



Casino Reinvestment Development Authority



**CASINO REINVESTMENT
DEVELOPMENT AUTHORITY
15 SOUTH PENNSYLVANIA AVENUE
ATLANTIC CITY, NJ 08401**

**MINUTES – PUBLIC MEETING 17-02
February 21, 2017**

- PRESIDING:** Acting Chair, Robert Mulcahy
- PRESENT:** Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Michael I. Hanley, Gary Hill, Howard Kyle, Matthew Levinson, William Mullen, David Rebeck for Christopher S. Porrino, Robert Shaughnessy for Ford M. Scudder, Robert Kennedy for Charles A. Richman, Richard Tolson
- ABSENT:** Frank Spencer
- STAFF:** Christopher M. Howard, Lisa H. Britt, Jim Kutch, Lance Landgraf, Thomas Meehan, Dawn Hinton, Donna Pless, Rick Santoro, Paul G. Weiss, Esq., Carl Wentzell
- OTHER ATTENDEES:** Mary Maples, Esq., Governor's Authority Unit

OPENING STATEMENT

The meeting was called to order by the Acting Chair at 2:00 pm. Ms. Britt read a statement of compliance with the notice requirements of the Senator Byron M. Baer Open Public Meetings Act and called the roll.

RATIFICATION of the MINUTES of the JANUARY 17, 2017 Board Meeting

The Acting Chair requested a motion to approve the minutes of the January 17, 2017 Members' Meeting. A motion was made by Mr. Mullen and seconded by Mr. Gant. Resolution 17-12 was approved by the unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT.

Mr. Howard updated the members and the public on the following events supported by the Authority.

A. IRONMAN 70.3 ATLANTIC CITY

- i. Ironman 70.3, a CRDA sponsored event has won the Best Large Triathlon in the USA at the Triathlon Business International Conference in Dallas, TX.

B. ATLANTIC CITY HOST AWARDS

- i. Nominations are being accepted for the Atlantic City Host Awards through March 22. Registrations for nominations are being accepted at www.njcrda.com.
- ii. The event is produced by the CRDA and will be held on May 3, 2017 in the Adrian Phillips Theater in Historic Boardwalk Hall.



C. 2017 ATLANTIC CITY RESTAURANT WEEK

- i. "A Taste of Atlantic City Restaurant Week" will be held February 22, 2017 at Borgata's Event Center.
- ii. This preview event offers an opportunity to sample a dozen of the 75 restaurants participating in Restaurant Week, offering 3-course lunch menus for \$15.17 and 3-course dinner menus for \$35.17. Tickets are \$35 and can be purchased at the door. Proceeds from ticket sales provide scholarships through the CRDA Foundation to Atlantic Cape Community College's culinary academy student cooking competition winners and a donation to the Community Food Bank.

D. EVENTS AT HISTORIC BOARDWALK HALL & THE ATLANTIC CITY CONVENTION CENTER

- i. Atlantic City RV & Camping Show was held this past weekend with an estimated 9,500 attending.
- ii. The Progressive Atlantic City Boat Show will be held March 1 – 5 at the Convention Center. An estimated 40,000 attendees typically attend this annual event.
- iii. The NJSIAA State Wrestling Championship will be held at Boardwalk Hall from March 3-5
- iv. Florida Georgia Line will perform on March 17 at Boardwalk Hall and Rick Ross, Yo Gotti & Remy Ma on March 18, 2017.

TREASURER'S REPORT (Deferred)

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING BULK VARIANCE RELIEF FOR THE CONSTRUCTION OF AN ATTACHED SINGLE FAMILY RESIDENTIAL STRUCTURE ON PROPERTY LOCATED AT 1 NORTH LIBERTY TERRACE IN ATLANTIC CITY, NEW JERSEY, BLOCK 339, LOT 22, UNDER APPLICATION 2016-11-2096

The Resolution was read by title. Mr. Howard described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. DiLorenzo. Resolution 17-13 was approved by unanimous vote of the members.



Casino Reinvestment Development Authority



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF FOR THE CONSTRUCTION OF A NEW 3.5 STORY RESIDENTIAL DUPLEX ON PROPERTY LOCATED AT 206 SOUTH VERMONT AVENUE, ATLANTIC CITY, NEW JERSEY, BLOCK 74, LOT 3, UNDER APPLICATION 2016-08-2029

The Resolution was read by title. Mr. Howard described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Mr. Brian Callaghan, Esq, counsel for the Applicant reviewed the merits of the application for development and request for relief. Mr. Mark Zaryck, a property owner in Atlantic City expressed support for the application. Mr. Cheatham expressed support for the application and inquired if the developer planned to reside in the property. Mr. Callaghan responded that the developer currently plans to sell the property once it is completed. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 17-14 was approved by unanimous vote of the members.

ITEMS LISTED BELOW HAVE BEEN REVIEWED AND RECOMMENDED BY COMMITTEE FOR MEMBER APPROVAL

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONSTRUCTION SERVICES CONTRACT BETWEEN SPECTRA VENUE MANAGEMENT AND R. WILKINSON AND SONS CONSTRUCTION, INC FOR THE RENOVATION OF PUBLIC RESTROOMS AT BOARDWALK HALL

The Resolution was read by title. The Acting Chair described the proposed action and requested member discussion. Mr. Gant stated that the contractors who submitted bids were all registered and properly certified. Mr. Tolson stated that the members should be given progress reports on the project. Mr. Rebuck inquired about the time frame for substantial completion. Addressing Mr. Rebuck's question, Mr. Christopher Menchin of SOSH Architects responded that construction will take four to five months. Mr. Giannantonio inquired if these restrooms are currently closed. Mr. McDonald of Spectra Venue Management responded that 6 of the 8 restroom facilities in the Hall are currently closed and unusable. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Mr. Cheatham commented that he supports the project. Ms. Katurah Jackson inquired about property next to Boardwalk Hall, which was developed, but remains empty. Mayor Guardian responded that this property is owned by Toll Brothers, which apparently has had some difficulty letting the space. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 17-15 was approved by unanimous vote of the members.



Casino Reinvestment Development Authority



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF
\$75,000 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL
IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2017**

The Resolution was read by title. Mr. Howard described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Guardian. Resolution 17-16 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A ONE-YEAR EXTENSION TO THE INTERGOVERNMENTAL
AGREEMENT WITH THE COUNTY OF ATLANTIC FOR THE SPECIAL
IMPROVEMENT DISTRICT DIVISION TO PROVIDE LANDSCAPING SERVICES
FOR THE COUNTY-OWNED OSCAR MCCLINTON WATERFRONT PARK IN THE
ATLANTIC CITY TOURISM DISTRICT**

The Resolution was read by title. Mr. Kyle recused himself. Mr. Howard described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Guardian. Resolution 17-17 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
PERTAINING TO THE PACIFIC AVENUE MIDTOWN REDEVELOPMENT PROJECT**

The Resolution was read by title. Mr. Howard described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. In response to Mr. Cheatham's inquiry about future plans for the former John Brooks Recovery Center (JBRC) site, Mr. Mulcahy responded that the Authority has not yet finalized its plan for the site. Mr. Alan Oberman, JBRC's Executive Director thanked the members for their continued support for the relocation of JBRC's inpatient and outpatient services from the Tourism District, and he reported that the new outpatient services facility in Pleasantville was in operation and servicing the needs of Atlantic County residents. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Gant. Resolution 17-18 was approved by unanimous vote of the members.



Casino Reinvestment Development Authority



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING THE FUND RESERVATION FOR THE STOCKTON UNIVERSITY
AVIATION RESEARCH AND TECHNOLOGY PARK PROJECT**

The Resolution was read by title. Mr. Hanley and Mr. Kyle recused themselves. Mr. Howard described the proposed action. The Acting Chair requested member discussion. In response to Mr. Rebuck's inquiry about the timing of the extension, Mr. Howard replied that the Authority's rules allow for a maximum of 12 months for an extension to a previous fund reservation. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Mr. Cheatham inquired about citizen involvement with the project, and was directed to attend the public meetings of the Stockton Aviation Research Technology Committee and the Atlantic County Economic Alliance. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Giannantonio. Resolution 17-19 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING (I) A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO
EXCEED \$50,000 FROM THE TOURISM DISTRICT AND COMMUNITY
DEVELOPMENT FUND FOR THE TOURISM MARKET EXPANSION PROJECT AND
(II) A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH THE ATLANTIC CITY
CHAMBER OF COMMERCE, ALL IN FURTHERANCE OF THE 2017 ATLANTIC CITY
AIR SHOW**

The Resolution was read by title. Mr. Kyle and Mayor Guardian recused themselves. Mr. Howard described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Mr. Joe Kelley, President of the Greater Atlantic City Chamber commented on the continued success of the Air Show. Tuaheed Shamsiddeen of Atlantic City inquired if there will be any changes to the Air Show because he noticed lower attendance. Mr. Kelley responded that if the Air Show is in mid-August that the attendance is much stronger than compare to September. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Hill. Resolution 17-20 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING DISSEMINATION OF ITS PROPOSED AMENDED TOURISM DISTRICT
MASTER PLAN FOR PUBLIC REVIEW AND COMMENT**



The Resolution was read by title. Mr. Howard described the proposed action. The Acting Chair requested member discussion. Mr. Rebeck inquired when the draft document would be available to the public. Mr. Howard replied that the draft will be available after the meeting, assuming the measure passes. Mr. Landgraf added that the Plan would be uploaded to the Authority's website, as well. Mr. Landgraf then presented the proposed tourism district zoning map and provided an overview of the Plan. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Tuahed Shamsiddeen inquired the different colors on the proposed tourism district zoning map which Mr. Landgraf clarified. Mr. Shamsiddeen commented that he would like to see a revival of Kentucky Ave as a center for live music, restaurants and entertainment. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 17-21 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Cheatham urged the SID employees attending the meeting to be more aware of their surroundings while working and suggested that they should get together and open a business in the City.

Mr. Stephen Delmonte, CEO of DelMo Sports, LLC, commented about the success of his organization's triathlon and the importance of the CRDA's entertainment grants to providing the seed money that led to the event's success.

Bernard Wright of Atlantic City inquired what is being done to keep the children out of the streets. Mr. Guardian replied that the Boys & Girls Club and PAL have doubled their programs and that there are recreation programs in Uptown, MLK, Sovereign and Chelsea Heights schools, 5 days a week in the evening.

Several CRDA SID employees who are represented by Teamsters Local 331 (which is negotiating a new bargaining agreement with the Authority) attended the meeting and commented on their current wages.

In response to Mr. Mullen's inquiry about the average salary for General Maintenance personnel, Alterese Townsend, the Shop Steward, stated that the average rate of pay is \$11.00 per hour, and that the workers are seasonal, working only nine months out of the year.



Upon hearing no further public comment, the Acting Chair stated that the Authority would be going into an executive session, and requested reading of the following Resolution:

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION AND POTENTIAL LITIGATION

The resolution was read by title. Mrs. DiLorenzo recused herself. The Acting Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 17-22 was approved by unanimous vote of the eligible members.

ACTIONS COMING OUT OF EXECUTIVE SESSION

Upon returning to the open public session portion of the meeting, the Acting Chair requested consideration of the following actions:

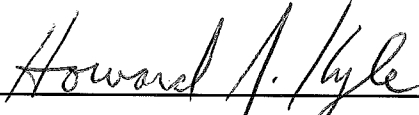
RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO THE PROVISION OF THERMAL ENERGY SERVICES TO BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER

The Resolution was read by title. Mrs. DiLorenzo recused herself. Mr. Weiss described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 17-23 was approved by unanimous vote of the eligible members.

CERTIFICATION

I, HOWARD J. KYLE, 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 21, 2017



HOWARD J. KYLE, SECRETARY