



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

**MINUTES – PUBLIC MEETING 17-04  
April 18, 2017**

**PRESIDING:** Chairman, Robert Mulcahy

**PRESENT:** Debra DiLorenzo, Edward Gant, Mayor Don Guardian, Howard Kyle, Matthew Levinson, William Mullen, David Rebeck for Christopher S. Porrino, Robert Shaughnessy for Ford M. Scudder, Richard Tolson, Paul Urbish for Charles A. Richman

**ABSENT:** Frank Spencer, Mark Giannantonio, Michael I. Hanley, Gary Hill

**STAFF:** Christopher M. Howard, Loreta Acevedo, Laura Berrios, Lisa H. Britt, Sharon Dickerson, Jim Kutch, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Donna Pless, Rick Santoro, Heather Walls, Carl Wentzell

**OTHER ATTENDEES:** Mary Maples, Esq., Governor's Authority Unit

#### **OPENING STATEMENT**

The meeting was called to order by the Chairman 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 MARCH 21, 2017 Board Meeting**

The Chairman requested a motion to approve the minutes of the March 21, 2017 Members' Meeting. A motion was made by Mr. Mullen and seconded by Mrs. DiLorenzo. Resolution 17-35 was approved by a vote of 9-0-2, with Mr. Shaughnessy and Mr. Urbish abstaining from the vote.

#### **EXECUTIVE DIRECTOR'S REPORT.**

Mr. Howard updated the members and the public on the following events:

- A. The Atlantic City Host Awards will be held on May 3rd in the Adrian Phillips Ballroom at Boardwalk Hall.
- B. The Starbucks at Boardwalk Hall will be opened to the public on May 12<sup>th</sup>, that same day the Stockton Commencement will also be held at Boardwalk Hall.

#### **TREASURER'S REPORT (Deferred)**

#### **LAND USE REGULATION & ENFORCEMENT**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
GRANTING VARIANCE RELIEF TO T-MOBILE NORTHEAST, LLC FOR THE  
CONSTRUCTION AND INSTALLATION OF WIRELESS TELECOMMUNICATIONS**



**EQUIPMENT ON THE ROOF OF AN EXISTING BUILDING LOCATED AT 1121 – 1133 BOARDWALK IN THE CITY OF ATLANTIC CITY UNDER APPLICATION 2017-01-2129**

The Resolution was read by title. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chairman requested a motion. A motion was made by Mr. Kyle and seconded by Mrs. DiLorenzo. Resolution 17-36 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF TO T-MOBILE NORTHEAST, LLC FOR THE CONSTRUCTION AND INSTALLATION OF WIRELESS TELECOMMUNICATIONS EQUIPMENT ON THE ROOF OF AN EXISTING BUILDING LOCATED AT 3501 VENTNOR AVENUE IN THE CITY OF ATLANTIC CITY UNDER APPLICATION 2017-01-2121**

The Resolution was read by title. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Mr. Cheatham inquired who is profiting from this land use. Mr. Mulcahy responded that he assumes the owner of the building is likely receiving rental income from T-Mobile. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 17-37 was approved by unanimous vote of the members.

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

**CONSENT AGENDA:**

The following items were read by title and described by the Executive Director. Mr. Cheatham commented his support for the following projects. After public comment, the items were duly moved by Mr. Shaughnessy and seconded by Mr. Tolson, and then voted on, by unanimous vote of the eligible members as a single action, with Mr. Kyle and Mr. Levinson entering their recusal from the vote:

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF PROFESSIONAL SERVICES AGREEMENTS FOR LICENSED ELECTRICAL SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO CALVI ELECTRIC COMPANY AND SCARPA ELECTRIC COMPANY FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**



Resolution 17-38 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF PROFESSIONAL SERVICES AGREEMENTS FOR ARCHITECTURAL SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO SYKES O'CONNOR SALERNO HAZAVEH P.A., AND CHRISTINA BUENDICHO ARCHITECT LLC FOR GENERAL CAPITAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 17-39 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF PROFESSIONAL SERVICES AGREEMENTS FOR MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO REMINGTON VERNICK & WALBERG ENGINEERS, AND CONCORD ATLANTIC ENGINEERS INC FOR GENERAL CAPITAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 17-40 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF A ROOFING SERVICES AGREEMENT ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO THOMAS ROOFING COMPANY, INC FOR GENERAL CAPITAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 17-41 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR GENERAL CONTRACTOR SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO KHS&S CONTRACTORS OF NEW JERSEY, T.N. WARD COMPANY AND WARRINER'S CONSTRUCTION, INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 17-42 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT BETWEEN SPECTRA VENUE MANAGEMENT AND LIBERTY DOOR SYSTEMS INC FOR PROCUREMENT AND INSTALLATION OF TEN SETS OF DOORS AT BOARDWALK HALL**



Resolution 17-43 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SOFTWARE LICENSE AND SERVICES AGREEMENT WITH, AND PROCUREMENT OF RELATED HARDWARE COMPONENTS FROM, SIEMENS INDUSTRY, INC TO UPGRADE THE FIRE MONITORING SYSTEM AT BOARDWALK HALL**

Resolution 17-44 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF A CONTRACT TO INTEGRATED SYSTEMS AND SERVICES, INC TO PURCHASE AND INSTALL SEVENTY SURVEILLANCE CAMERAS AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 17-45 was approved by unanimous vote of the eligible members.

**REGULAR AGENDA:**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE PERIOD JANUARY 1, 2017 THROUGH DECEMBER 31, 2017**

The Resolution was read by title. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Mr. Cheatham commented how he would like to see more cooperation between the City's Public Works' Department and the Special Improvement District to work together for the betterment of the City. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 17-46 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE ADOPTION OF ITS PROPOSED AMENDED TOURISM DISTRICT MASTER PLAN DATED APRIL 18, 2017**

The Resolution was read by title. Mr. Howard described the proposed action. Mr. Landgraf presented the amended Tourism District Master Plan. The Chairman requested member discussion. Mr. Tolson commented that this item was properly discussed in its entirety. Hearing no further member discussion, the Chairman opened the matter for public comment. Jeff Rosenberger commented that Kentucky Avenue should be a highlight in Atlantic City. Mr. Cheatham inquired about the timeline of the amendment of the master plan. Mr. Mulcahy responded by the end of this year. Mr.

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Derek Longcrier inquired how this amendment to the master plan will affect the city. Mr. Landgraf responded that the amended tourism district master plan is only for the tourism district and explained some of the changes being proposed. Mr. Steve Young commented how Kentucky Avenue should be an entertainment street like it used to be. Mr. Tolson commented that the public can't rely on government to provide opportunity and get everything done; it's up to the citizens and private investors to take the lead to diversify and grow the City's economy. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Rebuck. Resolution 17-47 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
INCREASING THE APPROVED FUNDING UNDER THE PROFESSIONAL SERVICES  
AGREEMENT WITH ANCERO, LLC FOR COMPUTER NETWORK  
ADMINISTRATION SERVICES FOR A TOTAL SPENDING AUTHORIZATION NOT  
TO EXCEED \$102,000**

The Resolution was read by title. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chairman requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 17-48 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT  
WITH THE CITY OF ATLANTIC CITY IN FURTHERANCE OF THE ATLANTIC CITY  
DEMOLITION PROJECT**

The Resolution was read by title. Mayor Guardian recused himself. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chairman requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 17-49 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING: (I) AN EXTENSION TO THE MAY 27, 2016 INTERGOVERNMENTAL  
AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR THE DEPLOYMENT OF  
CLASS II POLICE OFFICERS IN THE TOURISM DISTRICT (II) AN EXPANSION TO  
THE SCOPE OF SERVICES PROVIDED UNDER THE AGREEMENT, BEGINNING BY  
THE SUMMER OF 2017, WITH A NOT TO EXCEED SPENDING AUTHORIZATION  
OF \$1,500,000**

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The Resolution was read by title. Mayor Guardian recused himself. Mr. Howard described the proposed action. The Chairman requested member discussion. Mr. Gant inquired about the assignment and schedule of the Class II officers. Mr. Howard reviewed the assignment and schedule for the Class II officers. Mr. Levinson stated that this effort is intended to augment not replace existing police department resources. Mr. Rebuck expressed his support for the project.

Hearing no further member discussion, the Chairman opened the matter for public comment. Mr. Nael Zumot expressed his support for the project. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Shaughnessy. Resolution 17-50 was approved by unanimous vote of the eligible members.

## **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE FUND RESERVATION FOR THE STOCKTON UNIVERSITY ATLANTIC CITY CAMPUS PROJECT**

The Resolution was read by title. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Mr. Cheatham commented that a pedestrian bridge should be built to prevent traffic congestions and car accidents in the project area. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 17-51 was approved by unanimous vote of the members.

## **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY IN FURTHERANCE OF THE AUTHORITY'S CLEAN AND SAFE MISSION**

The Resolution was read by title. Mayor Guardian recused himself. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chairman requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 17-52 was approved by unanimous vote of the eligible members.

## **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A MANAGEMENT SERVICES AGREEMENT TO B AND B PARKING INC D/B/A PARK PLACE PARKING TO PROVIDE PARKING LOT MANAGEMENT SERVICES TO AUTHORITY-OWNED SURFACE PARKING LOTS IN THE CITY OF ATLANTIC CITY**

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The Resolution was read by title. Mr. Howard described the proposed action. The Chairman requested member discussion, and upon hearing none, opened the matter for public comment. Mr. Cheatham inquired if the parking lots are free. Mr. Mulcahy responded that the lots require payment to park. Mr. Cheatham suggested that some of the payments should go to the city. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 17-53 was approved by unanimous vote of the members.

## **PUBLIC COMMENT**

Mr. Cheatham commented that the Atlantic City Museum should have a home at Boardwalk Hall.

Mr. Jeff Rosenberger commented about the importance of promoting Atlantic City.

## **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:

April 18, 2017

A handwritten signature in cursive script that reads 'Howard J. Kyle'. The signature is written in black ink and is positioned above a horizontal line.

HOWARD J. KYLE, SECRETARY