21 colossal 100:2 Columbia 41:13 combination 90:10 131:18 combined 155:20 come 12:21,22 14:15 73:1 109:16 151:1 179:20 comes 58:9 62:10 141:21 coming 63:15 169:16 170:16 commemorating 166:16 commemorative 22:3 92:21 commensurate 15:3 comment 3:5 10:13 11:13 23:3 32:6 34:9 36:1,2	39:8 50:5 60:11 111:18 112:8 152:2,18 158:13 178:1,4,5 commented 112:19 commenters 13:6 34:10 168:12 comments 10:10 11:3,6 11:20 12:12,13,14,17 13:4,9 33:17 41:4 48:19 51:5 60:21 62:12 69:13 81:12,15 96:4,17,17 97:3 118:22 122:22 128:5,21 129:2 130:5 138:9 139:2 148:6 151:10 152:1,15 153:15 153:16 168:3 176:5,13 177:5,10,15,17,20,22 178:6,7,10,14 179:4,11 179:20 180:7 commerce 32:17 commercial 56:8 Commission 41:10 61:1 125:22 Commissioner 41:9 125:18,20 commitment 99:1 commitments 7:7 committing 58:12 common 54:17 86:14 139:19 communicated 160:3 communication 5:20 communities 47:9 49:12 69:19,21 100:21 113:13 113:15 community 6:15 17:15,20 26:12 27:18 37:22 38:1 38:1 41:16,17 42:3 45:13 48:5 50:13,16 57:20 58:4 64:18 70:12 73:16 76:2 86:19 90:8 90:22 91:19 94:7,18 96:3,10,19 102:3,15 106:1 109:13 113:2 115:8,12 116:4 122:19 122:20 125:10 127:20 132:13 144:1 149:2,17 153:17 159:12,13,15 161:8,19 162:20 168:5 168:22 169:15,20,22 170:5,12,16,18 172:21 community's 44:4,9 109:5 companies 30:21 55:6,19 83:6 175:22 compared 120:6 124:4
--	---	--	--

compass 137:2,7 compassion 99:1 compatible 53:5 54:21 109:7 competitors 53:5 complete 9:10 92:17 101:21 119:9 141:5 completed 3:14 69:9 83:14 126:18 completely 118:5 148:16 completes 128:2 complex 35:12,14 36:1 compliance 4:11 30:15 88:20 complicated 100:9 comply 4:6 21:11,20 30:18 156:3 component 75:11 components 97:21 compound 72:4 comprehensive 139:6 comprise 5:10 104:17 compromise 165:10 compromising 79:22 computer 176:17 concede 29:8 concern 26:12 168:12 concerned 17:1 37:15 39:10 74:19 157:4 162:12 concerns 134:20 conclude 173:13 concluded 180:16 conclusion 50:14 87:18 120:11 conclusions 79:6 concrete 54:19 108:13 concurring 78:21 condition 94:14 126:16 conditions 4:16 8:1 22:11 25:5,6 34:4 36:6 37:20 43:19 45:21 47:20 53:13 76:22 87:16 92:7 102:5 143:16 175:20 condos 91:11 conduct 24:10 74:9 124:21 conducted 6:20 44:12 conducting 112:10 confidence 58:14 confident 152:9 confines 70:7 confirmed 29:3 conflated 34:18 conflation 162:4 conflict 144:11	congested 40:7 conglomerate 100:14 congratulations 148:5 Congress 135:9 Conlin 115:15,18,21 116:2 connect 42:8 47:8 49:12 69:21 97:16 108:17 connected 71:3 98:4 119:17 connecting 56:10 70:10 123:21 connection 18:15 52:9 160:6 164:20 165:2,3,5 connections 142:5 connective 96:13 connectivity 18:13 109:3 connects 39:21 45:13 107:9 116:7 Conrail 5:3 7:15 9:4,12 10:4 13:19 20:21 21:10 21:16 22:5,16 24:8,20 27:17 28:11,12,16,18 29:4,7,10,12 30:20 37:18 50:9 54:16 55:15 56:8 72:5 74:12 79:8,20 81:6,15 82:8,13,19,22 83:7,10,12,15,15 85:10 86:16 88:7 93:1,4 94:1 94:9 97:11 100:18 101:19 102:5 115:9 117:18 118:1 119:15 126:8,9,16 129:19 143:15,19 156:21,22 157:2 165:13 171:20 Conrail's 15:5 28:16 91:16 95:1 100:12 101:2 120:16 129:20 133:17 134:5,22 155:18 conscience 137:16 conscious 148:17 consequence 24:15 125:8 consequences 21:21 94:6 156:1 Conservancy 61:3 90:19 100:6 123:2,4 155:14 155:15 conservation 120:14 conserve 143:7 consider 15:11 30:17 33:10 43:18 50:7,15 64:10 68:11 70:14 77:6 88:6 98:10 102:4 123:5 130:13 141:19 142:18 156:15 158:11 considerable 19:9	consideration 19:16 41:1 85:13 124:7 134:19 153:2 170:11 considered 29:16 41:2 64:4 considering 50:3 70:4,9 82:20 127:10 considers 4:18 consistent 20:21 124:1,9 134:16,20 consolation 22:6 consolidations 135:11 constituents 37:16 constitute 124:16 constructed 146:21 construction 3:21 43:3 91:10 107:3 110:6 135:12 constructions 134:15 consult 19:3 consultants 92:4 94:2 consultation 4:20 6:13 10:3,9 127:2 163:15 179:21 consulting 5:21 6:3,6,11 6:14 9:2 29:16 34:18,19 35:19 61:10 62:13 79:5 80:15,16 84:5 89:1 107:22 127:3 130:12 136:9 138:21 156:7,18 consumers 74:19 consummating 126:16 contact 178:11,21 180:7 180:8 contacted 94:1 containing 63:17 contains 7:6 70:6 contemplated 83:3 contempt 101:21 contend 29:5 contends 89:7 context 15:22 28:10 70:4 contingent 123:7 continue 30:13 46:11 48:7 64:17 74:4 75:21 117:13 continued 104:18 continues 57:2 91:7 156:7 continuing 6:13 45:8 179:21 continuous 43:4 47:7 contract 138:8 contradict 63:1 contrary 140:2 contribute 38:18 53:10	105:19 175:18 contributes 16:20 contributing 50:18 68:7 92:7 contributor 94:15 control 7:20 22:17 36:16 52:2 59:16 76:3 77:18 77:20 100:14 127:4 controlled 140:7 convenient 88:16 conversations 38:7 105:16 converse 57:22 convey 142:16 Cook 71:18,21 72:3 cooking 152:7 cool 103:9 cooperation 52:14 coordinated 47:11 copy 130:6 core 63:1 90:17 134:2,9 corporate 145:9 Corporation 87:11 125:17 corporations 100:2 correct 29:13 30:20 118:7 corridor 18:10 22:8 24:22 26:2 43:4 47:7 51:14,18 69:20 76:4,7 109:7 124:11 131:19 132:1 156:10 corridors 51:19 54:22 70:20 cost 43:10 116:10 172:21 Costantine 31:11,12,15 31:16 costs 85:22 Council 8:22 29:20 37:3 83:21 140:12 143:21 161:11 175:12 Councilman 125:14 counsel 87:11 138:6 159:10 count 112:6 counties 40:9,9 countless 109:14 158:3 country 40:10,11 43:16 64:6 69:18 75:14 110:5 112:14 113:13 115:2 158:10 174:9,10 county 40:1,1,8 60:12 92:16 119:7,9,11 125:20,21 133:6 County's 119:17 couple 69:8 72:16 97:4
--	--	--	--

<p>152:2 courage 100:2 course 30:20 72:13,18 83:12 128:22 133:19 135:2 147:15 178:10 court 3:10 13:8 courts 21:11 29:10 155:21 159:20 Cove 14:19 24:4 27:4 31:20 67:13 90:14 93:19 114:3 122:8,9,10 122:14 123:13 136:6,8 146:10,15 154:1 164:13 172:15 covenant 74:21 cover 2:22 70:16 coverage 111:4 covered 153:20 coworkers 137:19 crafty 137:12 crazy 102:2 create 17:13,15 23:11 54:15 74:21 91:1 144:2 144:19 145:15 created 71:5 81:6 97:10 109:15 110:8 creates 156:2 creating 18:1 46:7 149:3 156:12 creation 130:15,20 creative 105:6 critical 15:21 16:16 39:14 93:8 108:15 119:16 critically 117:9 123:12 CROSS 14:13,16 20:1,4 20:9 53:17 64:22 71:10 71:13,15,17,19 72:2 104:1,4 119:5 121:2,5 129:6,10 164:18 173:14 176:7 crowded 54:19 106:22 114:10 Crowley 28:7,8,9 99:3,19 100:7 crucial 54:7 74:14 111:1 142:5 crunches 35:18 cultural 96:5 105:17 current 9:11 16:4 24:14 32:2 33:21 44:11 48:11 62:9,19 79:19 80:16 88:13 94:11 102:4 105:8,13 122:15 125:17 currently 46:21 48:2 51:15 77:15 95:22 112:7 123:6,13 168:19</p>	<p>curve 42:15 customarily 126:10 127:12 cutting 131:19 cycling 130:13 cyclists 131:4 cylinders 99:22 Cynthia 50:21,22 53:14 Czehut 93:11,12,12,16,18</p> <hr/> <p>D</p> <p>D 2:1 D.C 178:16 daily 42:5 142:8 damage 72:12 76:17 damaged 36:10 damages 72:13 damaging 34:4 44:14 dance 171:5 dangerous 65:13 106:14 Daniels 153:6,7,9,10 dark 106:14 Darling 48:17,20,22 data 153:16 date 21:12 41:1 161:18 daughters 38:7 David 93:10,12,18 95:5 Dawson 71:9 96:21,22 98:14 day 33:9,9 35:22 36:2 85:9 101:19 103:7 142:8,10 158:5 171:2,4 deadlines 36:1 deal 62:3 136:22 165:9 165:14 dealing 15:17 57:8 dealt 56:22 decade 57:2 136:7 decades 15:17 41:17 44:5 50:14,16 63:12 101:22 109:5 114:6 December 145:1 decide 65:19 67:9 decides 4:1,14 68:5 deciding 4:5 86:11 decision 4:17 31:19 34:1 36:5 61:13 62:22 73:21 74:2 76:20 134:20 137:15 139:18 140:1 143:14 150:11 151:6 179:17 decisions 61:9 decreasing 70:12 decrepit 106:13 dedicated 45:7 49:7 52:5 111:19</p>	<p>dedication 67:2 deeds 29:13 59:13 deep 54:10 deeper 135:8 deeply 17:1 42:15 82:4 100:4 109:13 117:12 defender 81:17 defending 15:16 defined 8:7 83:13 definition 8:10 defying 94:10 degradation 174:14 degree 147:17 degrees 46:22 Deirdre 19:19 20:4 delay 119:3 delegated 4:11 delineates 24:5 Delman 31:10 33:15,18 33:20,21 73:12,13,15 democracy 54:1 demolish 32:2 74:16 139:16 168:15 demolished 26:18 57:14 58:1 76:13 105:22 111:17 140:1 153:20,21 Demolishing 60:1 114:19 demolition 15:19 31:20 36:11 55:1 76:17 78:3 149:1 152:20 153:2 162:5 166:14 demonstrated 100:18 demonstrates 144:6 demonstrating 48:9 53:4 denial 156:21 denied 167:14 dense 43:15 104:17 108:9 131:16 densely 40:4,9,10 58:13 158:9 denser 95:22 96:1 densest 92:19 density 124:5 deny 4:15 22:11 156:20 169:5 department 16:13,15 18:20 19:3 172:2 departments 172:3 depicts 5:6 deprived 139:10 dereliction 25:18 described 59:22 deserved 54:13 deserves 17:17 19:17 75:21 109:13 112:14 design 16:15 41:13 45:8</p>	<p>designation 22:22 127:10 designed 43:2 designing 43:10 designs 144:3 desire 56:8 66:21 desires 62:5 109:13 desperately 92:18 114:12 destination 105:15 destined 148:22 destroy 30:22 67:6 82:14 94:14 166:6 destroyed 22:9 118:21 139:12 destroying 55:22 118:15 118:21 166:10 destruced 139:12 destruction 15:19 38:19 51:14 55:1 59:18,21 62:17 85:8 88:6 91:6 92:8 124:16 125:6 139:15 162:6,11 174:15 destructive 32:4 54:18 detailed 9:14 Details 35:8 determine 118:6 determined 6:21 7:3 99:9 127:2 determining 165:16 detrimental 86:18 devastating 59:20 97:6 devastation 76:20 develop 9:21 10:4 52:6 143:21 149:6 164:10 developed 6:3 10:8 40:4 47:22 101:15 109:2 122:13 141:3 144:7 147:19 developer 15:5 18:20 29:22 118:1 160:22 165:9,13,21 166:15 developers 23:6 32:1 55:21 66:4 72:6,10 73:4 100:3 144:2 155:19 156:10 158:16,17 164:5 170:15 developing 164:3 development 7:3,21 8:2 19:10 43:1 52:17,22 56:9 64:1 91:10 104:21 109:10 110:5 111:3,6 111:17 116:6 124:22 125:16 131:17 140:4,6 142:4 158:9 169:19 developments 78:2 107:2 develops 83:16 devoted 26:1</p>
--	---	---	--

<p>devotes 150:16 Diane 130:2,4 164:17,18 164:21 171:9,15 174:21 175:1 dictate 135:7 dictionary 57:5 die 42:2 difference 115:4 137:9,21 147:2 different 82:5 98:3 130:21 difficult 72:11 difficulty 35:22 155:22 digital 8:10 10:4 Diller 45:9 diminished 97:18 dinner 152:8 dioxide 47:4 114:15 dire 108:9 direct 69:7 102:18 113:14 128:22 172:20 direction 9:5 95:2 directly 36:7 60:14 63:1 68:7 173:20 177:6 178:6,11 director 16:13 45:9 155:13 disagree 133:9 disappointing 158:10 disassembled 22:8 46:5 47:22 disaster 162:11 disastrous 76:14 94:5 discarding 43:19 disclosure 56:20 disconnect 154:8 discontinue 126:9 discouraged 173:1 discover 30:9 discovered 106:15 discuss 3:8 28:12 161:17 discussed 97:22 discussing 158:3 Disincentivizing 88:20 dismiss 136:16 disposal 38:16 disputes 134:4 disregard 100:19 disrespect 85:8 100:19 disrespects 23:4 disrupting 133:19 disservice 168:9 district 14:19 15:2 17:9 18:3 36:8 49:1 65:8 67:14,14 72:15 73:4 90:14 93:20 114:20</p>	<p>122:11 127:7 129:15 174:12 district's 14:22 districts 6:19 9:18 10:2 15:4 17:10 49:3 80:8 97:10 131:10 143:12 150:10 diversity 42:11 90:8 Division 18:19 docket 2:6 178:17,19 document 7:4,6 135:9 145:15 documentation 8:3,6,7 8:12,15,16 9:14 13:22 14:5 15:11 50:1 51:11 61:16 81:4 83:8 88:9 89:4 118:16 156:12 159:19 documenting 32:3 94:12 156:16 documents 36:2 178:7 doing 31:14 43:12 72:12 86:22 150:5,7 162:12 Dominici 169:9,10,12,13 Donna 64:22 65:2,3,5 67:17 163:1,1,3 164:16 Donnelly 75:3,4,6 door 93:22 doorstep 131:15 Dorgan 64:22 65:4,5 doubt 97:5 downstairs 152:7 downtown 16:3 17:9 32:18 37:3,10 38:20 43:15 46:18 49:1,2 63:8 75:12 90:7 96:10 110:4 114:11 131:20 145:5 157:12 173:20 175:8 downtown's 111:11 Dr 69:4,5 152:14 draft 9:11 49:18 51:10 73:18 82:3 142:18 156:7,11 168:5 drainage 86:5 dream 87:2 99:17 drew 63:20 drive 81:13 99:9 driven 62:15 dropped 120:3 due 113:5 156:10 duty 25:19 61:6</p>	<p>earlier 27:3 61:14 72:22 87:20 100:8 122:16 158:15 early 12:22 34:6,17 easier 19:22 easily 165:19 east 5:7 18:15 47:8,11 48:3 51:19 52:11 60:14 68:1 76:5 90:21 106:2 108:20 144:13 eastbound 174:7 eastern 131:14 eastwards 174:9 easy 41:21 eating 152:8 echo 60:20 148:15 175:9 echoes 87:12 echoing 95:14 168:2 eco-system 46:20 ecological 14:4 42:10 43:4 91:18 96:12 ecology 53:4 94:16 economic 3:20 125:16 134:17 142:5 ecosystem 69:10 123:16 124:1 education 113:10 144:17 145:18,20 educational 145:16 educator 32:8 41:12 150:15 effect 6:22 42:12 59:17 83:10 101:17 118:15 124:17 effective 61:11 effectively 82:18 83:5 112:21 effects 5:15,18,19 6:2,17 6:20 7:3,8,11,12 16:7 17:22 19:5 29:17 38:17 49:20 51:12 56:3 61:12 61:19 68:15 73:20 74:11 76:14,16 77:7 81:1 92:1 101:15 113:2 120:12 124:19,22 125:2 127:18 141:20 156:16 175:16 efficient 134:2,7 effort 45:8 62:3,16 efforts 6:13 23:4 50:15 62:19 88:9 113:19 155:20 EGAN 117:1 egregious 101:1 eight 28:19 29:21 43:14 138:17 139:3</p>	<p>either 71:13 128:20,22 161:8 Eleana 121:1 122:2,7 125:11 elected 127:21 electronically 177:20 elegantly 174:2 element 109:1 Elementary 32:14 elevate 142:2 elevated 54:12 75:14 110:16 111:11 eligible 74:3 127:5 Ellen 77:12 Ellis 54:2 Elma 109:17,21 eloquently 103:12 147:7 157:18 Elvin 169:8,13 email 32:12 128:22 130:7 151:12,13 177:5 178:11 embankment 5:11 6:18 9:15 10:1,6 14:2,3,22 16:4,20 17:8,11,17 18:9 18:14 19:1,11 20:13,18 20:22 22:22 24:3,5,9 25:2,10,21,22 26:13,15 26:17 27:7 28:9,12 31:16,19 32:10,13,15 33:22 35:13 36:9 37:6 38:5,17 40:3 41:11 42:17,22 43:2,12,16 44:10 45:17 46:17 47:6 47:7,12,15,20 49:6,9,21 52:6,7,21 53:1 54:11,15 54:20 55:10,12,16,21 56:20 57:4 59:5,21 60:15,17,21 63:14 64:3 65:9,10,12,17,20,22 66:6,8,15,17,20 67:5,10 67:12 68:9,22 69:5,8,11 69:15 70:2,3,7,16,21 71:4,5 72:18,20 73:6,9 74:16 75:10,21 76:12 76:12 77:16,19 78:18 79:10 81:14 84:2,4,20 84:22 85:8,17 86:3,12 86:19 87:1,2 88:7,12 90:16,18,20 91:6,15,17 92:15 93:21 94:4,5,8,12 94:17 95:1 96:3 99:19 101:9 102:16,20 103:6 104:9,13 105:10,22 106:9,10,16 107:5,6,12 108:6,7,11,18,22 109:6 110:2,10 111:6,10,12</p>
<p style="text-align: center;">E</p>			
<p>E 2:1,1 178:15 Eagan 116:21 Eagle 131:11</p>			

111:16,20 113:18 114:7 114:14,18,19 115:11 116:5,9,13 117:4,5 118:4,8,16 119:14,16 120:17,19 121:14,15,21 122:10,12 123:1,8,17 124:14 130:11 132:14 138:8 139:12,15,16,21 139:22 141:18,21 142:1 142:3,8,11,17 143:11 143:17 144:4,5,8,18,20 144:21 145:5,13 146:19 147:5,19,20 148:20 149:21 150:9 152:11 155:18 157:15,16 158:3 159:14 160:15 162:6 163:21 164:1,2 165:11 165:14 166:11,20,21 167:18 168:5,14,16 169:7,17 170:12,19 171:2,4,6 172:15 173:21 174:1,4,6,11 embankment's 55:22 92:17 110:6,16 embankments 18:2 25:15 54:4 140:6,8 embraced 170:18 Emmanuelle 119:2,8 120:22 emotional 54:8 111:8 empathy 146:3 emphasize 17:1 emphasized 117:9 employees 36:3 emulate 100:4 Enabling 91:6 enacted 139:9 encourage 12:4 15:19 encourages 157:4 177:18 encouraging 126:3 173:7 encumbrance 139:20 ended 166:4 endlessly 99:15 endorse 59:8 60:20 80:5 endorsement 13:21 ends 77:17 101:1 endure 50:13 energy 19:9 99:8 enforce 30:15 77:21 127:14 enforced 97:11 engage 34:16 35:20 50:7 engaged 34:5,6 82:9 133:4 138:20 155:17 engagement 34:1 82:15 138:15 140:15 149:17	159:13 engaging 93:2 139:10 engineer 60:12 61:21 engineering 75:17 86:4 enhance 74:22 enhances 105:14 enjoy 54:9 64:14 84:22 105:4 enjoyed 90:6 enlightened 55:4 ensues 23:9 ensure 3:11 12:8 24:22 37:18 38:21 119:12 134:14 145:12 ensuring 112:12 enter 129:2 177:14,17 180:6 entertain 43:19 entertainment 131:12 enthusiastic 152:9 entire 4:18 12:21 18:17 63:22 65:22 66:8,14 133:20 entirely 124:1 entirety 101:8 entities 99:14 126:10 entitled 99:15 entity 21:1 environment 74:18 92:19 105:21 111:1,14 131:5 environmental 2:10 4:7 4:10,12,19 21:6 34:9,11 34:13 37:13 60:20 61:9 69:7 72:13 85:6 112:12 113:4,16 119:13 120:11 126:15 129:16 134:17 134:19 157:19 163:20 178:1,16 environmentalist 73:17 environmentalists 74:19 environments 95:21,22 envision 32:20 envisioned 114:18 equal 149:21 equivalent 58:2,12 59:18 era 74:13 erasing 82:18 erect 74:12 Erie 60:14 especially 26:12 36:8 90:9 95:21 111:20 113:1 114:10 115:1 123:13 147:15 essential 108:22 145:21 Essex 39:22 40:1 EST 1:8	established 6:2 12:10 97:13 155:21 establishing 44:13 estate 104:21 133:3 estimated 46:21 et 126:8 131:12 Eugene 159:5,7 168:17 eulogy 22:7 evade 157:5 evaluation 34:14 evening 16:12 23:22 28:8 56:16 60:9 65:4 69:3 79:14 84:17 89:14 95:15 96:4 98:18 102:13 103:22 107:20 138:5 155:10 168:4 169:12 180:13 event 35:2 72:16 148:1 events 143:6 everlasting 100:1 137:20 everybody 2:4 10:15 11:14 13:1,1 19:20 20:2 26:11 41:7 65:4 87:7 136:4 147:15 148:5 151:16 157:18 162:17 167:17 180:9,12 everybody's 176:11 everyday 38:5 everyone's 150:18 evolve 91:8 exact 149:21 exactly 137:3 examine 15:9 example 8:9 34:9 38:3 70:5 105:6 108:16 149:8,20 examples 105:9 109:4 excellent 102:14 excessive 107:2 exchange 18:21 19:2 126:12 exciting 69:22 exclude 35:1 excluded 139:5 excuse 37:20 executed 8:20 9:8 179:14 179:16 exemplifies 75:14 Exempting 135:13 exemption 126:9,11,13 exercise 44:8 157:1 159:2 exhaustive 138:16 139:3 exhibit 144:22 exist 29:19 150:14 175:13 existed 174:4 existence 38:6	existing 46:8 51:21 70:11 134:21 135:11 exists 81:7 100:7 117:21 149:3 expand 124:6 expansion 113:7 expect 117:21 expedient 88:17 expense 88:21 experience 29:4 34:8 102:18 104:9 experiences 109:15 113:11 expert 64:2 expertise 19:3 explain 2:11 129:1 161:9 161:17 explaining 10:5 exploration 105:2 explore 16:6 124:18 explored 145:8 expose 31:19 express 28:4 expressed 52:12 59:8 81:12 expressing 28:13 62:5 expression 136:17 extended 110:17 extension 150:2 extensive 9:13 21:13 155:17 extent 134:18 extraordinary 99:1 117:5 117:16 extreme 46:12 eye 48:17 eyes 99:5
F			
			fabric 16:22 27:14 60:3 63:20 69:15 fabricate 9:15 fabrics 46:9 face 72:12 155:22 faced 24:7 facilitate 30:3 55:11 facilitating 55:1 facilities 16:19 fact 13:20 27:4 30:10 43:16 63:22 70:14 80:12 100:9 117:20 118:12 120:2 129:19 140:11 150:19 158:11 162:20 168:5 factor 165:16 facts 23:2 136:11

<p>fade 64:4 fail 105:20 failed 50:6 161:6 fails 168:6 fair 163:20 fairly 2:21 faith 23:7 58:19 112:1,4 113:20 133:5,8,14 fall 144:20 fallen 35:6 falling 61:10 falls 49:19 70:10 83:14 false 139:17 familiar 5:11 65:9 families 63:11 137:4 170:9 family 38:5 76:15 94:6 110:21 112:7 157:12 158:10 far 59:8 80:21 90:3 101:11 132:13 142:17 149:9 fascinating 63:19 faster 160:19,19 fastest 119:22 fatally 23:1 fate 86:11 91:15 father 44:21 fauna 111:2 144:19 favor 43:20 featured 113:10 featuring 149:12 federal 2:9 3:19 17:12 19:6 25:16 38:18 51:9 53:12 59:16 61:3 62:13 68:6,13 77:3 78:22 88:15,17 129:17,19 133:6,11 135:14 175:10 175:12 feel 26:10,17 28:4 32:15 35:2 40:18 59:7 61:5 142:14 151:12 152:3,9 167:18 feeling 169:21 feelings 161:21 Feliu 136:3,5,6 fellow 132:12 175:9 felt 26:16 99:16 116:11 Ferris 75:16 fifth 126:14 fight 46:3 48:4 57:2 116:17 147:6 165:19 166:4 fighting 38:2 44:5 86:22 99:2 133:5 167:2 figure 75:17</p>	<p>figuring 152:8 file 151:15 178:1 filed 126:8 filing 178:17 fill 113:6 filled 98:22 154:1,2 final 4:17 9:8 10:12 141:2 179:13,14 finally 3:7 18:13 29:10 30:6 50:9 86:10 114:22 135:6 140:2 141:8 166:4 financial 133:2 find 24:12,17,20 40:13 62:20 69:15 91:22 98:22 131:19 137:12 findings 29:3 finds 82:3 fine 14:17 34:22 100:16 115:22 122:5 132:9 154:12 169:11 171:11 175:3 finished 11:19 firms 158:16 first 11:18 13:9,15 14:21 30:8 69:13 82:7 84:19 85:7 98:19 99:7,22 101:20 106:10 115:16 126:5,6 129:7 134:12 138:13 163:17 firsthand 62:2 five 40:8 60:13 132:20 fix 83:19 flagrantly 24:15 flawed 23:1 44:13 82:5 flood 26:15 36:15 52:2 85:5 168:19 flooded 70:13 flooding 16:2 17:14 18:4 40:3 42:2 46:13 76:17 78:7 152:21 166:7 floods 58:6 72:15 flora 111:2 144:18 Florida 18:17 47:9 51:20 68:2 108:21 flouted 135:20 fly 171:3 flying 27:7 focus 4:22 130:15 focused 34:12 88:11 99:9 126:6 134:1 focuses 156:11 folks 2:17 13:7 26:13 27:14 37:8 39:10 40:15 128:16 151:9 177:8 follow 40:15 44:3 129:22</p>	<p>137:11,16 followed 57:16 following 4:13 8:8 10:9 113:12 117:3 165:21 179:10 fools 150:20 force 37:13 forced 21:11 foreclosed 23:2 foreclosing 36:13 forefront 53:8 foreseeable 62:18 foresight 42:4 forest 43:15 46:19,21 51:21 58:2 70:16 74:17 76:2 97:19 102:19 103:10,14 114:13 143:18 144:4 152:20 168:14,19 169:2 forested 36:16 forever 32:4 86:2 106:2 form 44:11 64:18 174:4 178:5,6,8 formally 21:3 29:6 format 178:8 formed 99:16,21 former 55:3 125:14,15,15 150:15 forth 5:14 8:18 26:20,21 108:5 Fortunately 39:9 forward 3:6 11:4 13:4 25:13 41:2 48:13 56:10 94:18 107:13 109:14 143:22 145:20 158:5 168:7 179:17 foster 112:17 founded 146:10 Founder 28:9 33:21 four 5:14 10:20 11:16 12:10 17:9 128:17 fourth 171:1 frames 145:1 framework 83:22 Frank 69:3,5 71:8 152:14 frankly 24:12,17,19 25:5 25:9 81:5 133:17 free 149:18 151:12 freight 75:15 145:7 Freitas 84:13,14,16,18 frequently 37:8 fresh 47:4 97:20 friend 59:6 72:22 friendly 114:16 friends 53:20 54:10 85:18 fulfilling 134:2</p>	<p>full 4:18 40:22 56:20 84:6 119:13 130:6 159:18 fully 44:8,10 118:8 138:20 140:7,19,21 164:3,13 functions 42:16 86:5 fundamentally 44:13 funds 28:15 funny 27:11 further 18:1 43:1 83:13 88:6 102:3 124:3 134:11,13 furthering 124:10 Furthermore 13:22 50:4 82:19 93:1 future 13:21 33:2 42:9 44:2,15 48:11 54:12,14 56:1,1 74:20 76:8 78:2 98:2 103:18 108:19,20 116:5 123:9,10 124:8 132:16 137:5,10 142:11 145:16,20</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 2:1 Gabby 136:3,6 137:22 gains 22:17 Gallagher 44:18,19,20 69:3,4,6 151:18,22 152:14,14 galling 24:17 gallons 47:2 70:6 gap 18:21 garden 102:15,17,20,21 gardens 143:6 general 85:3 102:2 117:22 generally 8:3,15 13:6 30:9 87:15 130:15 generation 116:17 generationally 81:2 generations 54:14 109:16 112:7 116:11 137:10 142:11 genius 100:5 gentleman 158:14 gentlemen 171:18,21 Germany 110:7 getting 39:17 Giordan 120:22 121:7,9 121:11,12 girls 152:7 give 11:14 13:1 28:10 30:21 38:3 121:19 157:20 164:8,11 given 40:22 70:8 156:22</p>
---	--	---	--

gives 97:18 giving 19:15 26:9 56:17 60:11 101:19 glad 36:18 98:13 global 15:22 44:21 136:20,21 149:4 globally 136:18 Glynn 77:12 go 5:14 11:11 13:5 14:17 20:7 26:8 32:14 33:14 53:19 56:10 65:1,1,2 73:8 78:15 104:4 115:15 116:1,22 119:5 121:5 127:15 128:5 129:21 130:1,18 131:9 131:22 148:10 151:11 152:5 153:13 164:19 165:6 167:4 171:9 172:10 173:17 goal 49:14 121:19 134:12 173:6 goals 17:13 99:17 124:2 124:10 goes 18:1 131:9 139:8 going 13:5 24:9 26:20 32:16 39:8,11 51:5 63:15 67:5,6 72:9 78:1 87:14 94:18 101:11 105:7 116:14 121:22 126:5 127:9,15 128:5 131:4 146:1 147:2 148:7,18 151:19,19 152:2,12 153:13 154:16 158:8,19 163:6 164:1,6 164:7 165:16 167:12 171:13 176:14 golden 56:11 Gomez 71:16 98:15,16,18 good 2:3 16:12 22:15 23:7,22 28:8 31:4 39:9 45:6 47:15 55:4 56:16 58:19 60:9 65:4 69:3 79:4,14 80:17 81:17 84:17 89:13 98:18 103:22 106:21 107:19 108:8 109:12 111:21 121:21 124:13 125:1 126:12 133:5 138:5 152:1,18 154:12,18 155:10 165:5 169:12 170:15 goods 63:15 gorgeous 103:2 governed 94:19 government 23:14 25:16 28:13 36:3 55:9 57:12	81:6 112:11 114:6 115:3 117:21 150:13 151:3 governmental 81:7 145:10 governments 88:22 grade 171:1 Graham 153:10 grant 117:17 granted 125:4 granting 56:2 59:15 120:12 grants 15:14 graphic 5:6,10 grasp 99:8 grateful 63:9 102:12 116:3 gravity 91:1 great 10:17 15:11 33:4 36:6 40:7 54:4 56:11 62:3 69:18 90:20 91:19 98:1 102:10 107:19 122:6 127:20 130:8 165:7 168:8 171:8 176:8 180:12 greater 69:16 96:10,14 greatest 46:7 59:17 90:8 greatly 26:16 92:9 102:3 111:3 greed 86:15 green 5:9 25:1 40:5 41:21 42:7 45:1,5,12 46:6,8 46:14 47:17 48:2,10 49:12 53:8 54:9 56:1 69:20 70:2 74:14,22 85:5 91:8,12 92:17 95:20 96:7 97:17,21 105:10,14 107:1 108:10 112:21 116:18 123:11 123:14,14 169:2 greenery 78:8 greenspace 132:16 greenway 18:13,16,16 47:8,11 48:4 51:20 52:11 56:9 68:1 70:5 73:10 76:5 90:21 106:2 107:9,9 108:16,19,19 108:20,21 109:3 119:18 123:21 131:8 144:14 149:12 greenways 56:10 98:5 130:20 Greg 39:2,3 41:5 grew 115:1 162:1 gross 25:18 grounds 110:18	group 53:21 60:17 99:21 138:7 groups 23:14 60:21 62:13 80:14 111:20 119:10 127:20 159:15 Grove 106:11 groves 70:19 grow 91:8 growing 115:2 119:22 131:10 143:18 grown 37:14 76:3 95:16 97:20 114:13 123:18 growth 90:7 120:2 guaranty 112:21 Gucciardo 20:8,11,12 59:11 78:13,14,16,17 guess 10:16 19:20 173:12 guidance 84:9 guiding 135:1 guys 28:5 32:11 64:9,15 73:15 154:19 157:9 <hr/> H <hr/> habitat 52:18 123:18 166:8 170:3 Hackensack 107:10 half 2:16 131:2 Hall 131:11 halts 27:17 Hamilton 27:4 67:14 109:22 129:14 171:15 Hamilton's 110:21 hampered 35:18 hand 128:10 129:4 173:12,15 177:10 hands 11:22 21:19 87:4 hang 65:14 happen 57:19 74:12 135:5 147:21 151:3 162:7,12 happened 55:5 172:21 happening 59:7 happens 26:14 77:19 89:18 135:7 Harbor 145:8 hard 54:22 59:19 98:21 167:1 harm 15:2,2 134:17 143:13 150:10 175:19 harmful 55:2 harming 50:18 Harsimus 1:1 2:5 3:3,17 5:5,6,10,22 6:10,17 7:16,18,22 9:14,22 10:5 13:3,18 14:19,22 16:20 17:3,11 18:9,14 19:6	20:20 22:7,14 23:10 24:4,5 25:2 27:4 28:21 29:11 31:20 35:4 37:6 38:17 42:21 43:4 45:16 46:13 49:9 50:10 51:9 51:18 52:7 53:3,6 54:11 59:16 65:8 67:13,22 68:16 73:20 75:11 76:21 77:8 79:10 80:9 80:10 88:12 90:14 92:1 93:19 97:2 108:7 110:2 110:17 113:19 114:3 122:8,9,10,14 123:13 124:19 125:3 127:3,6 132:14 133:18 136:6,8 143:11,13 145:4 146:10 146:15 150:9 154:1 155:16,18 156:9,12 164:13 172:14 175:16 179:18 180:5,14 hate 26:17 hailed 145:7 haven 86:7 havoc 114:20 hawks 78:5 HCCS 119:11 head 100:1 Heading 63:16 headlines 42:5 health 54:8 85:6 90:16 111:14 147:10,11,11 155:3 healthier 46:4 healthy 53:4 91:2 hear 16:10 24:1 31:12 33:18 36:21 39:4 73:13 89:15 93:13,15 98:11 98:16 100:11 102:8 104:5 107:17 115:21,22 121:8,9,10 122:4,5 130:9 132:8,10 135:6 138:2 141:12 157:9 158:7 159:6 163:8 164:21 165:4 169:10,11 171:10,11 172:9 175:2 175:3,4 heard 28:14 40:19 49:7 57:10,19 58:5,6,8,8 72:11 87:13 93:17 95:15 96:3 97:3 132:3 136:10,15,17 138:19 139:11 144:7,12 148:2 152:17 166:9 171:14 hearing 3:7 11:5 13:4 26:20 37:17 42:3 50:5 60:10 127:22 152:1
--	---	---	--

<p>177:7 179:3 hearings 140:16 heart 46:20 51:7 96:18 100:4 176:12 180:11 heartbreaking 52:20 60:5 heartfelt 136:12 138:10 161:21 heartwarming 146:11 heat 42:12 46:12,22 58:7 114:15 166:8 heatwaves 42:1 heavy 62:15 hectic 107:4 Heights 104:16 121:13 172:16 held 34:20,21 50:4,9 93:5 97:11 115:9 126:11 139:1 160:5 161:12 Hello 16:10 84:14 93:12 96:22 101:5 102:8 107:19 109:19 121:7 132:7 167:6 169:10 help 45:22 47:19 48:7 68:21 78:7 88:13 125:9 142:20 155:4 helped 69:17 110:13 helping 31:5 helps 145:19,22 152:21 heritage 43:22 86:2 116:6 heroes 147:5 Hey 81:21 173:14 hi 31:13,15 33:19 36:20 36:21 39:4 41:7 50:22 59:1,2 67:18,19 71:20 71:21 73:15 79:14,16 79:17 84:15,16 87:10 89:15,22 92:14 96:22 101:5,6 102:9 106:5 107:17,18 109:20 112:2 112:3 113:22 114:1 115:18 117:1 119:3 122:4 125:13 129:12,13 130:9 132:8,10 138:2 141:12,14 146:9 151:18 153:7,8 155:11 157:9 157:11 159:7 163:3,5 164:18 165:4 167:7,10 168:1 170:21 171:10 172:10 175:1 high 8:10 18:14 40:6 45:11,19 56:9 91:3 105:6 107:2 141:4 148:19,22 149:11,15 166:15 high-quality 9:21 10:4</p>	<p>high-rise 165:11 higher 126:11 highest 100:15 hikers 131:4 historic 3:2 4:8 5:13,16 6:9,11,16,18,22 8:1,4,7 8:8,14,16,18,21 9:1,18 9:19 10:1 13:21 14:19 15:3,8,10,12,13,15,16 15:20 17:2,9,16,18 19:11 20:18,21 21:6 22:1,4,19 23:5 24:6 25:2,7 27:11 29:17 30:6 30:19,22 31:3,5,18 33:11 34:3 36:6,8,17 37:11,21 38:14,17,21 40:16 41:9 44:10 45:4 46:2 48:10 49:1,2,3,8 49:16,21,22 50:17,18 51:3,14 52:7,8,16 53:11 53:12 54:11,21 55:14 59:20 61:1,2,20 62:18 64:2,11,17 65:8 66:9,12 67:6,12,13,14 68:6,10 68:12,14 69:14 71:6 73:3,16 76:18,21 77:2,4 78:20 80:7,18 81:14,22 82:13,14 83:7 85:14 86:2,8 87:22 90:10,14 91:18 92:2,8 93:19,20 94:19 95:3 97:6,8,8,9 97:10 98:20 100:15,22 101:11,16 102:1 103:3 103:13,17 108:7,11 109:8,9,11 110:12,17 110:22 112:9 113:6 114:7,8,20 117:7 118:9 118:18 120:13 122:11 123:3,8 124:9,14,19 127:6,11 129:15 132:14 139:9 142:19 143:12,17 145:13 150:9 153:22 156:16,17 174:12 175:11,12,16 176:1 historical 16:21 31:21 64:4,5 96:5 112:20 142:13 145:3 153:11 157:19 history 9:17,19,22 19:13 42:9 55:20 56:19 63:21 64:13 75:9,18 76:1 82:8 82:18 84:9 94:15 103:7 105:17,21 106:18 110:4 113:9 117:12 136:11 142:12,16 143:7,9 145:15,16,17,18,20</p>	<p>154:4 158:4 174:10,18 hit 35:6 hits 72:18 hitting 52:21 hold 13:19 15:6 55:15 81:15 143:19 holding 27:15 29:15 79:4 79:8 81:10 122:17 holds 152:10 holes 146:22 Holland 110:7 Holy 110:11 home 27:6 81:13 93:20 94:6 103:6 104:10 157:14 177:22 homeowner 51:1 90:2 93:19 103:5 112:5 136:7 172:16 175:8 homes 27:12,13 hones 146:3 honestly 100:3 152:1 honor 44:4 71:4 127:9 Hook 49:1 153:12,13 154:2 hope 30:1 33:10 37:11 41:2 58:20 65:20 81:12 115:10 116:16 173:8 hopeful 116:13 hopefully 27:16 hopes 171:14 hoping 84:21 horrendous 56:7 168:9 horrible 172:21 horse 151:21 host 83:16 149:16 hosted 10:2 83:18 169:20 hostile 56:5 hostility 57:11 hosting 60:10 132:11 hot 114:11 hotter 58:7,7 hour 2:17 11:16 12:10 128:17 hours 158:3 house 14:20 26:14 59:4 65:5,7 77:16 146:16 houses 14:20 housing 27:22 35:11,14 HPA 30:12 HPC 82:2,3 83:20 84:4 hub 76:10 86:8 Hudson 18:21 19:2 40:8 60:12 63:17 76:8 91:4 92:16 104:19 107:10 108:18,20 119:7,8,11 119:17</p>	<p>huge 26:10 133:1 154:7 173:6 humanity 86:20 106:20 humans 137:3 humble 127:18 hundreds 34:10 hungry 100:3 Huntington 40:1 hurdle 41:19 Hyman 66:4 hyperbole 37:5</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>ICC 139:7 ICCTA 88:20 idea 24:13 47:14 69:16 70:10 107:11 118:14 169:16 ideally 111:4 ideas 149:6 identification 5:18 identified 6:4,16 10:3 55:14 80:9 92:3 identifies 18:14 identify 31:5 identifying 80:17 iffy 164:21 ignore 88:17 91:14 136:16 ignored 23:2 101:20 117:18 ignoring 133:18 II 110:19 ill 113:2 illegal 50:10 65:15 88:5 94:9,22 125:8 129:20 155:18 157:3 illegally 133:17 illustrate 9:17 illustrative 75:20 imaginable 41:18 imagination 33:5 imagine 26:17 43:10,13 57:11 58:19 59:19 166:14 imagining 33:7 immediate 76:16 117:10 immediately 93:21 immense 107:6 108:11 immensely 168:21 immersive 113:11 immigrants 110:13 immigration 69:19 impact 19:11 26:15 27:18 34:11 36:12 40:16 70:12 86:18 94:3 96:2</p>
--	---	---	--

<p>136:20 142:2,4 170:8 impacted 32:10 38:13 55:13 101:18 impactful 45:18,18 impacting 27:19 impacts 15:9 17:19 61:9 implementation 16:16 implications 36:7 102:4 implore 50:14 68:20 71:4 94:22 implores 89:1 importance 10:5 69:14 81:13 103:3,7 144:11 144:12 158:4 168:4 important 7:14 9:19 10:7 24:22 25:7 27:19 30:1 36:13 43:6 75:8,22 81:1 103:19 113:1 116:6 117:9,13 121:16 123:12 142:3,12 147:1,13 152:6 160:18 163:8 166:22 170:5 174:13 177:8 180:4 importantly 42:18 57:8 85:13 impose 8:1,5,15 22:10 65:21 67:10 83:17 87:16 125:2 126:16 127:17 imposed 35:18 imposing 25:15 34:3 68:6 impossible 148:18 impressed 69:10 improper 37:18 improve 114:9 improvement 168:20 in-laws 112:6 inability 43:22 44:1 inadequate 61:17 80:3 82:21 114:22 incentives 30:22 inch 142:14,14 include 5:17 8:8 18:21 19:7 25:6 43:8 66:1 76:16 120:13 144:3 174:17 included 12:14 105:1 180:8 includes 17:9 18:9 51:21 96:7 122:10 124:22 160:13 including 3:21 4:18 6:17 16:17 52:1 80:7 89:9 92:20 134:8 160:14,21 161:16 incompatible 87:19</p>	<p>incompetent 56:4 incomprehensible 64:3 inconsistent 61:18 incorporate 43:3 incorporated 42:19 66:17 incorrectly 156:8 increase 71:1 170:14 increased 46:12 increases 111:8 increasingly 86:6 114:10 incredible 23:10 70:4 96:11 123:22 148:6 149:10 incumbent 74:18 indefinite 113:5 Independence 110:19 independent 3:19 62:20 index 120:4 indicated 159:18 168:17 indisputably 15:6 16:3 individual 6:19 individuals 61:5 62:14 86:11 indulging 101:17 industrial 63:20,21 64:1 64:13 69:17 86:8 97:16 117:12 inflict 76:22 inform 35:10 information 12:16 35:16 83:17 178:11 180:8 infrastructure 15:20,21 16:14,17 41:21 42:6,7,9 45:4,4,12 46:6,8,14 47:17 48:10 49:12 53:5 55:8 56:1 62:1 91:9,12 95:21 96:7 105:10,14 123:10 124:8 132:17 172:2 initiated 6:1 initiation 5:17 initiative 135:18 innovative 43:13 45:12 70:11 105:3 input 9:1 18:19 85:11 160:3 176:12 177:3 179:4 180:10 insects 86:7 inside 85:19 132:18 inspect 28:17 inspection 28:18 inspiration 145:14 149:5 inspirational 99:10 inspire 81:16 inspired 144:19 inspiring 41:15</p>	<p>install 66:21 installations 145:2 instance 118:2 instantly 53:7 institutions 133:9 instructions 177:14 insufficient 81:5 92:22 142:15 insult 102:2 intact 142:13 integral 44:6 157:16 174:9 integrates 52:16 integrity 48:8 52:9 85:14 87:1 119:14 intelligent 148:16 intensely 40:4 intentions 152:18 interest 11:4 13:2 28:14 34:4,18 53:9 54:10 82:22 88:8 117:22 118:13 134:13,16 165:21 172:6 174:19 175:14 interested 128:9 177:7,19 179:2 interesting 152:17 interests 79:3 88:22 133:3 173:3 interference 171:19 172:2,7 interferes 134:9 internet 164:20 171:18 172:1,7 interpretation 81:4 interpretative 8:12 9:16 43:20 77:5 92:21 interstate 4:3 7:17 intimidated 99:14 intransigence 93:3 introduce 128:12 invaluable 15:20 168:6 inverse 57:21 investigate 135:16 investing 143:21 investment 18:6 120:1 invited 126:19,20 involuntary 127:17 involve 5:20 involved 51:3 69:8 73:5 75:8 79:1 80:4 86:11 133:4 140:17,21 Ireland 110:7 Irene 77:12,14 78:12 irreplaceable 147:4 irresponsible 56:5</p>	<p>irrevocably 104:21 Island 54:2 105:2 issue 37:6 39:15 61:7 88:1 104:9 135:19 136:19,20 152:21 179:13 issues 42:5 56:22 130:3 134:3 135:16 Italy 110:7 items 82:17 IV 101:4</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p>J 75:16 J.C 130:13 James 36:20,20 37:2 39:1 75:16 January 126:7 JC 6:9 83:20 92:16 107:21 JCPC 143:4,8 jealous 150:6 Jennifer 132:6,12 jeopardize 174:13 Jersey 5:5 6:10 9:20 14:21 16:3,14,22 17:14 18:19 19:8,13 20:19 22:19 24:2,11 26:19 27:3 28:15 29:20 32:5,7 32:9,18,21 33:13 36:7 37:3,10 38:20,20 39:3 39:18,22 40:21 41:8,9 41:16 42:18 44:6,15,20 44:22 45:3 46:10,21 47:15 48:3 49:2 50:12 51:1 52:3 53:7,22 56:18 56:18,21 57:16 58:13 60:14,22 63:8,11,20,21 64:12 65:6,7 67:22 68:3 69:12 72:9 75:6,9,12,18 75:20 77:14 78:17 79:18,19 80:5,6 81:2 82:1,2 84:9,18 85:15,17 86:9 87:12 88:22 90:1,7 91:7,20 92:4 95:11,17 97:1 99:5 100:6 101:7 103:5 104:10,13,16,18 104:20 105:7,18,20 106:7,21 107:13,20 108:2,5,9 109:3 110:3,9 110:20 111:3,9,14 112:5,8 113:17 114:4,6 114:11 116:15 117:3,11 119:17,21,22 120:3,18 121:12,15 122:7 123:2 123:7,12,22 124:12</p>
---	--	---	---

125:14,16,17 130:17 131:20 132:15,19 141:17,20 142:12,20 143:4,20,20 144:7 145:5 146:14,16 147:16 150:2,4 152:3,22 153:19 154:1 155:16 157:12,21,22 159:3 160:2 161:11,22 162:1 162:2 165:18 168:2 169:22 170:8,13 172:13 173:19,20 174:7,10 175:2,7,8,11 Jersey's 171:6 Jessica 31:11,15 33:14 38:4 jewel 94:21 Joann 129:6,9,10,12,13 130:1 Joanne 78:12,13,16 job 31:4 62:21 80:17 91:21 137:1 171:8 Joey 167:22 Johansson 173:18,18 John 26:5,7 71:16 73:12 75:2 98:15 101:3 122:15 join 19:1 74:21 93:6 143:10 joined 85:10 joining 2:5 33:19 jointly 126:8 joke 81:5 journal 76:9 judgment 137:15 judicial 133:12 Julianna 71:9,10 96:21 97:1 July 104:11 123:1 juncture 17:4 June 6:8 57:1 161:18 jurisdiction 7:18 15:18 17:12 19:6 21:12,14 25:17 34:3 44:9 51:9 53:12 63:1 68:6 77:18 79:7 88:17 115:11 134:4 135:6,10 140:3 155:21 justice 112:12 113:16 134:9 135:4	Kaya 170:21,22 171:8 keep 11:6,8 13:9 48:17 52:21 86:22 87:1 90:4 117:2 128:15 142:11,12 151:15,19 166:5 Keeper 39:3 kept 120:2 145:10 154:15 168:17 Kessler 146:8,9,10 key 18:9 kick 39:11 kids 131:1 killing 56:9 73:7 kind 95:14,18 102:2 108:13 117:20 135:4 158:19 knew 28:20 82:9 163:22 know 3:9 5:12 8:10 23:16 25:3,8 26:5 27:2,2,4,5,9 27:12,15,16,18,20,21 27:22,22 29:1,5 38:8 39:16 40:6 41:20 42:2 57:10 62:2 65:13 66:7 67:20 68:9 72:1 73:2 95:16 97:21 99:3 100:21 126:21 131:19 137:2,11,15 138:10 147:13 149:6,9 151:12 151:13,15,18 154:5,5,9 157:20 158:1,5,13,15 158:19,21 159:1,2 160:18 163:8,13 164:5 165:8,9 166:2,3,13,17 166:19 167:17 169:18 170:13 173:1 177:11 178:22 knowing 137:19 145:21 knowledge 20:17 known 5:5 82:10 knows 150:3 Krinsky 106:4,5,6	117:10 118:18 123:2 Landmarks 100:6 lands 55:4 149:7 landscape 32:5 33:6,9 75:13 104:22 lane 54:22 lanes 130:16 language 33:11 174:14 174:17 large 6:5 9:16 35:11 46:8 159:22 large-scale 61:22 largely 34:8 35:6 157:14 larger 6:15 107:9 123:21 largest 46:18 75:13 lasting 76:16 late 50:5 99:20 147:10 167:11 174:5,5 Lau 112:1,2,4,4 Laura 79:12 81:19 law 24:16 38:18 40:15 55:18 57:8 68:16 77:8 88:3 94:10 158:16 laws 17:21 88:1 133:6,9 134:21 135:14 140:3 lawsuit 101:22 lawyer 152:16 165:8 lawyers 101:2 layers 105:17 LCCs 156:22 lead 35:10 44:4 78:2 107:22 139:14 152:5 leader 48:8 leaders 136:13 learning 116:12 leave 22:16 171:13 leaves 55:20 156:13 leaving 82:17 led 107:12 left 15:18 55:6 57:1 78:1 111:11 legacy 86:14 100:12 170:7 legal 7:6 41:18 57:7 58:15 89:3 136:11 158:20 legally 8:19 9:4 95:2 legislation 162:9 legislatures 133:12 legitimacy 88:21 legitimately 118:6 legitimize 175:21 let's 20:7 33:14 36:19 71:11 130:1 137:22 165:2 167:4 178:20 letter 30:18 40:15 59:9	126:2 178:18 letterhead 167:15 letters 28:13 letting 10:18 28:3 75:4 127:8 135:22 level 33:4 62:9 levels 46:12 Liberty 53:20,22 54:2 55:5 license 59:15 licensed 60:11 life 14:4 37:9 71:1,3 76:18 101:8 105:13 107:4 114:9 121:16 137:17 145:14 166:10 169:13 lifelong 125:14 lifted 139:21 lifting 62:15 light 5:9 34:14 54:13 66:22 67:8 76:8 114:17 123:10 124:8 131:17 Liliane 84:12,17 limit 11:10 23:20 128:17 limited 7:13 21:15 limiting 8:1 limits 85:3 Lincoln 163:21 line 4:2,3 5:5 7:16 9:18 17:5 21:4 29:7,7,11 32:16,19 33:1 37:19 38:9,10,13 45:11,12,19 49:11,16,21 56:9 62:18 62:22 63:14 66:21 67:9 67:10 68:5 73:22 79:21 82:9 91:3 92:3 105:6 135:12 139:19,20 141:5 143:14 148:19,22 149:11,15 155:22 line's 29:2 linear 107:8 123:21 lines 4:1 21:3 31:2 111:12 113:13 135:12 link 52:11 68:1 98:4 106:1 108:15 links 51:18 Lipski 125:12,13,13 Lipsky 154:20 list 6:12 13:5 20:5 128:3 164:2 170:4 listed 74:3 listen 3:6 56:11 96:17 122:18 170:6 listened 138:9 listening 116:11 118:22 146:4
K Kaese 130:2,3 Kamal 157:7,11 Karen 137:18 Katrina 89:14,21	L lack 108:9 138:14,14 lacks 87:15 LaGue 60:8,9,9 laid 37:20 159:9 165:22 166:12 land 18:2 54:16 55:3,9 67:7 68:18,22 74:22 83:20 120:3 145:9 159:11 landing 18:22 landlords 101:17 landmark 20:19 22:22 33:12 64:11,17 117:7		

<p>listing 127:5 lit 19:20 litany 153:14 literally 74:21 litigated 166:1 litigation 23:8,9 52:15 123:7 155:17 159:16 little 72:17 89:5 105:2 121:1 122:3,4,6,7 130:5 164:21 167:11 livable 45:7 46:16 90:12 live 24:2 26:13 27:20 58:4 68:3 77:1 97:1 106:21 113:3 121:13,15 149:9 153:10 154:6 171:3 173:19 lived 26:19 32:20 41:8 59:4,5 60:13 75:6 77:14 84:18 90:13 101:7 106:7 110:3 121:12 130:10 146:15 154:13 lives 32:7 76:14 137:9 141:17 livestock 63:18 living 54:18 91:2 103:1 112:7 172:14 LLC 72:5 73:5 LLC's 23:6 LLCs 24:8 25:8 28:19 29:9,12 138:6 local 17:21 35:9 61:3,22 62:13 82:15 83:20 88:16,21 108:15 109:1 113:9 133:11 136:19 140:9,15,19,20 144:2 144:19 165:17 locally 45:18 131:9 136:18 162:10 locates 17:7 location 5:6 19:2 lodged 138:13 log 164:22,22 165:1 login 10:18 33:15 long 42:4 43:14 59:14 84:5 85:3 102:18 109:5 131:3 147:7,21 149:11 151:11 154:13 160:16 176:16,17 long-standing 159:13 long-term 82:21 159:16 long-time 104:12 longer 21:16 22:6 35:10 49:9 76:4 83:12 178:6 look 13:3 57:4,21 78:4 98:21 109:14 135:8 165:12</p>	<p>looked 84:19 104:17 looking 3:6 11:4 26:8 83:6 158:5 looks 33:1 77:16 84:1 129:6 150:1 lose 48:1 49:3 67:6 144:6 losing 17:2 46:6 86:19 97:5 loss 17:10 59:16 81:1 97:6 116:11 lost 81:2 86:1 98:9 106:2 116:10 lot 14:3 27:10,11,12 63:10,13 65:14 72:12 148:1,4 157:18 158:16 158:16 lots 114:12 115:5 131:11 131:16 154:10 Louis 161:3 love 64:14,18 102:20 146:13 lover 149:14 low 111:4 lower 52:3 lowering 46:22 luck 116:19 luckily 149:1</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p>Maggie 81:19,20,22 84:12 magical 78:6 Mahayosn 143:1,2,2,3 mail 35:3 128:22,22 mailing 164:2 178:14 main 18:18 173:6 Maine 18:17 47:9 51:20 68:2 108:21 maintain 143:6 164:9 maintained 25:2 59:14 97:14 maintaining 25:6 major 51:21 75:11,17 76:9 98:4 124:7 majority 166:3 168:3,12 making 2:18 4:17 42:12 45:6 51:19 61:9 134:20 mall 131:15 man 154:9 manage 143:6 management 97:20 mandates 62:7 140:12 Manhattan 45:13 91:5 Manila 66:1 manner 96:18 manners 101:1</p>	<p>Margaret 59:9 Marin 19:1 35:12 66:1 Marina 115:15 116:3,20 maritime 105:3 mark 33:7 101:14 marking 74:12 marks 27:2 Maron 127:4 marvel 86:5 marvelous 103:13 mass 54:19 massive 42:2 51:15 74:16 75:15 140:14 145:5 master 17:6,7 18:1,5 42:22 109:1,4 123:5 144:7 materials 151:14 Matsikoudis 56:15,16 Matt 19:19 129:8 137:18 176:5 matter 53:10 70:18 136:1 160:1,19 164:9 matters 134:14 145:18 159:11 mature 46:20 74:17 Maureen 28:7,7,8 31:9 99:3,18 100:7 155:14 maximize 124:13 maximum 54:3 mayor 14:21 mayors 132:21 McKee 129:7,11,13,14 meager 89:4 mean 72:3,6 78:5 140:5 149:15 152:19 173:5 meaningful 22:11 23:3 31:18 74:5 76:21 79:9 83:22 89:9 97:13 137:9 meaningfully 34:5 35:19 meaningless 22:3 83:5 157:1 means 7:20 44:7 77:4 meant 174:19 measured 36:12 measures 8:14,16,18 9:5 31:7 61:16 80:21 median 120:6 meet 28:16 35:21 37:21 63:10 meeting 1:1,9 2:6,11,18 2:20 3:5,9,12 6:8 10:9 10:11,13,17,20 11:2,22 12:11,17,21 23:15 33:16 34:20,21 35:2,8,8 35:15,22 80:13 98:6 116:12 122:18 125:22</p>	<p>128:10,17,19,19 129:3 132:11 152:6 160:6 161:2,3 163:14,15,15 163:17,19 167:12 169:22 173:11 174:20 176:18,20,22 177:2,4 179:5,7,10,11,12 180:4 180:11,14,15 meetings 34:22 36:14 62:4 79:4 139:1 149:17 154:11 160:5 161:1,7,8 161:13,16 162:21 169:20 meets 108:8 mega 99:14 melled 33:1 Melida 148:9 melting 110:8 member 31:16 33:21 41:10 45:20 49:5 92:15 102:15,17 members 35:10 41:15,17 42:3 102:20 122:21 132:13 136:17,20 143:8 143:21 161:19 membership 160:1,3 memorandum 7:4 8:20 24:14 49:18 56:2,7 73:19 82:3 88:14 120:15 126:6,19,21 175:14 memories 64:4 101:11 109:14 mental 54:8 147:10 mention 82:7 88:5 158:12 158:13,16 mentioned 27:3 77:17 87:19 98:5 157:15 165:9,18 176:22 179:7 mentioning 166:5 mercy 22:16 merely 83:8 mergers 134:15 135:10 mesmerized 84:20 mess 13:12,14 messed 93:14 met 28:11 61:6 155:14 metaphor 60:1 methods 83:3 Meyer 132:6,7,10,12 mic 121:6 Michael 48:17,19,22 50:20 110:12 microphone 128:13 mid 174:5 middle 70:19 131:20</p>
---	---	---	---

midst 92:18 migratory 86:7 96:13 mile 5:4 43:14 131:2 miles 18:8 149:11 mill 39:16 million 47:1 70:6 mind 52:20 minded 98:22 Minellis 161:4 minimal 19:10 24:13 minimize 19:4 29:17 38:16 49:20 61:12 68:15 74:10 77:7 80:22 91:22 124:18 141:19 minimized 134:18 minimizing 61:19 minimum 82:12 83:17 minor 72:15 minute 23:20 30:1 128:4 151:12 minutes 11:6 87:8 128:16 136:4 miscarriage 135:4 misinformation 138:12 162:3,19 mispronounce 13:11 misses 101:14 missing 99:13 176:6 mission 21:19 63:2 79:1 108:2 120:18 134:2,10 143:11 145:12 mistake 138:15 139:14 mitigate 7:12 14:1 15:9 19:4 29:17 38:16 46:15 49:20 61:12 68:15 73:20 74:11 77:7 78:7 92:1 124:18 125:2 141:19 156:15 175:15 mitigated 16:3 mitigates 42:11 70:5 72:19 mitigating 56:3 61:19 mitigation 8:4,14,16,18 14:1 16:6 31:7 50:2,4 50:15 51:13 62:9 74:5,6 80:2 81:3 82:20 88:6 118:15 127:17 144:15 156:17 168:20 mitigations 51:12 92:20 MOA 7:5,6 9:7,8,11 10:12 22:14,21 23:3 31:6,22 32:3 33:12 37:20 43:9 44:11 48:11 51:10 61:17 78:19 79:20 82:7,12,17 83:4,7 83:13,15 87:17 88:4	89:2 92:20 94:11 101:15 126:13 142:18 156:4,7,11 158:11 162:4 166:13 168:6 179:13,14,16 mobility 18:10 model 99:4 modeled 141:4 moderator 12:1,2 moderators 128:14 modern 90:11 108:8 modes 114:16 moment 99:4 Monahan 23:19,22 24:2 122:15 money 62:3 134:8 month 35:21 monument 99:7 106:18 moot 88:2 moral 137:2,7,14 Moran 161:4,13 Morgen 119:2,3,6,8 mortem 118:17 mother 114:22 MOU 37:20 move 10:12 25:13 36:19 48:13 71:11 78:10 107:13 121:1 137:22 147:1 159:4 179:17 moved 63:8 106:10 172:13 movement 53:8 moves 168:7 moving 3:4 41:2 Mukaida 109:17,19,21 109:22 multiple 49:10 159:15 161:8,12,16 mummies 85:18 municipal 16:18 20:18 133:6 135:14 161:11 municipality 21:7 136:14 museum 103:1 mute 148:10 muted 11:11 mystery 56:7 <hr/> N <hr/> N 2:1 name 2:8 12:4 13:8,11,13 20:12 24:2 37:2 41:7 44:20 48:22 59:3 65:5 67:22 75:5 77:13 78:16 81:21 84:17 87:10 89:18 93:18 95:6 97:1 101:6 102:11 104:2,7	106:6 107:20 109:21 112:4 114:2 116:3 119:7 121:11 122:6 129:13 132:11 136:6 143:3 154:9 155:12 157:11 158:14 169:13 170:22 171:14 172:12 names 13:13 Nancy 26:5,7 narrowly 34:12 Natalia 151:17 nation 45:2 national 3:2 4:6,8 5:13 6:10 14:19 15:7 30:19 45:5 61:1 74:3 108:16 112:8 113:9 118:13 120:9 123:2 127:5 135:17 136:1 139:8 157:3 168:10 nationally 45:18 46:18 47:13 144:18 174:12 native 105:4 123:19 natural 16:5 51:21 52:9 72:18 92:8 97:19 105:21 123:20 143:18 144:14 145:17 170:2 nature 38:21 54:10 67:12 106:19 147:12 149:14 150:17,21 151:2 near 26:13 34:22 142:16 172:15 nearby 38:12 40:3 108:18 nearly 52:5 56:21 necessarily 118:1 necessary 30:15,17 76:4 76:7 necessity 103:18 need 11:21 19:14 20:9 35:9 62:10 78:6 84:8 85:5 89:5 91:8,9 97:10 106:22 107:1,3,5 114:12,14,16 123:12 133:8 137:10 151:9 159:1 174:1 178:2 needed 54:13 68:1 92:18 119:18 needle 137:7 Needless 136:18 needs 13:18 37:22 54:19 84:10 92:5 108:8 112:11 117:8 154:4,22 negative 94:5 118:15 negatively 38:12 negligent 52:4 negotiate 9:7 negotiated 160:16	neighbor 93:22 121:14 neighborhood 15:1 23:14 24:6 25:8 27:10,12 52:10 59:20 60:3 78:3,9 80:14 85:12 91:3 92:10 97:7,19 102:12 103:4,8 103:15,19,20 110:1,9 114:4 122:9 141:20 142:2 145:11 153:12 157:17 171:16 neighborhood's 94:15 neighborhoods 17:16 80:8 97:9 124:5 150:15 neighbors 14:5 47:1 76:15 90:3 95:15 112:19 NEPA 4:7,11,13 30:12 61:15 nephews 142:7 nestled 174:11 network 4:3 66:18 67:8 119:18 never 28:14 81:3 86:1 94:1 96:15 107:7 116:9 142:16 152:20 166:4 Nevertheless 65:18 new 22:19 37:9 39:2,2 40:8 42:6 43:14 44:22 45:10,14 56:18 63:22 68:2 89:10 104:18 105:8,13 117:14 120:9 135:12 145:8 150:2,6 153:19 166:22 174:7 175:11 Newark 27:8 131:13 newly 99:16 Newman 19:19 Newport 131:15 news 41:22 nieces 142:7 night 111:21 NJCU 145:1 non-compliant 133:2 non-mitigation 61:18 nonprofit 35:7,19 49:7 98:20 99:17 143:5 nonprofits 80:4 144:2 normal 133:19 135:2 north 35:4 47:13 76:11 103:10 104:11 105:1 110:10 Northeast 155:13 northern 14:22 24:5 notables 110:20 note 11:13 19:19 76:10 122:14
---	---	---	--

<p>noted 7:11 114:5 177:18 notes 119:7 notice 85:12 88:13 126:8 noticed 85:9 notify 35:3 128:11 notion 58:17 November 144:22 nowadays 41:20 nullify 87:22 number 2:7,7 6:5 160:22 161:18 178:17,19,19 numbing 52:20 numerous 6:18 38:6 61:4 96:4 157:17 NYU 41:13</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>O 2:1 o'clock 10:20 150:19 O'Neill 59:9 81:20,21,22 140:9 O'Rourke 167:22 168:1 oasis 108:13 Oberman 134:1 object 49:17 objectionable 82:5 objections 156:6 obligation 24:20 68:13 74:9 77:3 obligations 24:14 25:14 30:12,14 observed 32:18 obsolete 48:10 obtaining 25:9 obviously 26:11 131:16 154:8 occasional 104:10 occasions 159:22 occupancy 18:7 occur 78:1 occurred 16:2 21:18 odd 161:22 odds 133:1 OEA 4:12 6:5,15 9:6 10:10 30:3,17 60:10 62:6 87:14 93:6 120:13 127:1 139:2 177:18 179:10 OEA's 61:8 63:1 156:21 offer 50:3 60:1 114:21 offered 57:16 122:20 offering 49:19 offers 31:6 49:11 51:11 office 2:10 4:12,13 8:21 22:20 31:4 51:10 120:10 131:17 175:11</p>	<p>Officer 2:9 officials 28:13 127:21 offload 83:6 offs 42:2 Ogorzalek 95:7,8,11 oh 14:7,9 16:11 73:15 78:15 102:10,14 104:3 104:4 116:21 154:15 167:7 173:16 okay 10:21 14:6,14,18 16:12 20:3,7 26:8 31:10 33:20 39:6 67:20 71:20 71:22,22 72:3 73:15 102:10 104:7 106:6 107:19 116:2 121:4,11 129:11 132:10 136:5 141:15 146:9 151:22 152:20 163:2,5,5 164:14,21 170:20 171:13 173:12,18 175:6 old 46:19 59:6 72:22 114:13 117:14 157:21 157:22 171:1 once 3:14 9:7 11:13 35:21 69:20 75:12 77:17 81:2 83:2 98:2,9 106:14 134:21 148:22 166:17 179:14,16 one-sixth 66:6 ones 73:6 online 51:13 129:1,2 177:6 180:7 open 26:1,1 33:8 36:16 42:13 53:21 54:21 71:3 80:4 84:2,22 106:22 108:10 109:6 119:18 120:9 143:5 144:13 155:1 opening 109:10 operation 3:22 operational 134:17 operators 88:15 89:6 opportunities 36:13 105:18 107:3 124:6,13 opportunity 12:6,9 13:1 19:12 20:12 21:7,8 26:9 37:4 39:8,20 40:2,17 41:3 42:13 48:3,9 56:11 56:17 63:10 67:16,21 69:1,4,22 70:22 84:17 87:5 93:17 95:13 97:16 97:18 98:8 112:17 115:6 116:4,10 117:2 136:10 137:8 oppose 126:22 opposing 126:2</p>	<p>option 18:11 162:14 options 67:1 179:4 oral 12:12,14 order 5:15 11:6,18 13:6 118:5 ordering 142:9 ordinary 28:20 organization 98:21 108:1 145:18 157:3 159:10 organization's 99:17 organizations 35:7,9,21 80:7 163:16 169:15 organize 98:20 organized 161:8 original 133:17 outcome 127:21 outdoor 91:2,2 145:16 outlined 61:17 80:2 outlived 76:1 outpouring 173:6 outreach 5:20 80:13 109:2 outside 132:18 144:11 outstanding 70:13 overall 26:19 120:8 169:16 overdeveloped 86:6 overdevelopment 85:5 overrun 38:19 oversight 3:20 113:5 overview 4:21 overwhelming 52:18 54:4 136:11 168:3 owned 7:16 65:5 owner 138:7 160:21 owners 21:20 35:4 36:9 38:12 160:13,14 ownership 29:5 86:17 owns 83:12 oxygen 47:5 58:9 78:8</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P 2:1 p.m 2:2 180:16 pace 107:4 120:2 Padua 110:12 page 83:11 127:1,13 150:16 177:22 178:4 pages 126:19,20 139:4 paid 36:3 pain 135:21 paintings 145:2 pandemic 54:6 85:4 panels 9:16 Paolino 159:5,6,8 162:18 paper 51:13</p>	<p>paragraph 126:7,14 parameters 77:21 parcels 20:22 85:10 park 27:4 45:1,2 48:4 53:20,22 54:12 55:6,7,9 67:14 73:9 80:13 91:4 107:8 109:22 112:18 120:4,5 123:9,14,21 129:14 140:13 141:4 149:3 155:1 160:9,11 160:20 163:21 164:4 166:15,17,22 171:5,16 parking 91:13 parks 16:17 54:7,19 79:18,19 80:6,6,7 120:1 120:6 143:4,5 part 7:9 12:15 13:17 27:9 27:10,14 30:4 44:6 57:17 65:7 67:7 69:17 74:7 75:13 79:21 80:15 83:20 86:13 90:20 101:10 107:8 111:13 113:8 120:5 121:16 123:21 126:5 145:12,15 157:14,16 158:9 169:18 171:22 174:9 participant 104:13 participants 10:17 participate 83:1 88:9 participating 138:21 180:10 participation 54:3 88:2 89:10 129:18 176:12 180:1,3 participatory 145:21 particular 16:1 22:17 57:13 131:7 particulate 70:18 parties 5:21 6:3,6,12,14 9:2 29:16 34:18,19 61:11 62:14 78:22 79:5 80:16 84:5 89:1 107:22 127:3 138:21,22,22 156:5,7,18 161:9 177:19 179:14 parties' 35:19 partly 130:16 partner 143:5 partnered 144:1 partners 19:8 parts 27:2 112:14 party 101:20 130:12 136:9 party's 80:15 passed 29:20 140:11 160:7 162:10</p>
---	---	--	--

<p>passion 99:8 passive 52:2,17 Patel 16:9,10,12,13 patently 126:22 path 49:22 104:19 131:18 paths 37:22 Patricia 120:22 121:2,6 121:11 122:2 Paula 143:1,3 146:7 Paulus 49:1 153:12,13 154:2 paved 112:22 paving 55:22 pay 13:14 83:16 paying 43:11 113:4 payment 29:8 payments 29:14 peaceful 108:13 pedestrian 18:22 pedestrians 119:20 Pennsylvania 127:6 145:4 people 10:18 11:1 12:21 12:22 13:13 18:11 26:21 27:10,20 28:1 32:20 35:1 36:4,7 48:18 51:5 54:18 55:2 56:6 57:20 58:4,13 59:9 63:10 65:14 67:4 69:17 70:22 71:2 76:22 84:22 86:13,21,21 90:9 92:4 95:16 98:9,22 103:11 111:15 114:5,5 115:5 117:22 121:17 130:18 132:18 133:8 134:8 135:22 146:13,20 147:2 147:5 149:7 150:13 153:3 154:5,5,14 155:2 159:3 163:22 166:3,21 169:19 people's 54:7 perceived 104:20 percent 70:15,17 111:5 158:22 Percoco 13:15,17 Perez 71:12 perfect 149:8 perfectly 100:16 performance 133:21 performances 149:18 performs 42:17 69:11 period 36:2,4 50:5 160:16 161:15 Perls 26:6,7 permanent 111:13 permission 28:22 31:1</p>	<p>125:3 156:22 permit 36:5 73:21 76:20 92:6 93:7 permits 175:19 permitted 162:9 permitting 168:8 Perrault 14:8,9,11,14,18 14:18 persistence 106:19 person 34:21 163:11 person's 64:7 personal 76:10 90:4 147:9,18 personally 51:2 perspective 57:7,9 58:16 58:16 64:8 90:5 104:8 147:10 perspectives 62:5 92:3 122:20 pertaining 168:4 perverted 133:20 PESIN 53:20 Peter 31:10,10,10 33:15 33:16,20 36:18 40:5 101:3,6 102:6 138:1,5 141:10 152:16 158:14 159:18 163:11 168:17 petitioned 29:6 Pfohl 138:1,2,5,6 158:14 159:9 163:11 phase 34:10 80:19 phases 133:20 phone 176:16,17 photography 8:9,10 physical 54:8 71:2 111:8 147:11 picture 32:12 57:6 piece 19:13 25:17 42:7 66:12 75:9 95:20 96:6 106:1 116:6 142:20 pieces 65:18 Pier 105:2 pink 102:22 place 16:22 22:5 77:22 78:6 101:20 106:21 110:20 127:18 145:9 146:14 149:16 155:2,3 155:3 177:22 placed 66:9,14 placeholder 116:5 places 46:4 51:4 66:19 130:17 plain 36:15 42:12 plan 17:6,7,13 18:1,5,6,8 18:13 19:9 29:20 42:20 51:16 107:12 108:4</p>	<p>109:3,4 143:22 144:2,8 144:14 154:11 158:1 160:7,8,11 161:4,14,14 planned 18:16 146:20 planners 52:14 planning 16:15 18:19 44:6 69:7 83:21 90:18 125:17 140:20 160:6 161:2,7 plans 17:6 30:4 43:1,8 52:13,21 60:16 62:12 74:6 84:1 108:16 109:1 118:3 119:17 123:5,6,6 142:1 152:19 162:8 plant 123:19 166:10 plants 105:4 149:12 plaque 77:5 plaques 166:13,16 play 17:18 94:18 171:5 playgrounds 143:7 plaza 19:2 pleading 100:10 pleas 100:11 pleasant 104:19 131:5,8 please 2:19 3:15 4:9 5:2 5:12 6:4,15 7:9 8:5,17 9:10 10:14 11:10 12:18 13:8 15:14 20:10 22:20 23:19 30:3,17 48:17 51:8 53:8 55:11 56:10 62:11,19 68:11,21 72:4 73:8 74:1 78:10 79:7 84:13 86:12,20 87:4 96:18 98:10 103:16 107:11,16 109:18 111:16 112:1 113:17 125:8,12 128:15 129:4 129:10 136:3,16 137:16 137:16 141:11 143:19 146:4 148:10,12 154:21 155:5 171:1,6 176:11 177:11 178:4,17 179:1 179:22 180:7 pleased 11:3 pleasures 15:11 plenty 162:20 plus 15:18 85:7 90:13 point 29:12 48:22 65:18 72:21 87:14 95:19 127:4 133:1 162:19 168:11 172:18 pointed 59:11 156:19 163:13 poised 21:22 Poland 110:8 policy 4:7 30:7,18 32:4</p>	<p>55:5 57:9 58:16 144:11 145:10 political 41:19 75:17 133:3 pollution 46:12 47:4 POPCO 35:14 populated 40:4,9,11 58:14 158:9 population 35:11 120:2 124:5 port 105:4 portion 3:5 10:13 25:10 60:15 66:8 165:10 portions 20:20 127:3 positive 56:12 115:3 137:20 possessed 99:5 possibilities 103:17 145:7 149:10 possibility 44:15 67:7 possible 11:15 12:12 76:8 123:9 128:17 177:8 possibly 33:6 130:7 148:17 158:4 post 57:1 118:17 177:1 post-abandonment 127:11 135:8 156:9 post-settlement 127:14 posted 11:8 179:8,15 posting 177:12 postponed 28:18 pot 110:8 potential 6:2,17 7:2,11 23:10 45:17 49:11 51:14 52:10 54:12 69:16 91:19 94:3 101:16 106:1 108:12 124:8 127:11 131:8 168:22 potentially 6:22 10:6 127:9 power 16:5 60:4,5 87:3 142:19 154:19 159:2 powerful 13:20 55:11 84:20 133:2,2 169:14 powerhouse 99:12 powerless 147:22 PowerPoint 177:15 powers 21:13 38:15 53:9 86:12,20 87:19 practicable 134:18 practice 32:10 practices 145:10 practicing 24:12 41:12 43:9 61:21 pragmatic 42:16</p>
--	---	---	---

<p>praise 57:3 pre-emption 88:15 pre-registered 11:17,19 13:6 128:2 pre-requisite 118:11 precedent 13:20 44:14 53:3 55:18 83:5 125:7 135:3,22 168:10 precedents 113:12 precious 20:15 51:22 68:14 77:4 85:21 100:22 131:21 132:22 precipice 25:9 predecessor 139:7 predominant 75:12 preferable 125:5 premature 91:16 preparation 8:11 prepare 3:10 9:13,15 10:12 61:17 83:11 prepared 7:8 51:11 60:17 148:16 present 48:12 105:18 125:13 144:15 145:6,19 presentation 2:21 3:4 87:20 177:12 presented 61:14 147:22 preservation 2:9 3:2 4:8 5:13 6:9,11 8:21 9:1 15:8 17:5 20:13,21 21:6 22:1,4,20 24:14 30:19 31:4,17,18,22 33:11 34:3 36:6 37:5,21 41:10 41:11 45:20 47:16 49:6 51:3 52:17 53:2,12 54:21 55:12 57:4 60:16 60:18,22 61:1,2 62:16 68:12 71:5 73:16 75:8 75:10 76:22 77:2 78:18 80:5 82:1,14,16,21 83:2 83:3,22 87:22 88:12 89:9 90:18 92:6,15 94:13,20 95:3 98:20 99:19 102:1 104:14 107:12 108:6 109:8 111:12,21 112:9 119:13 120:17 121:21 123:1,3 123:8 124:2,9,14,15 125:1 139:9 140:9 143:9 145:13 147:5 168:13 175:11,13,19 preserve 14:2 23:4 25:14 29:21 33:12 49:15 68:10,13,22 77:3 84:2,8 105:21 108:6 111:16 113:19 114:7,7 115:11</p>	<p>117:6 120:19 125:9 132:13 142:1 145:13 159:2 172:19 176:2 preserved 25:1,22 37:12 38:22 74:15 85:22 110:11 113:11 122:13 132:2 154:4 preserves 52:8 preserving 17:16 25:7 36:17 39:20 99:6 142:10 President 20:13 24:4 107:21 119:8 122:8,15 130:12 143:3 153:11 171:15 pretend 89:5 pretty 95:14 97:2 158:12 159:9 prevailed 133:1 prevent 21:13 44:13 60:4 174:14 prevented 135:1 preventing 56:3 previous 85:11 105:5 173:22 174:3 previously 156:19 price 28:16 pride 137:19 primarily 126:6 prime 55:21 Principal 81:22 prior 63:12 82:15 119:14 120:15 161:5,18 priorities 62:8,11 prioritization 112:15 priority 17:8 18:15 private 19:10 20:22 47:22 99:14 109:10 155:19 privately 7:16 proactive 112:11 probably 166:1 problem 119:4 148:13 167:9 problematic 36:4 problems 15:17 156:2 procedural 41:18 proceed 64:16 91:17 95:2 proceeded 161:7 proceeding 138:18,22 141:2 172:6 proceedings 4:22 process 2:14 3:3 5:1,14 6:1 7:2,9,10 9:9 10:3,9 19:7 21:5 23:1,9 30:4 34:6,15 35:15 44:12</p>	<p>50:6 54:2 61:16 68:11 74:4,8 80:16,19 82:14 83:20 87:22 108:1 112:9 115:8 124:22 126:18 129:18 133:20 135:5 137:11 138:15 140:15,17,18,20,21 146:2 154:17 158:20 171:19,22 172:4 176:21 179:6,21 180:3 processes 4:14 produced 144:21 professional 29:3 professionally 51:3 profits 48:1 profound 72:14 program 66:18 programming 69:7 programs 112:13 149:16 progress 152:5 project 19:16 23:11 39:11,16 40:14,14,20 54:15,20 82:8 132:19 project's 7:7 projects 43:1 49:13 62:1 62:8 promise 168:15,16 promises 154:14 158:18 158:22 promote 146:2 promotes 42:10 promoting 82:21 prompt 141:7 prompted 38:6 promptly 141:3 proof 167:1 proper 38:14 properly 82:12 174:17,17 properties 5:16 6:16,19 7:1 8:2 9:18 10:1 13:22 15:10 67:13 74:3 83:7 88:14 101:16 127:12 138:8 160:14 175:17 176:1 property 18:21 21:8,15 22:5 24:21 25:17 28:19 30:7 35:3 36:9,10 38:11 50:17 57:16 59:18 62:18 67:3 68:10 76:11 76:14 82:14 83:1,12 88:8 91:17 93:20 94:4 135:7 139:21 141:3 143:15 156:16 160:9,13 171:20 property's 89:10 proposal 55:20</p>	<p>proposals 108:17 161:10 propose 43:14 proposed 3:17 5:22 6:21 13:3 22:5,21 54:20 60:19 78:19 81:3 87:17 88:4 89:4 92:20 94:11 123:20 124:14 126:17 142:1 161:6 179:18 180:5 proposes 30:5 proposing 171:22 protect 17:22 18:3 19:12 22:13 23:5 43:22 44:1 44:10 45:22 48:7,14 50:17 53:9 67:11 68:14 71:6 74:21 77:4 78:20 92:2,22 103:16 107:1,3 109:11 118:8 132:21 134:12 143:11,16 144:3 144:8 145:14 150:8,13 150:14 168:6 169:6,17 170:4,12 171:1,6 174:1 174:19 176:2 protected 17:17 98:7 113:15 130:16 140:8 169:3 170:3 protecting 20:15 47:16 112:20 174:13 protection 15:15 17:19 19:15 23:3 49:8 77:21 79:9 97:5,13 119:13 129:17 173:5 protections 22:2 30:6 38:14 68:7 93:8 112:15 120:14 140:5,9,19 141:1 protects 68:17 77:9 95:2 140:7 174:17 prototype 105:9 proud 23:12 49:5 56:18 provide 11:3,6 12:16 18:10 33:16 39:21 48:19 51:16 74:6 78:7,8 80:13 97:19 98:7 119:18 169:1 170:12 177:3,5 provided 4:21 123:18 135:15 137:13 179:3 provides 14:3 43:5 51:15 52:1 70:2,22 96:6,11 97:15 157:17 168:19 providing 17:19 47:4 79:9 provisions 61:11 prudent 127:21 psychological 71:2</p>
---	---	--	---

<p>150:17 151:1 public 1:1 2:6,13 3:5 5:21 10:13 16:16,18,18 17:5 19:2 20:20 23:13 24:22 26:1 34:1,4,5,9,17,18 34:19,20 36:13 37:12 37:22 39:21 42:13 45:6 46:1 47:15,18 48:2 49:10 50:5,8 52:16,18 53:9 54:3,5,16 55:4,4,5 55:10,22 57:9 58:16 62:1,4 79:5 81:17 82:16 85:3,11 88:2,22 94:21 96:16 99:14 108:8 109:2,11,12 111:18 113:10,11 120:3,19 124:4,6,13 125:1 126:11,12 129:18 132:16,22 134:13,16 138:14,20 139:1,9 140:8,15,16,21 141:3,4 144:3,5 149:16,19 153:16,21 154:10,17 158:6 160:5 161:1,1,12 163:9,14,15,17,17,18 164:4,9 169:2 172:6 174:18 175:14 177:19 180:4,15 public's 21:1 74:15 79:2 86:17 publicly 3:13 9:11 177:12 179:15 publish 9:13 pull 137:7,13 165:14,15 pulled 165:13 pulling 60:2 119:6 pulmonologist 147:14 purchase 20:20 purchased 157:14 purchaser 22:17 138:8 purchasers 89:11 purported 94:8 purpose 2:11 88:1 purposes 49:10 130:14 132:2 pursue 137:2 push 143:22 put 19:8 83:11 152:11 166:16 167:15 178:17 putter 131:2 puttering 99:20 pyramids 85:17,21</p>	<p>114:9 145:14 168:20 quarter 52:5 question 24:8 160:10 questions 179:1 180:6 quick 38:3 quickly 97:4 quite 24:12,17,19 25:5,9 69:10 81:5 100:10 133:17 quote 30:6 68:18 133:22 quoting 135:9 145:17</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R 2:1 rail 3:22 4:2,3 5:4 7:17 8:2 9:17 21:3,4,20 29:4 29:7,7,11 30:7 33:1 37:19 38:9,10,13 39:15 44:22 45:4 48:8 49:11 49:16,21 50:17 54:13 62:18,22 63:14,16 66:21,22 67:8,8,10 68:5 69:16 73:22 76:8 79:21 82:9 83:6 88:14,15 89:5 95:20 100:2 111:11 113:13 114:17 117:12 123:10 124:8 131:18 135:10,11,12 139:19,20 143:14 175:22 railroad 4:2 6:18 8:13,22 9:3 21:8 44:22 47:17 55:3,6 57:9 75:12,20 99:6 100:14 103:4 113:7 123:15 127:6 133:6 134:14 135:21 139:20 145:4 150:12 162:5 railroad's 8:17 railroads 3:20 15:17 30:7 103:7 106:19 113:3,8 125:7 133:2 153:22 154:3 157:4 174:6 rails 32:16 46:2 61:2 66:17,20 67:2 90:19 112:13 113:18 123:3 144:14 155:13,15 railways 48:10 110:14 142:4 rain 72:15,17 86:5 rainfall 18:4 70:9 rainwater 111:1 114:15 152:21 raise 11:22 116:16 128:10 129:4 173:12 raised 28:15 37:10 85:15 101:7 157:22 173:14</p>	<p>raising 18:2 rallied 149:2 ran 65:11 144:22 174:6 range 179:3 ranged 145:1 rankings 120:4 rapidly 74:13 rare 19:12 51:21 112:21 131:18 rates 3:21 40:6 Raymond 172:9,12,13 reached 10:19 reactivate 66:21 reactive 67:8 read 148:21 reading 15:10 22:6 ready 65:3 119:5 real 31:6 50:3,15 104:21 130:6 133:3 137:8 147:19 169:22 reality 54:17 91:14 realize 12:20 realized 115:13 141:8 realizing 23:10 53:6 really 11:3 26:18 27:15 39:13 48:12 63:19 69:21 70:3 72:10 78:6 97:15 99:4 101:14 102:12 115:3,4,6 147:11,21,22 148:14 162:10,18 163:6,14 164:14 175:13,21,22 176:11,19 180:2,11 reason 83:1 88:8 136:12 137:14 reasonable 36:3 reasonably 82:10 reasons 72:6 130:21 132:1 170:3 Reauthorization 135:16 rebut 165:7 receive 62:12 received 10:10 29:8 80:20 139:2 179:11 receiving 142:10 reckless 100:22 recognize 43:7 57:3 86:13 92:5 recognized 42:19,22 174:12 recommend 18:1 105:7 recommendations 79:6 recommended 126:15 reconsider 45:21 73:18 78:10 142:18 reconsidered 48:14</p>	<p>record 4:18,19 12:15 29:2 60:21 62:14 138:22 152:12 156:13 recording 81:4 83:8 recorded 3:9 176:22 179:7 records 29:5 recreation 52:2,18 94:21 108:14 144:13 recreational 45:5 131:1 redeveloped 76:13 redeveloping 25:10,11 redevelopment 17:6 19:9 29:20 42:20 52:13 60:16 84:1 118:3 123:6 123:6 125:15 143:22 159:11 160:7,8,11 161:4,13,14 reduce 111:7 reduced 111:3,8 reduces 40:3 reduction 18:8 111:2 reference 16:1 144:21 referred 60:15 reflect 79:6 82:12 84:8 100:11 156:8 regard 60:19 regarding 88:14 96:4 161:13 regards 166:12 region 39:18 40:7,10,11 40:21 96:14,16 129:17 155:13 168:9 regional 23:14 108:15 135:17,19 136:19 register 10:19 41:4 66:10 74:4 127:5 registered 2:17 11:1 regs 129:22 regularly 72:15 regulated 29:7,11 79:21 regulation 4:4 165:17 regulations 21:21 88:1,16 129:20,20 133:7 134:21 135:20 165:22 regulatory 3:20 29:4 84:7 113:5 133:15 138:6 156:8 reimagine 45:10 reimagined 45:5 reimagines 47:7 reimagining 114:8 reinstate 22:9 44:9 reinstating 79:8 reinstitution 138:18 reiterate 96:6</p>
--	---	--	--

<p>reject 44:10 95:1 rejected 79:20 rejects 34:8 relate 62:6 related 113:6 release 15:14 19:5 51:8 relentless 164:5,7 rely 88:15 remain 37:14 97:9 remained 134:1 remaining 64:12 69:15 remains 88:11 remarks 12:5 122:16 128:15 Remaud 39:2,4,6 remedies 31:18,22 166:12 remember 65:11,12,16 85:7 101:12 106:9 117:14 177:3 remind 12:6 13:7 87:7 151:9,16 reminder 64:5 86:8 111:13 142:3 reminds 116:7 remnant 42:6 64:13 97:17 remnants 32:19 removal 94:3,4 139:22 remove 4:3 34:2 68:5 93:8 removed 7:17 17:11 85:10 110:16 removing 53:11 render 88:2 renewal 105:6 Renfro 45:9 repeat 51:6 152:12 replace 39:19 40:13 replaceable 48:6 replaced 81:3 98:9 107:7 replacement 113:5 replicated 45:14 report 83:10 133:22 134:11 reported 35:5 reporter 3:10 13:8 reports 8:11 represent 37:7 80:4 115:4,7 representation 159:15 representative 37:3 163:12 representatives 23:15 represented 41:16 146:12 164:14 representing 94:2</p>	<p>represents 86:2 105:3 reproduce 96:15 reps 28:11,11 repurpose 149:2 repurposed 46:5 repurposing 105:3 request 35:3 45:20 64:15 95:1 120:16 128:10 requested 34:11 35:16 155:2 156:21 174:18 require 29:14 79:2 83:15 required 9:8,13 38:18 68:16 77:8 82:11 88:2 179:13 requirement 156:14 requirements 17:4 57:15 89:6 94:20 95:4 requires 21:5 79:7 83:7 research 146:3 researcher 29:3 reservoir 99:12 reside 77:15 resident 14:19 24:11 32:7 44:20 48:22 56:18 60:12 72:21 78:17 90:1 93:19 95:11 102:11 103:4 104:12 107:21 109:22 114:3 117:3 121:12 122:7 125:14 129:14 141:16 161:22 168:1 169:13 175:7 residential 131:16 residents 37:9 47:5 48:1 50:13 52:3 64:18 69:12 85:12 105:13 115:8 117:14 121:20 123:19 124:12 136:13 144:4,7 144:12,17 169:15 170:9 173:3,4 residing 157:12 resilience 51:22 resiliency 17:7 resilient 17:14,15 resolution 5:19 134:3 resolve 127:17 resource 8:9 15:22 25:7 51:22 57:13,22 58:17 61:20 68:17 71:7 77:9 78:20 92:9 93:1,9 95:3 96:5,6,12,15 100:15 109:9 118:19 120:13 123:22 125:6,9 164:4 175:18 176:3 resource's 53:11 resourcefulness 99:2 resources 8:8 10:7 15:16</p>	<p>20:16 23:5 29:18 31:1,5 36:17 50:19 55:14 68:14 77:4 80:18 92:2 100:22 112:15 114:8 115:5 118:9 124:20 143:21 respect 52:5 54:3 86:14 133:14 146:13 150:17 159:11 162:13 173:8 respects 52:8 respite 78:8 respond 100:13 171:17 responded 139:2 response 62:9 149:7 responsibilities 61:8 responsibility 27:16 61:15 62:20 83:14 responsible 9:4 13:19 16:15 50:10 73:7 94:19 rest 62:11 137:17 174:8 180:13 restaurants 131:12 resting 110:20 restoration 49:8 restore 44:14 49:15 restrictions 21:22 65:21 66:14 67:11 140:18 restructuring 134:14 result 60:5 97:6 143:13 150:11 156:11 resulted 80:21 resulting 73:21 81:1 134:17 135:21 results 35:5 retain 96:8 retired 106:6 return 29:8 returning 29:13 reuse 49:10 54:16 55:3 132:16 revelations 100:12 reverse 21:13 reversed 151:19 reverses 27:17 reversing 22:10 review 9:5 10:10 12:13 15:8 21:6 29:15 34:10 34:15 55:19 61:16 68:11 74:1,4,10 80:1 118:2,3 124:21 138:14 138:15 139:6 140:20 141:6 151:15 176:14,14 179:10 reviewed 52:16 74:7 reviewing 30:4 179:19 reviews 62:2</p>	<p>revitalization 33:5 revolution 69:17 97:16 97:17 reward 22:16 30:20 86:15 93:1 157:2 rewarded 24:10 37:18 94:9 rewarding 82:18 rich 106:18 110:4 136:11 Richardson 102:7,8,10 102:11 richly 26:2 ride 131:3,14 right 2:3 20:6 26:4 41:22 48:14 53:19 56:14 58:15,20 62:21 65:9 71:11 78:15 81:16 86:17,21 87:4 89:19 104:7 114:2,13,14 115:7 121:1,3 125:9 128:1 131:20 137:7,11 137:15 141:15 148:21 151:6,8 152:5,19 153:5 162:22 165:2 167:21 169:12 170:7,11 172:5 172:11,12,15 173:9,11 176:4,8,10 178:2 right-of-way 46:1,14 47:17,21 48:8 49:9 92:18 93:4,7 127:6 132:15 right-of-ways 46:2,5 47:14 95:20 righting 50:12 rights 21:2 22:10 44:9 79:8 rise 126:13 rises 107:2 166:15 risk 17:2 risks 46:15 Ristorucci 163:1,2,5 river 76:9 91:4,4 104:19 107:10,10 108:18 124:6 149:10 150:1 riveted 148:6 road 52:22 76:6 119:19 roads 105:12 robbed 134:6 Robbing 124:12 robust 19:7 109:2 120:14 124:21 Rodas 148:10,11,14 Rogoff 113:21,22 114:2,3 12:12,22 3:16 4:21 17:18 94:18 117:17 root 123:20</p>
--	---	--	---

<p>roots 63:21 111:14 Rosary 110:11 route 18:16 routes 54:13 row 14:20 ruin 68:21 ruining 68:19 ruled 21:11 rules 4:10 160:19 Rumors 139:15 run 39:15 48:18 128:21 running 108:21 runoff 111:7 runs 80:9 Russell 63:3,5 64:20 Rutger's 69:6 Ryan 92:12,14 93:10</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>S 2:1 sad 169:18 saddened 26:19 115:2 safe 18:10 108:2 119:10 119:19 safely 76:6 safety 65:13 Sakong 41:6,7,8 152:14 sale 8:2 13:17 15:5 21:14 21:17,18 22:10,18 27:17 28:19 30:21 50:10,12 55:15 59:13 72:5 81:8 82:9,10 86:16 87:21 88:5,5 91:16 93:2 94:8,22 97:12 115:10 129:20 155:18 156:2,10 156:20 157:3 sales 13:21 125:8 Sam 53:17,19 56:15 sanctuary 33:3 168:21 Sandy 26:16 Sanford 50:21,22 51:1 save 55:10 99:11 116:14 saving 55:9 170:19 saw 33:15 45:3 63:15 saying 149:15 152:10 160:22 167:18 169:20 says 126:7,14 127:1,10 164:9 172:19 scale 46:8 scenarios 122:12 scheduled 161:16 Schermer 107:16,17,19 107:20 school 38:6 162:2 171:5 Schwartzbach 141:11,12 141:15,16</p>	<p>Scofidio 45:9 score 120:4,6 scrambling 101:2 scratchy 130:5 screen 20:5 sculptures 145:2 Sean 44:18,20 48:16 152:13 seated 46:18 Secaucus 76:10 second 115:20 136:7 139:11 seconds 127:16 Secretary 82:2 section 1:1 2:6,14 3:2 4:7 4:11,14,20 5:1,12,20,22 6:6 7:1,9,10 9:9 15:8 16:6 29:15 34:15 37:17 44:12 55:19 61:15 74:1 74:7 80:1,19 91:22 107:22 112:9 124:17 126:17,18 127:2 139:6 141:5,18 142:19 156:3 156:14 157:5 162:13 180:4,15 secure 89:9 99:16 Seddon 58:22 59:1,3,3 see 14:13,16 27:6,7 32:11 32:22 37:16 41:21 72:1 72:2 78:4 84:21 106:5 115:18 146:11 147:19 149:6,10,20 153:18,18 169:14,18 170:16 171:3 171:4 176:10 178:20 179:2 seeing 145:19 147:20 169:21 176:5 seek 127:21 seeking 30:8 126:10 seeks 74:10 seemingly 99:15 seen 8:6 segment 119:16 selected 178:1 self-imposed 21:22 sell 30:22 selling 133:18 send 101:1,2 130:5 178:13 sends 88:14 senior 35:13 sense 16:22 54:17 137:14 145:19 148:4 sentence 53:1 sentiment 115:7 136:13 separated 69:19</p>	<p>September 1:7 sequestering 47:3 sequesters 152:21 sequestration 96:8 seriously 29:5 serve 18:3 55:4 79:2 91:19 98:4 111:13 138:6 175:13 served 174:6,8 serves 76:2 93:1 108:14 115:12 142:3 149:16 service 3:21 76:8 126:10 139:19 services 51:16 69:10 70:1 set 8:18 53:3,7 55:18 83:5 83:21 98:19 102:4 108:4 113:12 125:7 135:3 163:21 168:9 sets 5:13 setting 13:20 86:6 143:16 settle 23:7 settled 160:11 settlement 23:8 30:2,3 93:3 140:13 141:2 160:12,15,20 161:5 seven 29:21 139:1 severely 38:12 Sexton 155:9,10,12,12 shade 123:19 Shah 157:7,8,11,11 shameful 52:4 shamelessness 100:19 shape 64:17 174:4 shaped 15:1 shaping 99:16 share 32:9 137:19 177:11 177:16 179:4 shared 90:3 sharing 180:10 Sharon 64:20 67:18,18 67:22 69:2 shelter 102:21 Shen 165:3,4,7 shift 128:6 shocked 28:19 shocking 83:5 shockwaves 101:1 shopping 131:12 short 49:19 61:10 131:1 134:19 shorten 51:5 shortly 177:2 shot 177:21 show 153:16 shown 54:6 101:21 shows 6:7 125:7 153:16</p>	<p>176:18 178:4 SHPO 8:21 48:13 shrines 54:1 shut 148:11 side 76:11 103:10,10 178:2 sign 9:16 22:20 23:8 25:20 31:6 55:20 89:2 126:20 175:14 sign-up 125:21 signage 8:12 13:22 22:5 24:13 50:1 51:11,12 74:12 83:9 88:10 89:4 92:21 103:12 113:12 118:16 147:2 signal 88:13 signaling 30:5 signatories 9:9 signatory 126:19 signature 179:13 signed 11:2,18 13:7 78:21 156:4 164:2 significance 9:17,22 16:21 40:20 81:14 91:18 110:22 135:17,19 136:1 significant 19:13 39:16 47:13 87:16 101:9,10 105:11 signing 22:21 23:1 162:4 signs 22:3 43:20 83:11 85:7 142:15 156:17 similar 91:3 124:5 161:3 similarly 161:12 simple 2:21 39:14 49:14 100:10 simply 38:19 40:13,14 117:18 118:10 139:13 139:18 140:3 sin 133:17 sincerely 115:10 single 18:7 sir 158:15 sister 104:12 105:16 sit 70:3 100:3 site 15:12,13 28:18 34:22 74:13 75:22 97:15 105:4 111:11 114:8 119:15 120:14 130:13 131:7 145:10 site's 68:8 sites 15:3 49:4,22 143:12 150:10 153:21,22 situation 28:10 29:13 83:19 88:19 six 5:9 9:15 66:14 132:21</p>
--	--	--	--

<p>142:14 160:9 Sixth 31:19 size 70:4 120:5 skepticism 115:2 skills 146:4 Skolar 79:13,14,17 skyscraper 66:7,13 skyscrapers 67:4 Slattery 87:9,10,11 slide 2:19 3:15 4:8 5:2,12 6:4,7,15 7:9 8:5,6,17 9:10 10:13 12:17 176:10 177:10 178:4,4 178:21 179:1,22 180:9 small 85:16 smart 137:12 snail 128:22 social 112:18 socially 17:15 148:17 society 43:17 136:21 soil 113:4 sold 20:22 21:4,15 28:18 28:21 30:7 79:21 82:22 88:8 100:15 127:9 171:20 sole 135:10 solely 156:11 solicited 160:2 solid 136:12 Solomon 36:20,21 37:1,2 solutions 50:4 119:19 somebody 120:22 someplace 131:9 somewhat 130:20 son 110:21 sorry 10:21 63:6 68:8 93:15 95:6 101:5 104:1 129:15 148:11,12 154:17 157:8 162:15,16 167:8,10 sort 37:13 66:5,22 131:11 sorts 63:15 65:15 sought 5:3 139:22 soul 56:6 73:3,7 soul-less 100:21 sound 134:3,7 146:17 170:17 south 35:4 47:13 103:10 110:1 Southeastern 104:11 Southwest 178:15 space 25:1 26:1 36:16 40:5 42:13 45:6 47:18 48:2 53:21 54:21 70:3 71:3 80:4 84:2,22 85:5 91:9,12 92:17 106:22</p>	<p>109:6 112:18,21 116:18 119:19 120:9 123:11,14 144:13 146:5 155:1 158:6 159:2 169:2 spaces 16:18 54:9 74:14 74:22 107:1 108:10 143:5 Spanish 35:11,16 spanning 139:3 spans 18:16 spark 33:4 speak 10:20 11:9,12,21 12:9 13:2,7 20:12 23:21 26:8 33:22 37:4 38:21 40:17,17 56:17 57:20 67:21 69:1 75:5 93:18 95:13 115:16 116:4 117:2 125:21 126:1 128:7,11,18,19,20 129:5 136:10 144:12 153:4 171:17 173:11 174:2 177:4 speaker 11:5 12:3,4 13:10,15 14:8 16:9 23:19 59:22 speakers 11:13,15,17,19 12:6,12 39:10 56:12 72:7 87:13 128:3 161:20 162:11 173:22 174:3 speaking 26:11 35:11 79:17 96:2 128:9,16 161:19 speaks 43:21 73:2 Specialist 82:1 species 42:2 96:13,13 123:19 149:12 specific 25:14 143:16 specifically 7:4 46:11 96:2 spelled 61:15 spending 158:1 spent 20:14 38:2 158:2 172:14 spirit 30:19 99:2 spoke 38:4 154:10 172:4 spoken 48:21 103:11 157:18 173:11 175:10 square 76:9 St 110:11,12 Staff 35:14 staircase 104:16 stance 19:14 stand 25:8 100:2 120:17 135:22 152:13 154:6 172:22</p>	<p>standard 120:9,10 standards 83:17 126:12 standing 70:15,19 75:21 173:2 stands 153:17 start 2:21 95:14 157:9 168:2 started 128:8 starts 48:14 state 8:21 12:4 13:8 16:5 20:18 22:19 26:9 31:3 45:1,1 53:20 61:3 62:13 66:9 68:13 69:6 77:3 78:22 82:15 100:13 131:5,5 133:6,11 135:14 175:10,11 state's 23:4 stated 87:15 statement 34:12 151:11 151:13 statements 79:2 87:12 states 46:19 120:1 134:11 station 131:18 status 28:17 112:20 160:1 Statute 54:1 statutes 30:14 stay 11:10 23:19 126:5 136:3 173:1 176:16,17 staying 128:3 STB 13:18 15:6,8 16:5 17:3 19:7,14 21:3,12,12 21:14,19,22 22:9 23:16 25:4,20 27:16 29:1,6,14 29:15 31:21 33:10 34:1 34:2,8,13,17 35:18 38:15 40:18 43:6 44:3,7 45:21 47:19 48:12 50:2 50:6,11,14 51:8 55:10 59:10,12 60:10 61:8 62:6 63:1 64:8 65:19 68:15 77:6 81:9,15 82:11,15,18,20 84:6,10 88:21 89:1,7 91:21 92:5 94:2,22 95:12,19 96:17 100:10 101:19 102:3 111:18 112:10 115:11 117:16 118:6 125:1 133:14 134:12 135:1,6 135:10,13,15 136:17 139:7 140:1,3,22 141:5 141:18 142:18 143:16 144:10 145:12 147:21 156:1,8,19 158:11 159:1,19 160:1,19 161:15 165:16,20 166:2 168:7 169:5 172:5</p>	<p>173:2 174:16 175:13,18 STB's 30:6 31:19 61:6 62:17,22 87:19 133:18 133:21 139:18 156:2 stb.gov 178:13 steadfast 49:14 steel 63:17 104:16 Stein 170:21,22,22 stem 19:5 step 5:14 7:1 74:2 104:15 134:10 Stephanie 153:6,9 155:8 Stephen 20:5,8,8,9,12 23:18 steps 2:15 3:8 5:17,19 30:15,17 176:21 179:6 Steve 59:11 106:4,6 107:15 125:11,13 128:2 154:20 Steven 66:4 stewardship 94:19 stick 87:7 stipulated 29:10 stipulates 9:12 stock 62:19 stone 51:15 75:15 85:20 103:9,13 145:5 stones 166:6,7,7 168:14 168:16 stonework 102:22 stood 166:18 stop 41:2 100:20 131:18 stopping 166:7 stops 166:2 store 40:2 stories 63:13,19 storm 18:4 36:15 40:2 42:11 47:2 58:5 70:5,7 70:12 76:3 97:20 144:14 storms 26:16 96:9 story 42:1 117:4,11 straightforward 167:12 stranger 62:4 strategic 134:12 strategy 175:21 street 5:7 16:4 20:17 22:22 31:19 32:8,16 33:4 35:13 42:21 60:13 60:14 65:6,6 66:2 70:20 76:11 77:15 79:10 84:20 86:3 90:15,16 97:1 99:12 102:16 106:8,11 119:14 130:10 143:22 153:10 157:14 160:7,8 161:1,14</p>
---	---	--	---

172:20 178:15 streets 16:17 32:18 92:17 106:11 119:9 130:16,17 130:19 strengthen 48:5 strengths 90:9 strict 94:19 strip 27:6 strong 17:4 19:14 30:22 81:17 95:3 131:7 146:17 stronger 94:17 strongly 61:5 64:15 73:17 96:16 132:1 141:1 structural 76:17 structure 16:4 17:2,18 32:1,15 40:16 51:15 52:7 66:12 74:17 75:16 78:7 84:8 85:2,14 101:11 102:1 103:2,14 103:17 110:15 118:19 123:9 124:16 143:17 144:18 174:13,18 structures 17:17 75:19 97:8 104:17 118:9 struggles 116:8 struggling 42:1 stuck 146:22 147:6 students 32:11,13,14 38:4 studying 32:13 145:18 146:2 Sub 2:7 178:19 subject 34:1 134:4 140:13 160:12 submit 12:16 128:21 151:10,14 177:6,19,22 178:10 submitted 10:11 159:17 179:12 submitting 126:1 substandard 62:9 substantial 16:21 substantially 124:3 substantive 36:1 43:18 substitute 103:13 subverted 134:22 successful 66:18 112:13 successors 66:4 suffer 17:10 46:11 49:3 sufficient 32:3 168:18 suggest 68:8 145:8 suggested 68:9 148:2 suggestion 127:18 suggestions 32:2 summer 6:7 52:3 summers 58:8	sunrise 104:16 supervised 75:16 supply 35:17 support 19:14 50:15 52:19 54:4 81:7 91:13 108:4 113:17 114:16 121:20 122:22 126:21 130:20 132:19 141:8 163:9,10 164:12 172:1 173:7 supported 164:3 supportive 96:19 supposed 34:6,16 57:18 133:13 sure 16:11 19:20 31:13 36:22 39:5,6 48:20 66:10 73:14 89:16 98:17,17 102:9 104:6 107:18 138:4 157:10 162:16 169:17 170:2,6 170:17 surface 2:9,12,22 3:18 24:18 49:18 57:12 68:4 73:17 76:19 82:4 119:12 122:17 126:2 134:3,13 143:10 150:8 178:15 surge 18:4 surprised 147:3 surround 131:11 surrounding 17:20 113:15 144:8 surroundings 52:10 surveys 8:9 113:4 sustainable 36:14 45:7,8 119:10 sweeping 105:5 system 7:17 48:4 70:11 75:14 129:1,2 133:10 177:7,10,15 180:7 systems 133:12	79:16 81:19 84:12,15 87:6 89:13,16,19 92:12 93:10,14 95:5,10 96:20 98:12,15,17 101:3 102:6,9 103:21 104:3,6 106:3 107:15,18 109:17 109:20 111:22 112:3 113:20 114:1 115:14,19 115:22 116:20 119:1,4 120:21 121:4,8,10 122:2,5 125:11 128:1 129:8,12 130:1,4 132:5 132:8 136:2 137:22 138:4 141:10,14 142:22 146:7 148:9,13 151:8 151:20 153:5,8 155:8 155:11 157:6,10 159:4 159:7 162:15,22 163:3 164:16,20 165:5 167:4 167:7,9,21 169:8,11 170:20 171:8,11 172:10 173:9,16 174:21 175:3 175:5 176:4,8 table 163:21 tactics 17:16 take 5:15 19:14 30:14 58:11 61:8 62:2,19 84:6 84:7 96:17 122:19 127:19 142:19 146:5 167:14,16 170:11 178:3 179:19 taken 21:9 58:1,18 65:18 72:10 82:13,19 86:16 123:20 126:4 170:14 175:22 talk 38:9 63:8 64:11 69:5 118:19,21 147:9 176:21 179:5 talked 147:7 163:22 173:22 talking 27:15 167:17 talks 41:20 tangible 137:9 target 55:21 taught 32:8 teach 131:2 teacher 32:10 106:7 teaches 41:13 team 49:6 technical 8:11 technically 35:1 teen 149:17 tell 26:21 38:10 64:7 85:17 temperature 111:2,7 temperatures 52:3	ten 166:1 tenants 76:15 tend 130:22 terms 80:2 118:12 terrific 40:2 text 19:21 130:7 thank 2:4,18 10:15,18 13:2 14:6,7,10 16:7 19:17 20:11 23:13,17 23:18 24:1 26:3 31:7 33:13,20 36:17 37:1 38:22 39:7 41:3 44:16 44:19 48:15,20,21 50:19 53:13,14 56:13 58:19 60:6,9 63:2,7 64:19 67:15,17,21 68:22 71:7 73:11,12 74:22 75:2,4 77:9 78:11 79:10,12 81:17 84:11 84:16 87:4,5,6 89:12,13 92:10,12 93:9,17 95:4 95:12 96:19 98:10,14 98:18 101:2 102:5,6 103:20,21 106:2 107:13 109:17 111:17,18,21,22 112:2 113:19 115:13 116:18 117:1 118:22 119:6 120:19 122:1,16 125:10 127:22 128:1,3 129:22 132:3,10 136:1 136:2,5,9 137:17,21 141:16 142:21 143:2,20 146:4,6 148:8 151:5,5,6 151:8 153:3,9 155:7 157:5 159:3,4 162:21 162:22 164:16 167:2,19 167:21 169:7 170:19 171:7,8 172:8 173:8,9 173:10 174:19,21 175:1 176:3,4 180:1,9 thanks 16:8 19:18 20:3 26:4,9 28:4,5 31:9 33:14,19 36:18 39:1 41:5,6 44:17 48:16 50:20 56:14,15,16 58:21 60:7 63:3 64:20 65:3 69:2,4 71:8 77:11 78:12 81:19 84:12 93:10 95:5,9,10 96:20 98:12 101:3 106:3 107:15 109:16 113:20 115:14 116:2,20 119:1 120:21 122:2,6 125:11 129:8 130:1,8 132:5,11 136:4 137:22 138:2 141:9,10 142:22 146:7
--	--	---	---

148:9 153:5 155:8 157:6 164:15,15 167:4 169:8 170:20 175:6 180:12 theirs 137:5 themes 9:19 10:7 thing 27:19 39:13 58:15 58:20 81:16 103:19 115:7 125:9 148:17 150:7 154:7,21 160:18 172:5 things 28:1 39:9,11 43:11 64:13 65:15 72:8 99:6 103:1 131:19 146:22 147:13 150:5 152:2 153:14 155:2 159:12 think 3:15 24:7 25:3,12 26:18 27:18,21 28:2 32:11,16 33:5 37:5 39:13 41:20 42:8 43:6 43:21 44:7 58:8 66:9,11 66:13 68:18 72:20 73:7 73:10 86:18 97:11,15 102:14 115:20 117:8 128:2 134:5 136:18 137:4 140:4 146:20 148:4,19 149:22 150:1 150:21 151:2 153:15 158:14 159:17 163:8,13 163:18 164:8 166:19 171:2,19 thinking 32:17 148:19 third 172:14 Thomas 87:8 165:3 167:4 thorough 118:2 thought 33:15 100:16 148:7 thoughtful 53:2 176:13 thoughts 97:5 Thousands 132:18 thread 60:2 threats 85:4 three 11:5 23:20 87:7 90:15 112:7 128:4,16 136:3 138:12 151:11 thriving 91:3 throated 159:18 Thursday 1:7 Tider 174:22 175:1,2,4,6 tie 21:19 time 2:19 11:8,9,10,11,12 11:14,20 12:3,7,19 13:14 23:16 24:1 28:3,6 28:20 31:8 32:19 35:10 35:17,17 36:3 41:6 44:16 48:18 57:17 62:3	63:2 65:19 66:20 67:16 70:8 75:5,7 77:10,22 81:18 85:3 87:5 89:18 92:11 95:17 98:10 99:5 99:22 100:20 103:2 111:18 115:16 122:18 125:10 128:12,17,21 134:8 135:5 138:11 141:9 142:21 147:21 148:7,8 150:18 151:5,7 151:10 157:5 160:17 161:15 162:16 163:7 167:16,19 170:17,17 172:14 176:11,16,16,17 179:19 180:10 timeframe 11:7 12:11 128:4 timely 134:2,7 times 40:18 tissue 96:14 today 2:19 3:7 5:2 10:9 10:20 33:1 37:17 39:8 41:16 42:4,17 43:3 45:7 45:11 46:17 57:19 64:14,19 70:2,5,16 97:22 98:11 106:21 110:9 142:6,21 146:12 161:17 179:5 today's 2:20 11:2 103:19 told 63:13 147:15 154:16 Tom 23:19,21 24:2 26:4 87:10 95:6,10 155:9,11 155:12 157:6 tonight 12:20 13:10 56:12 62:15 63:8 79:17 81:13 87:13 97:4 98:13 100:11,20 101:1 112:20 114:5 122:18,21 125:21 125:22 128:7,9,9 132:3 138:9,20 140:10 173:7 176:13 tons 47:3,4 Tony 130:8,9 132:5 tool 46:7 tools 46:7 top 46:17 66:7 67:5 70:3 70:10 76:3 97:20 106:17 171:3 topic 59:10 torn 107:7 Torres 64:21 67:18,19,22 totally 81:5 92:22 139:17 163:10 touch 32:15 103:9 tourists 105:15 toxicity 113:6	track 11:8 13:9 tracks 85:9 110:16 traffic 131:6 tragedy 91:7 tragic 74:17 trail 47:13 48:4 51:20 66:20 68:2 76:6 84:2 109:6 132:16 trails 26:2 54:22 61:2 66:17 67:2 90:19 112:13 113:18 123:4 144:14 155:14,15 train 32:19 training 110:19 trains 38:11 65:11 transactions 135:13 transcribed 177:1 179:8 transcript 3:11,11,13 177:1 179:8,20 transfer 39:15 transform 42:5 44:21 transformation 105:8 transformational 39:17 39:18 transformative 40:22 transformed 55:8 108:12 113:14 transforming 150:21 transit 16:17 54:20,22 76:10 transition 3:1 transitory 96:12 transportation 2:10,12 2:22 3:18 22:8 24:18 25:18 36:14 49:18 57:12 68:5 72:4 73:18 75:13 76:19 82:4 84:3 94:21 98:2,3,8 108:14 109:7 114:17 119:10,12 119:19 122:17 124:4,7 124:10 126:2 132:17 134:3,13 143:10 150:8 155:1 178:15 transported 32:17 traveled 18:8 travelers 119:20 travesty 55:20 treasure 78:3 91:18 106:16 136:16 treasures 85:18 treat 74:1 157:1 treating 100:21 treatment 53:2 tree 111:3,10 trees 58:9 114:12 123:18 149:13 166:10 171:4	tremendous 17:10 tremendously 44:14 trestle 99:6 trestles 106:10,14 tri-state 142:6 tried 28:17 99:15 117:19 trip 131:1 trips 131:3 triumphs 116:8 true 16:6 121:18 139:13 148:3 truly 51:7 61:18 68:17 71:6 77:9 122:19 133:16 169:6 trust 6:11 56:3 61:1 120:3 123:3 151:6 Trustee 143:3 try 23:19 39:8,11 87:7 95:18 99:22 100:4 117:6 136:3 138:11 164:10 trying 11:14 71:21,22 81:9 121:2 149:5 170:2 176:9 turn 4:22 41:22 94:20 108:7 109:12 121:2 128:11 155:1 176:9 turned 27:22 69:20 128:13 142:5 158:6 turning 109:5 turnpike 27:5 turns 148:3 tween 152:7 Twenty 28:11 two 35:9,13 50:14,16 55:6 59:6 101:22 109:4 114:22 130:10 141:19 159:12 160:9 171:18 Ty 53:15,15,17 type 37:21 56:9 71:3 178:5 typically 34:14
<hr/>			
U			
<hr/>			
U.S 92:19 129:16 ultimate 74:2 ultimately 37:21 87:3 161:6 un-oversighted 100:14 unable 169:6 unacceptable 94:12 unaware 35:15 unbelievably 90:12 unchecked 91:17 unclear 140:17 unconscionable 55:18			

<p>58:18 undergoing 104:20 undermine 30:5 undermines 22:21 88:20 Underneath 106:13 understand 3:16 7:14 25:5 34:16 39:14 51:10 68:4 76:19 79:20 101:13 129:17 145:22 153:1 161:21 understanding 24:15 66:3,19 74:5 understands 45:11 understatement 27:1 undertaken 4:20 139:6 undertaking 6:1 79:1 underwater 72:17 underway 43:3 undeveloped 111:11 unenforceable 83:4 unfairly 138:13 unfathomable 174:15 unfortunately 35:16 73:4 158:15 uniform 65:22 unifying 37:6 unilaterally 8:4 unique 16:21 50:11 71:6 97:15 98:8 103:1 130:13 133:16 136:15 uniqueness 142:13 United 46:19 120:1 units 91:12 University 69:6 unlawful 13:18 15:6 21:14,17 22:18 24:10 30:11,21 50:12 55:15 59:13 72:5 81:8 82:9 86:16 87:21 91:16 93:2 97:12 115:10 156:20 unlawfully 20:22 24:9 unmute 20:9 121:5 129:10 unmuted 12:3 164:18 unprotected 156:13 unquestionably 82:8 87:21 unravel 60:2 untenable 88:19 unused 113:13 unwind 59:13 update 2:13 3:1 upset 26:22 59:7 urban 37:13 41:13 42:11 46:9,18 51:22 52:9 53:21 54:7,9,18 55:2,3</p>	<p>56:5,9 58:1 86:6 92:19 95:21,22 105:6 107:4 108:9,13 112:12,14 114:11 120:10 123:11 123:14 124:1 143:18 144:4 urge 31:21 55:14 73:17 91:21 96:16 102:3 119:12 122:19 123:5 124:17 132:1 141:7,18 142:17 143:10 144:10 145:12 150:8 169:4 170:10 174:16 urged 169:4 urges 158:10 urging 34:19 93:6 use 8:2 16:5 17:5 38:15 48:9 53:8 54:16 55:11 56:1 60:5 74:15 83:20 86:12,20 105:8 123:9 123:20 124:10 142:19 158:6 159:11 174:16 useable 169:1 useful 3:15 130:19 usefulness 76:2 97:17 uses 20:21 84:3 130:22 132:3 156:9 utilize 12:7 utterly 148:16</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>validates 23:1 valuable 77:9 81:2 95:3 105:11 value 85:14 95:19 107:6 valued 136:15 values 90:17 variety 62:1 82:5 various 60:17 145:3 159:19 vast 166:3 vegetation 33:3 vehicle 18:8 vehicles 18:7 venues 131:12 verified 126:8 versus 125:1 viability 44:1 vibe 150:3 vibrant 90:12 105:20 Vice 130:12 153:11 171:15 video 8:11 10:5 14:12,15 39:7 52:13 67:20 71:22 106:5 157:9 171:14 view 144:16</p>	<p>views 50:7 59:8 violated 129:19 violates 156:14 violating 24:16 violent 58:3,12 59:22 virtual 1:9 34:20,22 visible 5:9 20:1 vision 41:15 42:8,14,18 44:4 47:5,6 52:6,12,21 53:6 55:12 71:4 99:17 107:8 109:5 115:12 141:7 visionary 54:12 152:4 visit 104:15 105:1 171:3 visited 45:1 104:12 visitor 104:10 visitors 144:5 visits 105:5,16 vistas 105:5 vital 17:18 46:3 84:9 94:14 106:1 voice 38:19 99:10 121:19 voiced 156:6 voices 62:5 93:6 98:11 102:15 170:6 void 50:11 59:12 156:20 voided 129:21 voluminous 159:18 voluntarily 8:13 volunteer 111:20 volunteers 35:22 52:6 111:19 vulnerability 53:11 68:8 vulnerable 32:1 78:2 119:20</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>Wagenseil 103:22 104:3 104:5,7,8 wait 165:2 waiting 29:22 Waldo 5:8 127:4 walk 38:4 104:18 142:7 146:19 177:9 walked 105:5 walking 18:11 68:2 76:5 98:5 147:12 walks 37:9 wall 76:12 77:5 102:19 104:12 139:21 171:3 walls 85:20 106:17 139:12,15,22 146:18 168:13,16 172:20,22 want 2:18 3:8 4:22 10:15 11:12 12:5 23:13,16 37:17 41:14 43:9 57:2</p>	<p>59:8 65:1 67:21 68:20 73:5 95:12,13,19 115:14 122:16,22 128:19,20 130:18 138:11 147:9,19 150:17 151:9,10,14,15 152:3 152:11 153:3 154:7,17 158:12,13 162:16 163:7 164:22 167:16 169:16 171:17 172:18 173:11 175:9 176:9 177:4 179:5 180:9 wanted 20:19 117:19 125:20 148:14 157:20 162:19 164:11 176:20 wants 12:8 38:1 160:21 177:16 War 110:19,19 Warhol 68:18 warm 103:10 warming 15:22 Washington 5:7 178:16 wasn't 10:22 57:17 163:6 163:14 wasting 135:5 watched 44:21 154:14 watching 90:17 water 36:15 40:2 42:11 47:2 58:6 70:5,7,12 76:3 96:8 97:20 111:7 144:15 waterfront 53:22 55:7 76:9 86:9 108:18 113:3 117:12 watershed 17:8 way 14:1 15:12 29:9 38:5 44:11 45:14 48:14 49:13 55:22 65:22 66:2 68:16 73:2,19 77:8 89:19 98:3 99:10 108:21 115:8 130:19 133:12 137:13 138:19 141:2 147:20 151:4 152:4,5 160:8 171:5 Wayne 71:14,15 ways 15:9 19:4 29:16,19 35:20 49:20 68:9 70:11 74:10 75:15 77:6 82:6 91:22 107:1 114:20 124:18 125:2 141:19 156:15 we'll 2:21 94:20 128:11 151:14 159:4 172:19 177:1 we're 3:6 7:10 11:3,13 13:5 24:7 28:10 40:14</p>
--	--	--	---

49:7,14 78:1 110:10 116:13 119:9 128:5 136:20 145:22 149:1 154:16 161:16 176:1,14 179:2 180:3 we've 6:8 40:17 58:8 133:10 138:19 158:2 167:1 web 83:11 webpage 9:21 website 3:14 9:12 10:2 22:4,7 24:13 43:21 53:2 55:13 83:16,18 92:22 103:12 114:21 142:15 144:22 148:22 166:13 177:2,13,21,21 178:5 179:9,15 websites 166:16 weeks 35:9 welcome 2:5 12:13 welcoming 108:2 well-attended 161:12 well-being 111:9 112:12 112:18 wellness 90:16 went 34:13 117:18 162:2 weren't 115:15 west 5:8 63:16 110:17 western 131:10 White 131:11 wholeheartedly 49:17 108:4 wholly 94:12 wide 179:3 wider 115:12 wife 125:20 wildlife 33:3 78:8 166:9 168:20 William 56:15 58:21 172:10,13 173:10 Williams 92:13,14,14 winded 29:9 windfall 25:9 window 11:16 21:7 151:12 windows 78:4 wisely 60:6 wish 11:21 12:7 32:2 100:8 116:19 wishes 86:14 140:2 173:3 withhold 89:8 witnessing 90:6 woefully 49:19 80:3 82:20 114:21 142:15 wondered 99:10 wonderful 37:1 107:11	113:8 146:14 169:14 176:2 word 35:7 102:14 178:8 words 22:14 51:12 173:1 work 41:15 43:7 52:5 90:17 115:9 117:5 133:5,15 145:1 worked 18:20 114:6 132:12,19 133:10 workers 110:7 working 6:5 7:2,10 9:6 23:7 66:5 93:3 117:6 158:17 169:19 works 61:22 world 45:15 53:4 110:19 149:8 worldclass 23:11 149:18 worried 115:1 worries 93:16 148:1 worry 89:17 worse 92:10 worst 93:16 wouldn't 126:1 wrap 3:8 100:1 162:15 176:20 179:5 wreak 114:19 writing 119:11 130:6 146:3 167:15 written 12:13,14,16 52:13 128:21 139:1,3 151:10 156:13 178:14 wrong 50:12 54:18 81:8 137:11 149:22 wrongfully 100:15 www.stb.gov 177:2 Wynn 103:22 104:3,8	69:8 75:7 77:15 84:19 84:21 85:7 86:22 90:1 90:13 95:12 99:18 103:5 106:17 110:2 112:5 114:4 117:4 121:13 123:15 129:15 130:11 132:20 138:17 139:8 140:16 146:11,15 146:16 155:14 157:13 158:2,8,17 161:5 162:1 166:1 167:2 170:14 171:1 172:13 175:7 Yep 77:13 95:8 York 39:2 40:8 45:10 63:22 68:3 104:18 105:9 120:10 145:8 150:2,6 153:20 174:7 Yorkers 167:1 young 114:22 142:7 Yraida 125:20 167:5	12 61:21 90:13 157:22 120 47:3 14 168:1 14th 123:1 15 32:7 112:5 126:20 157:13 158:17 175:7 16th 145:1 17 90:1 170 10:16 18 77:14 1800's 174:5,5 1850 14:21 1860's 27:13 1885 146:17 19 6:16 172:13 1974 51:2 1988 84:18 106:7 1990 153:11 1990's 99:21 1995 132:13 1997 72:21 1998 65:7 1999 98:19 1st 144:22
		Z	
		zero 165:21 Zimnoch 71:14 Zirnis 101:4,5,6 zone 26:15 zones 160:8 162:6 zoning 140:3,6,11,20 Zoom 1:9 11:22 128:10	
		0	
		1	
		1,000 139:4 1.36 5:4 1.45 149:11 10 70:6 103:5 127:16 170:14 10-15 158:2 10.9 111:4 100 104:15 139:8 106 1:1 2:6,14 3:2 4:7,11 4:14,20 5:1,13,21,22 6:6 7:1,9,10 9:9 15:8 16:6 23:1 29:15 34:15 37:17 44:12 55:19 61:15 74:1,8 80:1,19 91:22 107:22 112:9 124:17 126:17,18 127:2 138:15 139:6 141:5 142:19 156:3,14 157:1 157:5 162:13 180:3,4 180:15 10th 45:10 172:20 11 161:4 1189X 2:7 178:20	2 2 60:16 127:1 129:17 140:12 2,000 139:1 20 63:9 75:7 85:7 111:5 139:18 143:17 144:11 155:14 167:2 2005 41:8 134:10 159:17 2007 60:12 2009 5:3 120:11 126:7 2011 90:2 2012 161:5 2013 57:1 2015 111:9 138:18 202-245-0367 178:22 2021 133:22 2022 144:20 2023 1:7 161:18 20423 178:16 20th 42:6 21 86:22 21st 42:7 22 101:8 24 126:19 142:14 25 20:14 38:2 47:18 99:18 132:20 26 130:11 262 130:10 27 145:2 28 1:7 29 6:14 59:4

2nd 106:7	88 47:4		
3	8th 6:8 130:10		
3 127:13	9		
30 35:22 36:2 46:19 57:1 80:6 109:22 114:12 142:14 143:8 161:22	9 56:21 157:21 170:22		
32 95:12	90 158:21		
35 53:21 78:17 84:19,21 114:4			
37 121:13 129:15			
38 126:18			
395 178:15			
3rd 90:15			
4			
4 7:1			
4:15 10:21			
40 70:17 129:16 146:15			
400 2:17 10:21 11:1 47:8			
41 146:16			
43 14:20			
5			
5 46:22			
5.4 120:6			
5:00p.m.-9:00p.m 1:8			
5:03 2:2			
50 45:3 139:8			
500 149:12			
55 105:2			
5th 65:5 76:11 77:15 157:14			
6			
6 59:5 120:5 126:7 140:13			
60 11:2			
6th 16:4 20:17 22:22 32:8 35:13 42:21 60:13 79:9 84:19 86:3 90:15 119:14 143:22 160:7,8 161:1,14			
7			
7 70:2			
70 138:21 158:21			
70's 147:10			
7th 97:1			
8			
8 48:1 70:2 150:19 161:18			
8.6 47:1			
8:49 180:16			
80 70:15 158:21			