

Kedron, Suzan

From: Saleem Jafar [sjafar@orhlp.com]
Sent: Monday, April 11, 2005 7:30 PM
To: Kedron, Suzan
Cc: Bill Fisher
Subject: RE: Bruton at St. Augustine
Attachments: Saleem A Jafar (sjafar@orhlp.com).vcf

Again, w/ all due respect, I'll leave the scheduling to Bill and yourself; and I am not really involved in this transaction, as you know, and hence will not be attending.

Thank you.

Saleem

972-701-5550 direct dial

From: Kedron, Suzan [mailto:skedron@jw.com]
Sent: Monday, April 11, 2005 6:36 PM
To: Saleem Jafar
Cc: Bill Fisher
Subject: RE: Bruton at St. Augustine

We only discussed meeting with Hill, not with Lee also. What time do you return from Austin tomorrow? Can you guys make Wednesday morning? As you know the hearing is Wednesday so the timeframe is short. Hill asked that you attend as well, Saleem. He seems to be more comfortable when he knows you are part of the deal. He's asked about your continued involvement more than just today.

From: Saleem Jafar [mailto:sjafar@orhlp.com]
Sent: Monday, April 11, 2005 6:06 PM
To: Kedron, Suzan
Cc: Bill Fisher
Subject: RE: Bruton at St. Augustine

Both Bill and I are in Austin all day tomorrow at a Fair Housing Seminar and hence cannot attend nor meet w/ Hill or Lee. Bill will contact you and you both can discuss when you might want to meet.

Thank you.

Saleem

972-701-5550 direct dial

From: Kedron, Suzan [mailto:skedron@jw.com]
Sent: Monday, April 11, 2005 5:10 PM
To: bfisher8@airmail.net; sal123@swbell.net; Saleem Jafar
Subject: Bruton at St. Augustine
Importance: High

I met with CC Hill and he is now having concerns regarding the condition of the abutting townhomes. I again went through the benefits that your project brings: new housing stock, new tax revenue for the City, new retail/office. I told him that your project would raise the bar for the entire area. Hill questions why anyone would want to build anything next to those townhomes. He said that the pictures I showed him months ago were good compared to what he saw when he went out there.

11/16/2005

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I told him that, at his direction, we were working with the townhome HOA to help address their issues (i.e.: the street closure being their biggest concern). And, once this project gets built you, similar to the City, would have a vested interest in that area. He is now thinking that he wants some additional time to "clean up" the townhomes prior to moving forward with your project.

Comm. Lee happened to walk in during the meeting and he voiced some strong objections over the status of the development team. He said that you promised to do a lot of things that aren't being done. He was concerned because Daryl is no longer working on the project. I told him, as far as I know, you did everything that was requested from a zoning perspective and that many of his concerns were well beyond the scope of zoning.

Hill still wants assurances that your project will be a benefit for the community and will not add to the blight. He wants to know if you will be around in 10 plus years or if you are simply going to flip the property. He has heard rumors that you are in financial trouble with Pecan Grove. And, he continues to ask me about your financial ability to do the deal. You need to address your financial wherewithal. He would like to meet with you and Saleem to get some of these questions answered. He's available tomorrow at 11:30 at City Hall.

I know this is short notice but, I suggest that you both attend. He specifically asked that both you and Saleem attend. I will be up north in the morning and will join you at City Hall as soon as I can. At this point, I believe getting this approved will come down to your reputation and financial capacity to get the deal done.

Suzan Kedron

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