

1 FISHER: UI sell here. I have, the two properties
2 UI were, uh, one in Arlington and one in Houston.
3 So, that's LEON's property.
4 LEE: Okay, well, I, I, I forwarded you, I think I
5 forwarded you, the, the, uh, deal, uhm.
6 FISHER: Yeah, I was, ahh, somebody, ahh, called
7 me from my old management staff and said they'd
8 seen, ahh, actually kind of a news flash last night
9 about 11:00 on it, so I was aware of it. I hadn't
10 really, I tried to see it, look for it on TV today, but,
11 ahh, I'm sure those guys have got their hands full
12 over there, so.
13 LEE: Yeah, I'm sure. So, yeah, I, I, I, actually, ahh
14 the Councilman actually e-mailed me that and UI.
15 FISHER: Yeah, that's right, that's right, and they're,
16 they're managing it. So, it, it just shows you really
17 how really important the management is. The, you
18 know, we do, we talk about screening our
19 residents very carefully. You, you have, you really
20 have to do that. That's not only for the community,
21 but for your own property, 'cause if you get bad
22 elements on your property, they get involved in,
23 know, bad activity, and then bad things happen.
24 I'm not sure what the background is, is it domestic
25 violence, or is it a crime thing?

1 LEE: I don't know. I just, ahh, the Councilman just
2 e-mailed me about it, and asked me if I was aware
3 about it, and I just forwarded it to you. And then I
4 told him, I said, well, I don't think this is, ahh, BILL's
5 property. I said, this is LEON's property. Uhm, it's
6 a, it's a PROVIDENT property. It's not a, so...

7 FISHER: Not an, not an ODYSSEY property, yeah,
8 but I don't wish that on anyone, frankly and, ahh, I'm
9 sure the management guys over there have their
10 hands full, but, ahh, and it'll affect them. I mean
11 I mean there's no question about it, ahh. Crime
12 on your property is a negative kind of happening for
13 not only the current residents, but anybody you are
14 trying to get to move in, so.

15 LEE: Sure, sure, we have actually, we having some
16 meetings with KUNKEL, uhm, ahh, you know, in
17 response to, you know, we, we're not suspecting
18 that to happen, but we were anticipating that we can
19 do some things, you know, some, take some
20 preventive measures, ahh, to make sure that
21 developers are able to develop in a safe
22 environment.

23 FISHER: Well, that's it. I mean, it's interesting, I
24 mean, I know. Have you guys ever just taken a step
25 back to see where all the police coverage is

1 in Dallas?

2 LEE: Yeah, we have. As a matter of fact, we've
3 been in several meetings with them.

4 FISHER: Like I say, I don't know. I mean, I'll give
5 you, my, my, my perception from going to church
6 now with REVEREND JOHNSON here for years, is
7 that most the police cars are north of the river, but
8 that may not, but that may not be true. I just
9 don't know.

10 LEE: No, you're not far off at all.

11 FISHER: And certainly with, with KUNKEL involved
12 new, you guys are doing the right thing getting
13 him early.

14 LEE: Yeah, yeah, we, we was gonna UI, seems
15 very interested in you know, that we got to put some
16 attention south, so really open to a lot of, ahh, ideas
17 that we have. So, you are going to see some roll out.

18 FISHER: Well, I don't think there is any question
19 about it. I mean, you are absolutely right. It's critical
20 to future development down there because the, if it's
21 a safe environment, we'll get tons of folks to come
22 down there, so...

23 LEE: Sure.

24 FISHER: Frankly, I don't know what prevents them
25 from doing it...

1 LEE: I know.

2 FISHER: Other than just a commitment of
3 resources, so.

4 LEE: Yeah, yeah. But, the, it's an intentional neglect,
5 but nevertheless, you know, we're paying for it. The
6 city is paying for, you know, neglecting the southern
7 sectors. So, we're just glad we're there, we're there
8 to, you know, to help them make the change and so.

9 FISHER: That's right. We want to be a positive force.
10 There is no doubt about that, so.

11 LEE: Hopefully. I got...

12 FISHER: What, go ahead.

13 LEE: Go ahead, I'm just responding to your e-mail.

14 FISHER: Yes. I have been working with RICK and,
15 ahh, JIBREEL here for quite some time, and, you
16 know frankly, I'm frustrated and unable to get stuff
17 from them in order to get agreements in place with
18 them, and was hoping maybe you could set aside
19 some time so you and I could talk about it, or maybe
20 get all three of us together.

21 LEE: Ahh, when, when will you be back in town?

22 FISHER: I am in San Antonio this evening. I am
23 back in Dallas tomorrow. I am in Dallas on Monday
24 and Tuesday and...

25 LEE: UI

1 FISHER: Probably Wednesday morning and then,
2 I'm out the, the rest of the week. The, the main
3 thing is, they're giving me a deadline today, and I
4 haven't seen anything from them in three days.

5 LEE: Well, they, I, I know that they were, ahh,
6 mentioning to you, ahh, some, uhm, ahh, resume
7 issues and, uhh, that you, that you requested, ahh,
8 to them, and so I was, you know, I said, you know,
9 let's just sit down and talk and find out whatever,
10 whatever you need, just make sure they get it to you,
11 and so forth and so on. 'Cause, I, I think that what
12 they're prepared to do, they're prepared to do it.

13 I mean, they got everybody in place in order to get
14 that happen, at least that's my understanding of that,
15 and whatever they have not gotten to you, they need
16 to get it to you, so they need to find out whatever that
17 is, and get it to you as expeditiously as possible, and
18 if you want to do breakfast or something on tomorrow,
19 then, ahh, let's, let's kind of, let's put this baby
20 to sleep.

21 FISHER: That's fine. Let's, let, let's do breakfast
22 tomorrow. Now, I'm coming in on the earliest flight,
23 uhm, from San Antonio, which gets me in here like
24 about 8:30, quarter to nine, know. What's, what's a
25 good time for you guys, 9:30, 10:00?

1 LEE: Yeah. Ahh, let, let's do it at, ahh, ten, give
2 me ample time to get, get in. Uhm, I know I'm
3 supposed to be in the Martin Luther King parade
4 sometime tomorrow. I think it starts at ten.

5 FISHER: Okay. Well, do you want to try, you
6 want to switch it to a lunch instead of a breakfast?

7 LEE: Yeah. 'Cause I think the parade should
8 probably be over by noon or something. Ahh, let,
9 let, let's do, let's do tentatively 10:00, because I'll
10 call GLENDA and find out what time the, ahh,
11 parade is.

12 FISHER: Okay.

13 LEE: And, ahh, if, if I have to do the parade, then
14 we'll do something around noon, 1:00, or something
15 like that.

16 FISHER: Okay. Where do you want to meet for
17 breakfast?

18 LEE: Ahh, you want to do PANCAKE HOUSE, uhm,
19 over, uhm, in the West Village, not in the West Village,
20 but over off of, ahh, in the WAFFLE HOUSE, we can
21 meet at the WAFFLE HOUSE.

22 FISHER: You know that place is a zoo on Saturday.
23 Why don't we do something a little more upscale, you
24 want to go to, like the hotel? You know, we can go to
25 the hotel over in the, uhm, uhm, gosh, the CRESCENT?

1 LEE: Why don't, why don't you just pick the spot
2 and then, uhm, either e-mail it to me, or...

3 FISHER: Right. I just, I, I'll e-mail it to all the
4 guys, you and, and those guys, but I'll, I, I'd
5 suggest, like something upscale where we can,
6 maybe we can get a table quickly, I mean
7 because I know your time is always limited.

8 LEE: Right, right. Yeah. So, well, what, we'll do it
9 like that, ahh, just let me know and, uhm, I, I'll get with
10 them and whatever. I, I, I know what, what they did say
11 to me, is that, uhm, they're prepared to do the concrete
12 deal on it. They got their crew. They got everything in
13 place, uhm, to, to, to move forward on that, and, and it's
14 my understanding that they communicated that to you.
15 I mean, ya'll just get together, and let's see if you can,
16 you know, get this deal put to sleep, because it's, it, it,
17 it's, it's getting annoying to me.

18 FISHER: I, I hear you. That's the purpose of the call,
19 because I don't want that to, to get there. Uhm, I told
20 them I was ready to go, and then they've given me a
21 deadline of today, and I hadn't really heard from them in
22 two days, so, but, ahh, breakfast ought to clear the,
23 clear the air, and get us on track.

24 LEE: Okay. What is it, what is it in particular are
25 you requesting from them?

1 FISHER: Frankly, ahh, the, they're, they're insistent
2 that they're capable of doing some of the contracting
3 work. So, I asked them to get me whatever resumes
4 they had of stuff they'd already done as RA-MILL, or
5 obviously individually. The main thing, they brought
6 forward a woman on a conference call, TONI FISHER,
7 who had experience working with CENTEX HOMES.
8 She's, ahh, has a degree from A&M COMMERCE in
9 Construction Management, and frankly, a lot of the focus
10 on just resume here, I expected to for sure get hers
11 quickly and then they were going to follow-up and just
12 try and put something down on paper, so I've got
13 something for my files on anything else they've done.
14 So, those are kind of like the two, you know, main things
15 we were just talking about here recently.

16 LEE: Okay. So you, you, you, need to just, ahh, ahh,
17 get a resume on, ahh, the Project Manager.

18 FISHER: Right. And then, of course, again, I'd
19 asked them to please give me a resume on anything
20 that they're any work that they'd actually done, because
21 that would help me try and get something done. They
22 don't understand you know, I have to be able to do
23 what they're asking me to do on my side, other than,
24 other than their fees, so I have other, you know, I got
25 to put their, I got a resume that goes with it and, you

1 know, we can work around the problem, but I don't,
2 have anything at all in writing from those guys.
3 That's just the bottom line.
4 LEE: Okay. So you just, you just essentially need
5 something on their company.
6 FISHER: Well, why don't we, we, listen, ahh, I don't
7 want to, I don't want to mislead you on what they
8 they owe me. Let's just sit down on Saturday
9 and we'll go over, all three of us together.
10 LEE: Well, and, and, what, what I want to do is, that,
11 on, on, Saturday, when they meet with you, that they
12 will have, you know, whatever information that you
13 need so you can go ahead and make your decision,
14 and you know, get everything moved forward,
15 because I don't want to keep bouncing back to this.
16 I've thought you all were kind of beyond that now,
17 and then I'm hearing that we're kind of still at that,
18 at that spot. So, Saturday I want you all to get together,
19 and if you can strike a deal, let's go ahead and do it
20 and do whatever you need to do and move forward.
21 FISHER: I'll send you the e-mail on the, ahh,
22 breakfast, and then, I will send a follow-up e-mail
23 with, uh, what I need from them.
24 LEE: Okay.
25 FISHER: Alright.

1 LEE: Okay. Thank you, BILL.

2 FISHER: Bye-bye.

3 LEE: Goodbye.

4 Callers hang up

5 End of Call

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