

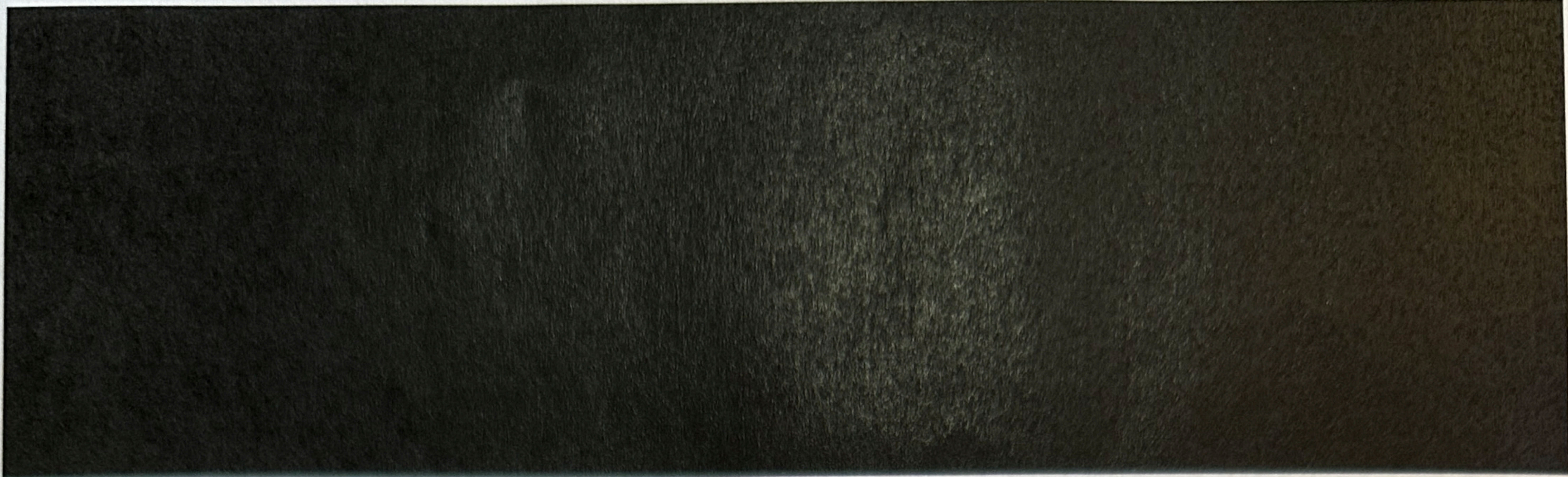
REBECCA,

I KNOW YOU HAVE BEEN TRYING HARD TO GET TOGETHER WITH ME, AND I IMAGINE THIS WAS TO DISCUSS THE SUCETTE CASE AS SEAN HAS FREQUENTLY REMINDED ME, YOU ARE A BUSY, BUSY WORKER BEE AND ARE JUGGLING A LOT OF BALLS. ANYWAY, AS THE CASE IS APPARENTLY GOING UP FOR COUNCIL FINAL CONSIDERATION SHORTLY, I THOUGHT I WOULD TRY TO PUT OF MY THOUGHTS ON THIS SUBJECT TOGETHER ON PAPER SO THAT YOU MIGHT READ THEM WHEN YOU HAD SOME FREE TIME.

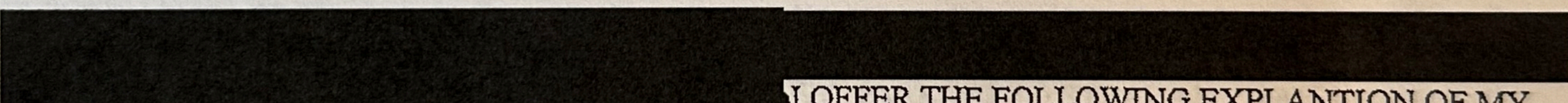
REGARDLESS, THERE IS CERTAINLY NOTHING WRONG WITH MY SHARING THOUGHTS WITH YOU AS AN ORDINARY CITIZEN, AND P&Z HAS ALREADY COMPLETED ITS ACTION RELATED TO THE DEVELOPMENT AND WE HAVE NO OFFICIAL ROLE ANYMORE.

LET ME START BY SAYING UP FRONT THAT I HAVE BECOME A VERY STRONG ADVOCATE FOR GETTING SUCETE COMPLETED AFTER LISTENING TO ALL OF THE EVIDENCE AND EXPERT TESTIMONY THAT WAS PRESENTED TO US AT THE SEVERAL REGULAR AND SPECIAL MEETINGS WE HAD TO DISCUSS IT. I, IN FACT, CRAFTED THE FINAL MOTION OF P&Z'S RECOMMENDATION TO THE COUNCIL, WHICH INCLUDED CHANGES MADE BY THE APPLICANT DURING OUR DISCUSSIONS TO ADDRESS SPECIFIC COMMISSION, STAFF AND AUDIENCE CONCERNS AND A FEW ADDITIONAL SPECIFIC RECOMMENDED DURING OUR APPROVAL VOTING PROCESS. OUR FINAL VOTE FOR APPROVAL WAS 4 - 3 I WILL GRATUITOUSLY HERE SHARE WITH YOU MY TAKE ON WHY THE VOTE WENT THIS WAY, SO IF YOU DON'T WANT TO HEAR THESE, SKIP AHEAD TO THE NEXT PARAGRAPH FIRST, THE VOTE NEVER WAS GOING TO BE BETTER THAN 5-2 FOR APPROVAL BECAUSE BRYAN AND CLAIR HAD MADE IT PRETTY CLEAR THAT THEY WERE OPPOSED TO THE PROJECT ALMOST BEFORE THE HEARINGS BEFORE US BEGAN.

THE THIRD NEGATIVE VOTE WAS FROM MIKE PIERCE, WHOM I THINK DID MAKE AN HONEST EFFORT TO BE OBJECTIVE BUT ULTIMATELY WAS SWAYED BY THE CONSTANT MISINFORMATION BEING SPREAD OLD MANDEVILLE SEMMIE WAS STRONGLY FOR THE PROJECT FROM THE BEGINNING PRIMARILY, I THINK, BECAUSE OF THE POTENTIAL JOB OPPORTUNITIES IT OFFERED THE LOCAL BLACK COMMUNITY. SEMMIE, ALSO OWNED SEVERAL PIECES OF PROPERTY IN THE KLEBER/LAMBERT AREA AND WAS SMART ENOUGH TO KNOW THAT SUCRETE WAS ALMOST CERTAINLY GOING TO INCREASE THE VALUE OF HIS PROPERTY AND ALL OTHER BLACK PROPERTY OWNERS IN THE AREA KAREN AND SCOTT VOTED FOR THE PROJECT AFTER LISTENING TO ALL OF THE TESTIMONY AND ASKING SOME GOOD QUESTIONS ABOUT IT. I THINK THEY MADE PRINCIPLED DECISIONS IN SPITE OF PRESSURE THEY WERE RECEIVING FROM SOME NEIGHBORS - PARTICULARLY KAREN, WHO LIVES IN THE OLD TOWN AREA WHERE A LOT OF THE NEGATIVE TALK ABOUT THE PROJECT IS CENTERED. I WAS THE FOURTH POSITIVE VOTE AND CAME TO THAT DECISION PRETTY EARLY. IT WAS OBVIOUS TO ME THAT BASICALLY IT WAS GOOD FOR THE CITY, WITH FAR MORE UPSIDE THAN DOWNSIDE THE DEVELOPERS SHOULD BE ALLOWED TO TRY TO ADDRESS LEGITIMATE COMMUNITY CONCERNS ABOUT TRAFFIC, PARKING, DENSITY, ETC, AND IT SHOULD NOT BE KILLED OUTRIGHT BY THE USUAL MALCONTENTS FROM THE OLD TOWN WHO CONSIDER ANY CHANGE, BAD.



TO ME IT IS STUNNING THAT ANYONE WANTS TO SUMMARILY REJECT ANY PROPOSAL THAT OFFERS A CHANCE TO IMPROVE THE PRESTRESSED AND MARINERS VILLAGE SITES. THESE ARE CURRENTLY EYESORES, WHICH CERTAINLY NEGATIVELY AFFECT THE HEALTH, SAFETY AND WELFARE OF THE CITIZENS OF MANDEVILLE LEAVING THESE PROPERTIES IN THEIR CURRENT CONDITION FOR AS LONG AS THEY HAVE BEEN REALLY AN ABDICATION OF LEADERSHIP BY EVERYBODY WHO HAS HAD A HAND IN THE DEVELOPMENT PROCESS FOR THE LAST 50 YEARS OR SO. THIS INCLUDES ME, AND THE GREATEST REGRET I HAVE FOLLOWING MY ALMOST 40 YEARS OF INVOLVEMENT IS THIS FAILURE THE PRESTRESSED SITE HAS SAT ESSENTIALLY AS IT IS FOR OVER 50 YEARS; THE LAST STRUCTURE ON THE MARINERS VILLAGE SITE WAS THE POITEVENT AND FAVRE SAW MILL, ONE OF THE LARGEST SUCH OPERATIONS IN THE COUNTRY, WHICH SHUT DOWN OVER 100 YEARS AGO. HOW CAN YOU LET THIS MUCH VALUABLE LAKEFRONT PROPERTY SIT UGLY AND IDLE FOR THIS LONG? IF THE CITY COULD AFFORD TO BUY THIS PROPERTY AS AN OPEN, PARKLIKE SPACE IT MIGHT BE NICE, BUT THAT AIN'T GONNA HAPPEN. IT MIGHT NOT EVEN BE SMART TO DO IT. THE DOLLARS REQUIRED COULD BE BETTER SPENT BUYING SOME OF THE OTHER CRITICAL AND SENSITIVE PROPERTY AROUND THE BAYOUS IN THE CITY. CONVERSLY, DEVELOPING THE TWO LAKEFRONT PROPERTIES COULD ADD A HALF BILLION DOLLARS OR MORE TO THE TAX ROLES, GENERATING PERHAPS A MILLION DOLLARS A YEAR FOR SCHOOLS, FIRE AND LAW ENFORCEMENT SERVICE, ETC. ANYWAY, IF SOME INVESTOR WANTS TO SPEND TONS OF MONEY TO TURN AN EYESORE FOR UP TO A CENTURY INTO AN ASSET, WHY NOT AT LEAST GIVE HIM A SHOT?



I OFFER THE FOLLOWING EXPLANATION OF MY VOTE. FIRST, AND THE ONLY CRITERION ON WHICH THE PROPOSAL SHOULD BE JUDGED, THE QUESTION OF WHETHER A PLANNED DISTRICT LIKE THIS SHOULD BE APPROVED IS THIS: WHEN ALL OF THE REASONABLY EXPECTED POSITIVE GAINS FOR THE COMMUNITY OUTWEIGH PROBABLE NEGATIVE CONSEQUENCES OF ITS DEVELOPMENT, WHAT THE APPLICANT REQUESTS, WITH REASONABLE TWEAKS BY THE P&Z AND THE COUNCIL, SHOULD MOVE FORWARD TO THE NEXT STEP OF THE DEVELOPMENT PROCESS. THAT'S IT - PERIOD! PLANNED DEVELOPMENTS ARE NOT LIKE NORMAL RESIDENTIAL, COMMERCIAL AND INDUSTRIALLY ZONED DISTRICTS THESE HAVE SITE DEVELOPMENT CRITERIA, HEIGHT RESTRICTIONS, SIGNAGE RULES, DENSITIES, PARKING, ETC. SPECIFICALLY STATED THESE VARY BY DISTRICT. B3 ALLOWS SMALLER LOTS, MIXED USES, AND DIFFERENT SIGNAGE RULES, B2 ALLOWS PRETTY MUCH ANY COMMERCIAL USE, B4 ALLOWS BUILDING TALLER THAN 35 FEET WHEN A PAST COUNCIL PASSED THE CLURO, FOLLOWING THE GUIDANCE OF THE COMP PLAN, SOME PROPERTIES WERE CONSIDERED SO SPECIAL IN TERMS OF DEVELOPMENT THAT NO SITE DEVELOPMENT CRITERIA WERE SPELLED UP THEY SAID LET A FUTURE LOOK AT A SPECIFIC PROJECT THAT IS BROUGHT BEFORE THEM AND DECIDE OVERALL IF IT ADDS MORE PLUSSES THAN MINUSES. IT DOESN'T HAVE TO LOOK LIKE ANYTHING ELSE EXISTING IN THE CITY REGARDING HEIGHT, DENSITY, PARKING, WHATEVER BUT IT SHOULD OVERALL FIT IN WITH THE OVERALL VISION THE CITY HAS OF ITSELF.

MUCH WAS SAID AT OUR MEETINGS ABOUT THE PROJECT NOT FITTING IN WITH THE OVERALL SINGLE-FAMILY DEVELOPMENT OF SURROUNDING PROPERTIES IN MARINERS VILLAGE THIS IS

NONSENSE – THERE HAS NEVER BEEN A SINGLE-FAMILY RESIDENCE IN THIS AREA. THERE HAVE BEEN CONDOS (SOME NICE, SOME AWFUL), APARTMENTS, PROFESSIONAL PRACTICES, RETAIL BUSINESSES, PRIVATE CLUBS, RESTAURANTS, BARS, A MARINA OPERATION AND PRETTY MUCH ANYTHING ELSE ONE COULD IMAGINE SINCE ITS INITIAL DEVELOPMENT IN THE LATE 70S OR EARLY 80S. IT HAS NEVER HAD A SINGLE-FAMILY DEVELOPMENT. THE COPELAND HAD A FAMILY COMPOUND WITH ONE 35,000 SQUARE FOOT HOUSE FOR AL AND SEVERAL OTHER SMALLER HOUSES FOR OTHER FAMILY MEMBERS, PLUS A HELICOPTER PAD, PLUS A HORSE STABLE ETC. APPROVED, BUT IT WAS NEVER BUILT. THIS WAS OBVIOUSLY NOT A TYPICAL R1 DEVELOPMENT IN ANY SENSE OF THE WORD BUT IT HAD SEVERAL RESIDENCES ON IT, SO WAS RETROSPECTIVELY CLASSIED AS A PLANNED RESIDENTIAL DEVELOPMENT. HOWEVER, AS IT WAS NOT BUILT, THIS REVERTED TO JUST A PLANNED DEVELOPMENT THAT ALLOWED ANYONE TO COME FORWARD WITH ANY PLAN THEY WISHED THAT INVOLVED RESIDENCES, BUSINESSES, MARINE USES, ETC. SO, THIS PROPERTY CAME TO US, AND IT COMES TO THE COUNCIL, AS A BLANK SLATE. HOWEVER, IF WE WISHED, FOR HISTORICAL PURPOSES, TO GIVE THIS PROPERTY ITS HISTORIC NATURE, WE WOULD HAVE TO REQUIRE AN ENORMOUS SAWMILL WITH LARGE METAL BUILDINGS, NOISY MACHINERY AND SMOKESTACKS MAYBE 100 FEET HIGH. THE ONLY QUESTION IS, DO THE PLUSSES OF THE PROJECT OUTWEIGH THE NEGATIVE

P&Z DISCUSSED TRAFFIC, PARKING, HEIGHT, LANDSCAPING, TREE PROTECTION, COMPATIBILITY WITH THE CITY'S VISION A LOT. FOR ME, THE TRAFFIC CONCERNS QUICKLY DISAPPEARED – THE REASONABLY EXPECTED NEW TRAFFIC GENERATED UNDER ANY POSSIBLE FORECASTS NEVER REDUCED THE LEVEL OF SERVICE BELOW "C", WHICH IS WHAT OUR REGULATIONS REQUIRE. TRAFFIC WILL INCREASE, BUT ANY DEVELOPMENT ON THE SITE, INCLUDING A PARK, WOULD PROBABLY GENERATE MORE TRAFFIC THAN THE ONE PROPOSED.

AS TO PARKING, THIS BOILED DOWN TO HOW MANY CARS PER UNIT DO YOU REALLY REASONABLY EXPECT IN A SENIOR DEVELOPMENT WITH NO KIDS AND PROBABLY ONLY CAR FOR MOST OF THE TENANTS? HOW MANY FOR A SMALL RESTAURANT? HOW MANY PER ROOM FOR A HOTEL, WHERE MANY OF THE BUSINESS TRAVELLERS ARRIVE BY UBER? THE APPLICANTS HAD HISTORICAL INDUSTRYWIDE INFORMATION ON THE REQUIREMENTS, AND TO ME THERE IS NO REASON THAT THEY WOULD NOT PROVIDE AN ADEQUATE AMOUNT OF PARKING FOR THEIR USES. IF THEY DON'T HAVE ENOUGH, THEY HURT THEMSELVES, BECAUSE THERE IS NO OTHER PLACE NEARBY WHERE VISITORS CAN CONVENIENTLY PARK. NOBODY'S GOING TO PARK IN NEW GOLDEN SHORES TO WALK A HALF MILE TO A RESTAURANT OR FOR ALMOST ANY OTHER REASON. THEY ARE NOT EVEN LIKELY TO PARK ANYWHERE IN MARINERS VILLAGE. THAT'S STILL A LONG WALK, AND THERE'S NOT MUCH OFFSTREET PARKING TO STEAL ANYWAY. I DIDN'T SEE THIS AS AN ISSUE, BUT I DID ADD IN MY MOTION TO APPROVE THAT UNUSED AREA ELSEWHERE IN THE AREA OF THE APARTMENTS BE IDENTIFIED AS AN UNPAVED PARKING GREEN BANK WHERE NEW SPACES COULD BE PAVED IF FUTURE EXPERIENCE PROVED THAT NECESSARY.

THE REQUEST TO REMOVE A FEW NON-SPECIMEN LIVE OAKS AND REPLACE THEM WITH 35 NEW LIVE OAKS OF WHATEVER SIZE WE REQUESTED AT PLACES ON THE PROPERTY THAT WOULD OVERALL CREATED A HEALTHIER, SHADIER URBAN FOREST LIKE LOOK FOR THE SITE SEEMED TO ME TO BE A SMART, FORWARD-LOOKING TRADEOFF.

AS TO HEIGHT, WE WERE SHOWN NUMEROUS PICTURES AND DIAGRAMS SHOWING WHAT COULD BE SEEN OF THE PROJECT FROM VARIOUS ANGLES AND DISTANCES. ESSENTIALLY NONE OF THE STRUCTURES IN THE DEVELOPMENT CAN BE SEEN FROM MANDEVILLE PUBLIC STREETS – CERTAINLY NOT MONROE. I BELIEVE A TINY BIT OF THE ROOF OF ONE BUILDING CAN BE SEEN PEEKING ABOVE THE TREES BY CARS NEAR THE APARTMENTS ON THE EAST END OF MARINERS BOULEVARD. OBVIOUSLY, PARTS OF THE PROJECT ARE VISIBLE ACROSS THE MARINA, BUT IT DID NOT SEEM TO ME THAT THE TOPS OF THE UNITS WOULD BE ABOVE THE TREE LINE FROM THAT PERSPECTIVE. I ALSO VIEWED THE SITE A FEW TIMES RETURNING TO MANDEVILLE ACROSS THE CAUSEWAY. USING THE TOPS OF THE CONDOS ON MARINERS ISLAND AS A GUIDE, IT LOOKS TO ME LIKE ONE WOULD ALMOST HAVE TO BE OFF THE BRIDGE ON THE NORTH SHORE TO SEE ROOFTOPS ABOVE THE TREE LINE. AT ANY RATE, WITH REGARD TO BOTH HEIGHT AND OVERALL

DESIGN FITTING INTO THE OVERALL CHARACTER OF MANDEVILLE, I DO NOT CONSIDER MYSELF AN AESTHETIC EXPERT I WOULD HOPE THAT DESIGN REVIEW WOULD TWEAK WHAT DOESN'T PASS THEIR EYE TEST. THIS IS A VERY SUBJECTIVE SUBJECT, OBVIOUSLY, BUT THE COUNCIL CERTAINLY DOESN'T HAVE TO CONSIDER ANYTHING ELSE IN MANDEVILLE AS A HISTORIC PRECEDENT FOR THIS SITE. AS I SAID, WE'D HAVE TO PERMIT A SAWMILL.

DENSITY IS ANOTHER TRICKY, AND VERY SUBJECTIVE, THING TO DISCUSS. FIRST OF ALL, THERE IS NO FORMULA TO DETERMINE A CORRECT DENSITY. THE ACTUAL CORRECT DENSITY OF ANY SPECIFIC PROJECT PERMITTED, OR FOR ANY GENERAL AREA, IS WHAT THE INFRASTRUCTURE THE CITY HAS BUILT, OR PLANS TO BUILD IN THEIR MASTER PLAN. YOU CERTAINLY DON'T WANT TO PROVIDE LESS WATER, SEWER, DRAINAGE OR ROAD CAPACITY THAN YOU NEED TO PROVIDE THE BASIC HEALTH, WELFARE AND SAFETY NEEDS OF THE AREA. THIS INCLUDES SCHOOLS, FIRE PROTECTION, PLAYGROUNDS, ETC. TOO BUT IDEALLY YOU WOULD WANT TO MAKE USE OF THE INFRASTRUCTURE YOU HAVE AVAILABLE. OTHERWISE, YOU HAVE UNNECESSARILY CUT DOWN TREES, PUT DOWN CONCRETE AND ENCOURAGED URBAN SPRAWL. YOU ALSO WANT TO HAVE ZONING CODES THAT PROVIDE ENOUGH RETAIL STORES, JOBS, TAX REVENUE TO PAY FOR CITY SERVICES. AN EYE ON THE ECONOMIC IMPACT OF DEVELOPMENT IS NECESSARY TOO IN THE CASE OF SUCETE, I DON'T THINK BY ANY MEASURE IT WILL BE OVERTAXING OUR INFRASTRUCTURE - I DON'T HAVE ANY PROBLEM WITH THE PROPOSED 206 UNITS - AND IN ANY EVENT, IT IS NOT A WHOLE LOT "DENSER" THAN DEVELOPMENTS ALREADY PERMITTED AND BUILT IN MARINERS VILLAGE. I THINK, IN FACT, THAT TOPS'L IS DENSER IN UNITS PER ACRE. HOWEVER, I UNDERSTAND THAT THE DEVELOPER MAY BE LOWERING HIS REQUEST TO SOMEWHERE PERHAPS AROUND 170 UNITS - THAT WILL ABSOLUTELY ADD MORE CERTAINTY THAT THERE WON'T BE TRAFFIC PROBLEMS, ETC. IF THESE NUMBERS WORK FOR HIM, GREAT. HOWEVER, I UNDERSTAND THAT THERE MAY BE A CHANGE TO INCREASE THE NUMBER OF PAVED PARKING SPACES I WOULDN'T PUT ANY MORE CONCRETE ON THE GROUND THAN I ABSOLUTELY HAD TO. I WOULD INSTEAD HAVE HIM IDENTIFY A GREEN PARKING BANK WHERE MORE PARKING COULD BE BUILT IF NECESSARY.

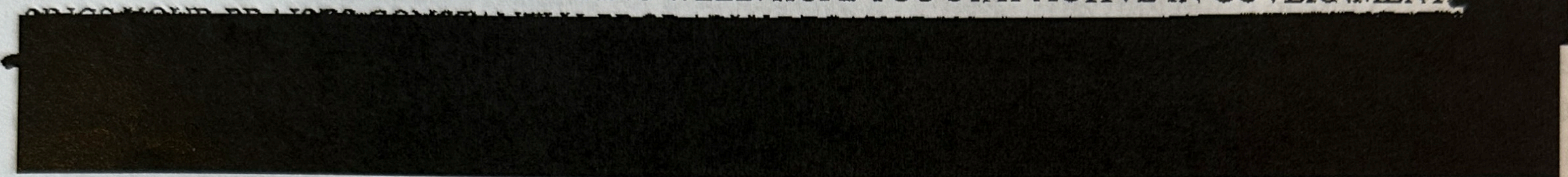
SWITCHING TO THE PLUSSES OF THE PROJECT, I HEARD COMMENTS AT OUR MEETINGS THAT THE TAX BENEFITS TO THE TOWN WOULD BE MINIMAL I REALLY DON'T UNDERSTAND THAT. ONE MIGHT ARGUE THAT SEVERAL HUNDRED THOUSAND IN CONSTRUCTION MATERIAL TAXES AND 50 OF SO THOUSAND A YEAR IN PROPERTY TAXES IS NOT MUCH BUT WHAT THE HELL DOES THAT MEAN? ALL THINGS BEING EQUAL, IF THEY'RE PAYING MORE PROPERTY TAX, PLACES LIKE THE SANCTUARY WHO PAYS THOUSAND A YEAR IN AD VALOREM TAXES SHOULD FIND THEIR MILLAGE DECREASED THEORETICALLY, THIS IS ABSOLUTELY TRUE, ALTHOUGH IN PRACTICE GOVERNMENT WILL JUST FIND ANOTHER WAY TO SPEND THE NEW MONEY. TAKING WHAT I CONSIDER TO BE THE RIGHT WAY TO LOOK AT THE TAX BENEFITS OF THE PROJECT I THINK YOU HAVE TO THINK A LITTLE BROADER THAN MANDEVILLE. SUCETE WILL PAY NON-MUNICIPAL PROPERTY TAXES TO THE SCHOOLS, FIRE DEPARTMENTS, SHERIFF, ETC. OF OVER A HALF MILLION A YEAR SEEMS TO ME THAT'S A SIGNIFICANT NUMBER OF SCHOOL TEACHERS AND FIREMEN. MOST OF THIS GOES TO THE SCHOOLS, AND THE RESIDENTS OF THESE SENIOR APARTMENTS AND THE HOTEL WILL NOT LIKELY HAVE ANY KIDS IN OUR AREA SCHOOLS I FURTHER THINK THAT THESE RETIREMENT AGE FOLKS WITH LIKELY A LOT OF DISPOSABLE INCOME ARE GOING TO BE PAYING A LOT OF SALES TAX AT OUR RESTAURANTS AND RETAIL ESTABLISHMENTS. IF I WAS PAT GALLAGHER, I WOULD BE POISONING THE FOLKS IN TOWN OPPOSING THIS PROJECT. AS SEMMIE POINTED OUT A NUMBER OF TIMES, THE PROJECT WILL PROBABLY BE PROVIDING SOME PRETTY GOOD JOBS FOR THOSE IN OUR COMMUNITY WHO NEED THEM MOST. I ALSO THINK WE BADLY NEED A HOTEL SOUTH OF I-12. BARRY BRUPBACHER, WHO HAS A BED & BREAKFAST, AGREES. HE APPARENTLY HAS TO TURN DOWN MANY, MANY REQUESTS WEEKLY FOR HOUSING IN THE CITY.

A COUPLE OF OTHER BENEFITS OF THE PROJECTS THAT RESONATED WITH ME ONE, THIS PROVIDES MUCH QUICKER, MORE CONVENIENT ACCESS TO THE LAKEFRONT THAT THE COMMUNITY HAS NOT SEEN IN LIVING MEMORY THIS IS GREAT FOR MOST OF THE RESIDENTS OF MARINERS VILLAGE AND TO NEW GOLDEN SHORES, WHERE I AND MY FAMILY HAVE LIVED FOR

44 YEARS, ESPECIALLY. I ADDED TO MY RECOMMENDATION THAT A DEDICATED, SAFE PATHWAY BE PROVIDED ON THE PLATS TO ASSURE THAT WE REALIZE THE BENEFIT. I WOULD THINK THAT SOME OF THOSE ALONG THE LAKEFRONT IN OLD TOWN WOULD WELCOME THIS NEW ACCESS AS AN OPPORTUNITY TO LOWER VISITATIONS IN THEIR AREA. ONE OTHER THING I PUT IN MY MOTION WAS TO STATE ON THE PLATS THAT THE NEW OAK "FOREST" BEING PLANTED WOULD BE MAINTAINED AS ADVERTISED FOR THE 100-YEAR LEASE OF THE LAND.

OBVIOUSLY, TO ME, THE BENEFITS VASTLY OUTWEIGH THE CONCERNS. THE CONCERNS ARE LEGITIMATE, BUT I BELIEVE THAT THEY CAN BE ADDRESSED WITHOUT A WHOLE LOT OF EFFORT AS THE PROJECT MOVES AHEAD. FRANKLY, I AM NOW TOTALLY PREJUDICED AND IN FACT WILL PROBABLY BE TRYING TO MOVE INTO IT AS I GET MORE AND MORE DECREPIT. TWO OF MY NEIGHBORS HERE ON DONA DRIVE HAVE TOLD ME THE SAME THING.

HOPE YOU AND THE FAMILY ARE DOING WELL. HOPE YOU STAY ACTIVE IN GOVERNMENT.



SORRY FOR THE RAMBLING AND SPLEEN VENTING. CALL OF COURSE IF YOU'D LIKE TO DISCUSS ANY OF THIS FURTHER. INCIDENTALLY, IF YOU HAVE A CHANCE, YOU MIGHT CALL LOUISETTE ABOUT THIS AS SHE UNDOUBTEDLY KNOWS MORE ABOUT PLANNING, THE COMP PLAN, THAN ANYONE CURRENTLY ASSOCIATED WITH THE CITY. SHE HAS SOME STRONG FEELINGS AND THINKS THE WHOLE HANDING OF THIS REQUEST HAS BEEN BUNGLED.

NIX ADAMS