1 [redacted]

2 The following is a transcript of a conversation

3 between DARREN REAGAN and ALLEN MCGILL, on

4 February 10, 2005.

5 ALLEN MCGILL (MCGILL): Hello

6 DARREN REAGAN (REAGAN): Hey, brother

7 MCGILL: Hey.

8 REAGAN: Yeah, well. I didn't tell you I talked to BILL

9 Today, did I?

10 MCGILL: Uh, uh.

11 REAGAN: Yeah, he called me and, ah, ah, we gonna

12 visit in person tomorrow, 'cause I told him, you know, I

13 ain't gonna have no telephone conversations.

14 MCGILL: Mm, mm, good.

15 REAGAN: And, I'm not gonna be coming out there,

16 so...he wanted to come to our office, I said, well no,

17 I ain't gonna meet you at the office, I'll meet you at

18 the restaurant.

19 MCGILL: Mm, mm.

20 REAGAN: In the open.

21 MCGILL: Yeah and noisy.

22 REAGAN: Noisy, that's what (coughs), and he, he, he

23 requested three times, ah, and suggested that we meet in,

24 at our office, where, you know, we could, I said no, I

25 said, I'm not gonna, I'm not gonna meet in my office, I

GOVERNMENT
EXHIBIT
5460R
3:07-CR-0289-M

said we'll meet where I can have some tea and lemonade or whatever else I want.

MCGILL: Mm, mm, yeah. Take, take him to some noise.

REAGAN: Hey, there you go, brother...

MCGILL: (laughs)

REAGAN: ...you know I, hey, yeah, you know...

MCGILL: I know you gonna watch it, but it won't hurt, it won't hurt to have him in that, surrounded by some noise.

REAGAN: Well, hey, there you go, and I'm gonna pick the table.

MCGILL: Yeah, pick the table and where you sit. You let him, you know.

REAGAN: Well, you know, I know the spot where he need to sit.

MCGILL: Really?

REAGAN: Yeah, yeah, well, we gonna to be, we gonna to be around a lot of noise and by, by that kitchen door.

MCGILL: Mm, mm.

REAGAN: You know that door going into that kitchen. Well, he, I mean, he resisted that two or three times, I said no, this is where we're meeting.

MCGILL: Yeah, I mean (UI).

REAGAN: Yeah, so he gonna come out at, at 11, and I told him bring that copy of that PRINTICE contract, and any others that he's committed to, and he just swore up and

1 down it's just PRINTICE, and...

2 MCGILL: Well, you never know until that time.

3 REAGAN: Well, brother, I'm gonna tell you, now,

4 D'ANGELO and them really flushed them back my way.

5 MCGILL: Really?

6 REAGAN: On yeah, [redacted]

7 [redacted]

8 [redacted]

9 [redacted]

10 [redacted]

11 [redacted]

12 [redacted]

13 [redacted]

14 [redacted]

15 MCGILL: (laughs)

16 REAGAN: That's what it, that's what it calls for, and

17 they, and they recognize, you know, our role, so, you know,

18 the sooner everybody learn that, the better off everybody

19 will be. I said, you won't find yourself in this position

20 of having to, ah, compensate these guys, and he was

21 saying, well, they ain't even do no work and they

22 just, I said, well, you know, ah, that's your opinion,

23 and obviously, they based that on some type of overture

24 you made, I said, and you, and, ah, you not disputing

25 it, so, you know. The deal is, is that, that's gonna

1 have to be resolved. He said well, I just need you to
2 tell me what I need to do. Well, I, I'll tell you, I
3 ain't gonna tell you over the telephone. He said,
4 well no, I think that that's a good idea, that's a good
5 idea that we, so...
6 MCGILL: Oh, well, get that one, get that one tightened
7 and straightened.
8 REAGAN: Yeah. Oh, yeah. Well, said all of that, I
9 said, you brought all that in here, on this thing
10 here, you brought it in.
11 MCGILL: Humm, well, he reaping the whirlwind right now.
12 REAGAN: Well, I told him, I said, well, he said,
13 well, you know, I got to get something done before the
14 end of the month, because my contract run up, out at
15 the first of the month. I said, well, you know, just
16 like any real estate deal, you know, you got the money
17 to put down, you just get an extension. Well, no,
18 this guy he's, he's, he's fed up with, with us. We've
19 been, we've been strung out for a year and a half, and
20 now, you know, and I can send you an email where he done
21 said this is it, if we don't get it done he gonna
22 (UI)(coughs). I said, well, you know, ya'll, ya'll just
23 brought this to us the other day...
24 MCGILL: (laughs)
25 REAGAN: ...and, you know, I hadn't had any, I hadn't

1 had the cooperation, and you, you, you messed this
2 thing up and got everybody all worked up and confused
3 and, and, you know, problem after problem, I said, we
4 had this thing teed up and ready to go, and you, you
5 pulled, you pulled a last minute end around on us, so,
6 it caused everybody just kind of hold up, pulled the
7 plug, for a minute.
8 MCGILL: (UI) that must of been hard on him. Um, mm.
9 REAGAN: Yeah, well, he said, well, he, I just need
10 to know what I need to do and you gonna tell, I said,
11 well, you know, I'm gonna certainly, ah, do the best I
12 can to try to convey folks concerns and, and, ah, you
13 know, some observations on how we need to do the best
14 I can, do the best we can to get this back on track.
15 Well, well, now after you tell me, you, ah, tell me
16 what I need to do and I do it, ah, you, you can, you
17 gonna get this passed. I said, listen, you know, all
18 I can do is all I can do, and, you know, ah, right now
19 it's, this thing is on life support and I'm gonna do
20 what I can, I said, but, you know, it's gonna be up to
21 you, really, it's gonna be on your end of the court, so.
22 MCGILL: (laughs)
23 REAGAN: Boy, he gonna, he gonna, he gonna leave with
24 the weight of the world on him.
25 MCGILL: Yeah, you got him pissing bricks.

1 REAGAN: Well, I told him, I said, 'cause he wanted
2 to talk about my invoice, I said, that's, well that's
3 one that just got to be paid.
4 MCGILL: (laughs)
5 REAGAN: (UI), ain't nothing, ain't nothing, ain't
6 nothing I can do about that.
7 MCGILL: You got creditors beating on your door.
8 (laughs)
9 REAGAN: (UI), I said, that's just one that's got to
10 be paid.
11 MCGILL: (laughs)
12 REAGAN: Nah we, all ours, I said, all ours prompt
13 pay. So, I mean, if you, and I, I, you know, I gave
14 him a chance to tell me how that funding really kicks
15 in, and he gave just the direct opposite version of
16 how PRINTICE gave it to...
17 MCGILL: Really?
18 REAGAN: Yeah man, this guy said he deferred, that
19 they deferred 100% of the developer's fee until after
20 the project is up and, and kicking. I said, so you
21 guys, I said, and how long is that, how long is that
22 process, or that, what kind of time you talking about
23 there, 18 to 24 months. I say ya'll deferring your
24 developer fee for 2 years. Alright. I said, well how
25 did this project, how did this project get going, get

1 jump started. And he simply said, everybody go out and
2 get started to work and they get paid on a draw, they
3 submit their invoices at the end of the 30 days and it
4 takes about 10 to 15 days to get their money, the first
5 time around (coughs). I say, so they have to wait 45
6 days. They work and they don't get their money for 45
7 days out. Yep, and then, you know, every, after that
8 it's, you know, it's every 30 days or so, you know. I
9 said, well, okay. I made little notes of that, but I
10 don't believe that.
11 MCGILL: Well, I don't believe, because for one thing,
12 it's not in their proposal, and, and I don't believe it's
13 in that, in that budget that they submitted and was
14 approved, and that they gave to the state to, you know, as
15 their final budget. I don't believe that they, they, ah,
16 deferred their whole fee.
17 REAGAN: Well, I'm gonna have my budget there with
18 me, the big one, that's blown up.
19 MCGILL: Okay.
20 REAGAN: Yeah, and I'm gonna, we gonna highlight all
21 that, that they got, and we gonna have (UI)
22 MCGILL: Well, I've already started that, ah, with,
23 with my highlighter, but I, I, I don't know anybody who
24 really defer the whole fee. I, I look back through a
25 bunch of these, these, ah, proposals.

1 REAGAN: And he, he say, well, we get, you know, our
2 general conditions and this, that and the other and,
3 ah, you know, for, we, you know, our marketing this, and
4 I'm gonna just go through the, I'm gonna let him check off
5 on the budget.
6 MCGILL: What is what?
7 REAGAN: What is what, yeah.
8 MCGILL: What money they are claiming?
9 REAGAN: Yeah.
10 MCGILL: We'll compare that with, with, what, what we
11 think.
12 REAGAN: Yeah, I say, and I, and I let him know I got
13 somebody working on that and, and talking to the state
14 to, to confirm all that.
15 MCGILL: Yeah, good.
16 REAGAN: Yeah, so, and by gosh, we'll do just that,
17 we'll do just that.
18 MCGILL: Um, (laughs)
19 REAGAN: Yeah, we sure will. Ask him exactly now
20 what did ya'll fund, what did ya'll, what money did
21 ya'll release, I want to let him know that, that's
22 gonna be, that's gonna be verified, and if I catch you
23 lying, if you lying to me, you know, we can just go on
24 and go to the house.
25 MCGILL: Yeah, 'cause that's, you know, I, I just

1 don't remember that 100% business, I really don't.
2 REAGAN: Well, PRINTICE gave it to us how it goes.
3 MCGILL: Pretty much, PRINTICE ain't had nothing to
4 lose, and he want, he want to win trust and faith, so
5 I tend to, to, to trust him on his explanation because,
6 basically, his explanation lined up with what the
7 proposal said.
8 REAGAN: (UI).
9 MCGILL: I mean, that organization structure lined up
10 perfectly, so I, you know, I hadn't really looked at
11 the, the numbers yet, but, ah, I certainly will now.
12 REAGAN: Well, if, we're, you just, you just keep
13 crunching away on that end, and, you know, you make some
14 notes for me and if you need me to raise something
15 specifically with him, I'll do that.
16 MCGILL: I certainly will.
17 REAGAN: Yeah.
18 MCGILL: And that's at 11 tomorrow?
19 REAGAN: Yeah.
20 MCGILL: Okay, I'll, I'll, I'll get you something if I
21 see something that really jump out there, need to, need
22 to know about...
23 REAGAN: Yeah.
24 MCGILL: ... and particularly, if that budget,
25 because the thing I ran, that is the thing that was

1 approved by the state, that budget, and so, and so,
2 if, if, if it doesn't say 100%, then that's the first
3 question you want to, you want to understand.
4 REAGAN: Well, ah, he said that they don't get the 100%...
5 MCGILL: Okay.
6 REAGAN: ...until they, and I'm gonna, I'm gonna let
7 him know that we finding that out, we, we ver, we com,
8 we gonna verify that, and if you lying, if we catch
9 you lying, you know, and hiding the ball from us and,
10 you know, this, that just make it more difficult to get
11 this thing done.
12 MCGILL: Well, the cracker got run back, I mean, he
13 must have been, he must have been stoned.
14 REAGAN: He called me at 9 o'clock this morning,
15 brother.
16 MCGILL: Well...
17 REAGAN: And he said, it's apparent to me, it's clear
18 to me that you the man with the juice, he said that
19 several times, he said, so everybody, and he said,
20 well, that girl had called and was trying to reset the
21 meeting with DON for next Tuesday, the 14th, or
22 something like that, 15th or...
23 MCGILL: (laughs)
24 REAGAN: ...I said, well, I'm not very, no, it was the
25 20 something, I said, I'm doubt very serious that DON is

1 gonna meet with ya, but ya'll, I mean, if you want to
2 try to set up a meeting with him, ya'll go right
3 ahead, I said but, ah, I doubt very serious if that
4 meeting is going to happen and I'm not going to it,
5 I'm not attending it. I don't have no reason to sit
6 down and meet with him. He made it clear to me, it's
7 clear to me, from everybody, and I don't just leave
8 it, I don't never, I don't, I have yet to say well
9 this is what DON want or this is what D'ANGELO want, I
10 get him, I, I don't, I don't give him no way of being
11 able to go back and say, well, DARREN said DON said
12 this, and...
13 MCGILL: Uhm, mm.
14 REAGAN: ...I said, folks are, out here concerned,
15 you know, on all fronts, people are very concerned,
16 so, so, let him read into that what he need to read...
17 MCGILL: Want to, yeah. Yeah, well brother, that's
18 working him, that's working him.
19 REAGAN: When I get through with this one, he gonna be,
20 we gonna (UI)...knocked off about 20 or 30 pounds.
21 MCGILL: Well, he need it, he need, he can, he can
22 stand it.
23 REAGAN: Mm-hmm.
24 MCGILL: Yeah, this gonna made him a much healthier
25 specimen.

1 REAGAN: He and that SALEEM.

2 MCGILL: Mm-hmm.

3 REAGAN: Talking about...

4 MCGILL: Well, this is particularly good for

5 SALEEM, 'cause he ain't never met no black person

6 who he thought he had to lay an ounce of respect on

7 and he acts like it.

8 REAGAN: Yeah.

9 MCGILL: He really does.

10 REAGAN: Well, they been the one who been able to run

11 around here and, and run around niggers and, you know,

12 that Rev. H. J. JOHNSON crowd, and all that.

13 MCGILL: Uhm, mm.

14 REAGAN: Yeah, well, and I just told BILL, I said,

15 you need to sleep on a number that, ah, you have

16 tossed around with those guys, or have been tossed

17 around and, you know, talk to me about it, and talk to

18 me about it.

19 MCGILL: (laughs) Capacity building. You know what?

20 I think he used that either in a public forum or in a

21 group that we was, we were in, he used those words.

22 REAGAN: Well.

23 [redacted]

24

25

1 [redacted]
2
3
4
5 MCGILL: You know what? These guys were really
6 planning to get out of this here, man, at very little
7 money. They figured they ain't really had to do
8 anything for anybody they ain't had under direct contract.
9 REAGAN: And I told him, I said, whatever, I said
10 whatever you out of on the front end of this deal
11 here, I say, we know you just fold it into, ah, the
12 cost of what you gonna, you say you gonna purchase the
13 property for, or, you just ask the bank to give you a
14 little bit more here for the bridge loan or whatever,
15 say but, ah, you know, the money that we talking about
16 ain't gonna, ain't gonna hurt that deal none. You
17 say, he say, it's going to cost 800,000 to get the
18 property, I say, so another 900,000, another 100, 2,
19 300,000 ain't gonna hurt none.
20 MCGILL: No, certainly not.
21 REAGAN: No, it's gonna, it's gonna all, you know,
22 line up when you have to make your payment month, I
23 mean, whatever arrangement it is you, you know, a couple
24 of dollars (UI) here and there...
25 MCGILL: It ain't gonna hurt him.

1 REAGAN: ...a month, ain't gonna, ain't gonna put you
2 out of business.
3 MCGILL: Well, not only ain't gonna put him out, but,
4 but, but I, but, you know, the timing just need to be
5 right, but, you know, you need some equity in here,
6 and, you know, 50 grand out of a 24 million dollar
7 deal ain't no equity.
8 REAGAN: No, that ain't.
9 MCGILL: You know...
10 REAGAN: No.
11 MCGILL: ...so, we, we just need, we need to really,
12 really see how this one here can come around.
13 REAGAN: Well, it's gonna come around, it's gonna
14 come around. All that's going, all that's gonna line up.
15 MCGILL: Yeah, well the time to strike is early,
16 rather than later, and he's really pissing bricks
17 right now.
18 REAGAN: Yeah.
19 MCGILL: Yeah. He's, he's, it's, it's hard for him to
20 hold it and when he get there, it's hard for it to
21 come out.
22 REAGAN: Mm, mm.
23 MCGILL: "Cause you got him, I mean you got him by
24 the yang yang.
25 REAGAN: I got him by balls, boy.

1 MCGILL: You got him by the yang yang, and he, boy,
2 he hopping, he's hopping along. No, you don't get
3 them like that very often.
4 REAGAN: Well, and this gonna be a long two weeks
5 for...
6 MCGILL: Well, it should be because the very
7 statement that he opened the conversation with is
8 insulting to me, you know, it's, it's evident that you
9 got the juice.
10 REAGAN: Yeah, (UI).
11 MCGILL: Now that says something about what his read
12 and SALEEM'S read on all this was all this time, that
13 these here mother fuckers been had us out here and
14 dancing.
15 REAGAN: Well, sure.
16 MCGILL: See, now...
17 REAGAN: (UI).
18 MCGILL: (UI) not getting there.
19 REAGAN: Yeah, well, and, and, and it's about respect...
20 MCGILL: Yeah.
21 REAGAN: ...for me, you know, it ain't got nothing
22 about no damn juice, you give me my respect, the juice
23 come along with it.
24 MCGILL: It's, it's obvious there is some, there is some
25 real serious business there. Cracking through that, that

1 stuff there. Well, apparently you got through to
2 D'ANGELO.
3 REAGAN: Yeah, and I left him a message, I said, I, you
4 know, we kind of, we kind of closing this one in, so I
5 need to know if you guys, if you still pushing for
6 that concrete piece, if so, I need that contact names
7 and numbers.
8 MCGILL: Well, it ain't but so many more times you
9 can go to that well.
10 REAGAN: Well.
11 MCGILL: These guys, and, and, you know, I know that the
12 other end of that, if you go ahead on and move beyond it,
13 they can always holler, well, man, you know, I was, I
14 was going to get, I was getting that to you, I, I, you
15 know, but, hell man, you been asking for that for a
16 while.
17 REAGAN: Shh. Yeah, and if you really want it, you
18 need to send it on over.
19 MCGILL: Uhm. Well, brother, you ringing him.
20 REAGAN: Yeah, I'm gonna, I'm gonna get me a little
21 nap, yeah, so I can be good and fresh.
22 MCGILL: Well, I'll take a look at the old budgy-touchy...
23 REAGAN: Oh yeah.
24 MCGILL: ...and see if there's anything that really jump
25 out at me.

REAGAN: Okay, and just holler at me and let me know.

MCGILL: Okay.

REAGAN: Alright.

MCGILL: Bye, bye.

END OF CALL

Target:	Darren Reagan
Line:	214-207-0848
Session:	354
Date:	02/10/2005
Start Time:	22:25:11 CST
Duration:	00:22:21
Direction:	Outgoing