

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT
AUTHORITY CONCERNING THE APPROVAL OF MINUTES OF THE
AUTHORITY MEETING CONDUCTED ON FEBRUARY 1, 2012**

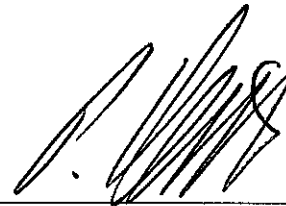
WHEREAS, N.J.S.A. 5:12-183 requires that a true copy of the Minutes of each meeting of the Casino Reinvestment Development Authority be formally adopted by the Authority under the certification of the Assistant Secretary; and

WHEREAS, the Minutes of February 1, 2012 have been presented for adoption;

NOW, THEREFORE, BE IT RESOLVED by the Casino Reinvestment Development Authority that:

1. The Minutes of the Authority meeting conducted on February 1, 2012 are hereby adopted.
2. A copy of the resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately but no action authorized herein shall force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution No. 12-17 of the Casino Reinvestment Development Authority.



Paul G. Weiss, Esq.
Assistant Secretary



**CASINO REINVESTMENT DEVELOPMENT AUTHORITY
1014 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401**

**MINUTES – PUBLIC MEETING 12-02
February 1, 2012**

- PRESIDING:** Chair, James Kehoe
- PRESENT:** Dave Rebeck for Attorney General Jeffrey Chiesa, Chuck Richman for Commissioner Richard Constable, Richard Dressel, Edward Gant, Robert Garrison, Robert Griffin, Edward Fanelle for Linda Kassekert, Howard Kyle, Mayor Lorenzo Langford, Robert Mulcahy, Gerald Owens, Steve Petrecca for State Treasurer Andrew Sidamon-Eristoff, Frank Spencer, ,
- ABSENT:** Debra DiLorenzo, Nicholas Ribis
- STAFF:** John F. Palmieri, Susan Ney Thompson, Val Berzins, Paul G. Weiss, Esq., Don Guardian, Thomas Meehan, Bunny Rixey, Ali Reynolds, Lisa Risteski, Heather Walls
- OTHER ATTENDEES:** David Reiner, Esq., Governor's Authorities Unit

OPENING STATEMENT

The meeting was called to order by the Chair at 4:05. Ms. Risteski read a statement of compliance with the notice requirements of the Senator Byron M Bair Open Public Meetings Act and called the roll.

EXECUTIVE DIRECTOR'S REPORT

Mr. Palmieri announced that the Authority would be presenting to the members the Tourism District master plan for consideration and adoption. Mr. Palmieri also stated that the Authority would present for the members' consideration and preliminary project approval the Steel Pier Project, a proposed \$93 million phased renovation and expansion of Steel Pier attractions.

Lastly, Mr. Palmieri announced that the Authority would be holding a press conference immediately following the meeting to address media inquiries about the master plan.

ATLANTIC CITY PROJECT REVIEW COMMITTEE

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING A TOURISM DISTRICT MASTER PLAN IN ACCORDANCE WITH P.L. 2011, CHAPTER 18.

The Resolution was read by title. Mr. John F. Palmieri, Executive Director, provided a description of the proposed action, an overview of the master plan and process, and stated that the Authority was adopting the master plan as required by P.L. 2011, chapter 18. Mr. Palmieri then introduced the Mr. George Ladyman of Jones Lang LaSalle ("JLL"), a member of the Authority's consultant team responsible for assisting in formulation of the plan. Mr. Ladyman introduced the members of the master plan consulting team from JLL, the Jerde Partnership, Hill Wallack and Birdsall Services Group, provided a brief overview of plan goals and objectives, and then turned the presentation over to Mr. David Sheldon of the Jerde Partnership, to review plan details. Mr. Sheldon presented a slideshow highlighting the master plan goals and elements, such presentation as attached hereto.

At the completion of Mr. Sheldon's presentation, Chairman Kehoe opened the proposed action to the members for discussion. Mr. Mulcahy reported that the Committee reviewed and positively recommended the proposed action at its meeting earlier in the day. Mr. Mulcahy further observed that the Committee identified two significant aspects of the master plan: (i) enhancing the perception and emotional connection to Atlantic City that will encourage a vibrant year round pedestrian-oriented tourism district, and (ii) advancing urban regeneration planning principles to guide the redevelopment process for short-, mid-, and long-term improvements. In observing that the plan reflects the view and interests of all the stakeholders in the city, Mr. Mulcahy stated that it is imperative that we all work together to see the beginning of a renaissance for Atlantic City.

Echoing Mr. Mulcahy's remarks and acknowledging that his concerns were addressed during the committee's work session, Mayor Langford expressed his support for the plan. Mr. Charles Richman stated that the plan offered a realistic path forward, with a vision that identifies existing strengths and builds on them,

connecting neighborhoods, and allowing for adjustments that promote economic vitality and move the city in the right direction.

Mr. Howard Kyle stated the challenge will be to implement the plan, so that visitors come to the city and then want to return. Mr. Garrison commended the CRDA staff & consultants for accomplishing so much in so little time. Mr. Dressel stated he was pleased to see a transportation element was addressed in the plan document.

Chairman Kehoe acknowledged various elected officials and other dignitaries in attendance at the meeting, and then opened the matter to the public for comment.

Mr. William Cheatham of Atlantic City stated he was happy to see Maryland Avenue in the plan and added he hoped the implementation would not take too long.

Mr. Joseph Kelly, President of the Atlantic City Chamber of Commerce, complimented the team of professionals for their hard work and vision, and encouraged all to support the plan for the advancement of the city.

Mr. Richard Baerhle, Chairman of the Atlantic County Economic Development Council stated the entrance corridor from the toll booth into the city needed some pizzazz to 'wow' the visitor as they drive into the city. Mr. Baerhle also urged a fast implementation.

In expressing support for the plan, Mr. Fred Kline, former president of Atlantic City Merchants Association, identified causes of the declining business district: poor lighting, loss of continuity, empty buildings and lots, merchant indifference, development of only one side of street, poor parking conditions, no enforcement of street vendors, and negative perceptions. Mr. Kline added that he was pleased to see both sides of Atlantic Avenue addressed in the plan.

Mr. Allen Thomas, Vice-President of Marketing for Platt Productions, stated that he is looking forward to continuing to work with the community and marketing the city to draw visitors from Philadelphia and beyond.

Ms. Sally Collette of Atlantic City questioned the implementation of the plan. Mr. Palmieri responded that the plan is to be implemented in phases, short-, mid-, and long-term, with short-term defined as efforts that would begin in 1-2 years, mid-term efforts in 2-5 years and long-term projects in 5 or more years.

Mr. Bob Greenberg, publisher of Perspective NJ Magazine, suggested bringing museums to the city, for example, a NJ Hall of Fame (Virtual Museum) and NJ Inventors Hall of Fame. Mr. Greenberg added that the city needs to address

transportation and how the anticipated increase in visitors will move around the city with minimal impact on the environment. Mr. Greenberg further added the Tourism District needs to be connected with the rest of the city.

Mr. Pinky Kravitz of Ventnor expressed his support for the plan and emphasized the importance of getting "shovels in the ground" as soon as possible.

Ms. Cynthia Cortapassi of Atlantic City expressed support for the plan and advocated for her "chariots in the sky" project that she believes will advance the goals of the Tourism District.

Mr. Dennis Konzelman, President of the West Side Civic Association, reminded the members to not forget about the neighborhoods and residents outside the Tourism District.

Mr. Nicholas Dinoulis, a local restaurateur, while expressing support for the plan, raised concerns about the height of the dunes, the need to address crime in the city, and whether the proposed new structures will withstand a harsh winter.

Mr. Stephan Jackson of Atlantic City stated that any plan must coop city youth and preserve the historic attributes of the city.

Upon hearing no further public comment, the Chair requested a motion to adopt the resolution. A motion was made by Mr. Mulcahy and seconded by Mayor Langford. The resolution was approved by unanimous vote of the members. The Chair stated for the record that Ms. Debra DiLorenzo entered her recusal from the vote prior to the meeting.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING A PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR
THE STEEL PIER REVITALIZATION PROJECT**

The Resolution was read by title. Mr. Palmieri provided a description of the proposed action, and introduced Mr. Anthony Catanoso and Mr. Paul Steelman, representatives of Steel Pier Associates, who reviewed the proposed project, which seeks to renovate and expand the Steel Pier and its attractions over a period of years, with phased improvements in an aggregate amount of approximately \$93 million. Mr. Palmieri indicated that the applicant was seeking financial assistance in the form of a low interest loan in an approximate amount of \$6 million.

At the conclusion of the Steel Pier presentation, the Chair opened the proposed action to the members for discussion. Mr. Mulcahy questioned whether the attractions would be open to the public during the renovation and expansion process, in particular during 2012. Indicating that the investors needed the Pier to remain open, Mr. Steelman responded affirmatively. Mayor Langford expressed his appreciation for the Catanoso family's investment in the city and sponsorship of various community-based events every summer.

The Chair then opened the matter to public comment. Mr. William Cheatham of Atlantic City expressed his support for the Steel Pier plan and congratulated the investors on their purchase of the pier.

Mr. Robert Rossiello of Atlantic City questioned whether the SPCA had approved of the proposed "Diving Horse" attraction.

Upon hearing no further public comment, the Chair requested a motion to adopt the action. A motion was made by Mr. Richard Dressel and seconded by Mayor Langford. Resolution 12-15 was approved by unanimous vote of the members. The Chair stated for the record that Ms. Debra DiLorenzo entered her recusal from the vote prior to the meeting.

(Mayor Langford left the meeting at 5:45pm)

Mr. Palmieri stated for the record that copies of the master plan will be available at the offices of the CRDA and online for further public input.

PUBLIC COMMENT

Chair opened the meeting to general public comment. Mr. Kravitz stated the Authority needs to address the issue of reducing the height of the dunes with the EPA to allow for breeze and views of our beaches.

Ms. Claire Owens of Atlantic City stated cameras are necessary on the Boardwalk for safety purposes. Upon the Chair's request, Mr. Tom Gilbert, Commander of the Tourism District, provided a brief overview of planned public safety program enhancements.

Mr. Tom Forkin of Atlantic City stated that the inlet area of the boardwalk is in need of repair. Mr. Kehoe reviewed the current efforts to engage elected representatives and the Army Corp to address Boardwalk-protection measures.

Mr. Mark Berman of Atlantic City expressed his support for the master plan and for the city.

Mr. Derek Brock of Atlantic City expressed his support for the master plan and the inclusion of Kentucky Avenue.

Upon hearing no further public comment, the Chair requested a motion to adjourn the meeting. A motion was made by Mr. Dressel and seconded by Mr. Spencer. The meeting adjourned at 6:00pm by unanimous vote of the members.

CERTIFICATION

I, PAUL G. WEISS, Assistant Secretary of the Casino Reinvestment Development Authority, DO HEREBY CERTIFY that the foregoing is a true and correct copy of the Minutes of the Open Session of the Casino Reinvestment Development Authority conducted on:

February 1, 2012



Paul G. Weiss, Assistant Secretary