



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

MINUTES – PUBLIC MEETING 17-06  
JUNE 20, 2017

**PRESIDING:** Chairman, Robert Mulcahy

**PRESENT:** Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Michael Hanley, Gary Hill, Howard Kyle, Matthew Levinson, William Mullen, Kevin Ortzman, Robert Shaughnessy for Ford M. Scudder, Frank Spencer, Paul Urbish for Charles A. Richman, Richard Tolson

**ABSENT:** David Rebeck for Christopher S. Porrino

**STAFF:** Christopher Howard, Lisa Britt, Lance Landgraf, Kathy Marshall, Thomas Meehan, Oriana Mondragon, Rick Santoro, Paul G. Weiss, Esq., Heather Walls

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

#### **OPENING STATEMENT**

The meeting was called to order by the 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.

The Chairman requested a moment of silence to recognize the passing of former Chairman Fred Nickles.

#### **RATIFICATION OF THE MINUTES OF MAY 16, 2017**

The Chair requested a motion to approve the minutes of the May 16, 2017 Members' Meeting. A motion was made by Mr. Tolson and seconded by Mr. Guardian. Resolution 17-64 was approved by a vote of 14-0-1, with Mr. Shaughnessy abstaining from the vote.

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

Mr. Howard updated the Members and the public that the Police Security Expo will be taking place next week June 27<sup>th</sup>-28<sup>th</sup> at the Convention Center with 7,000 expected attendees.

#### **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. Spencer and Mr. Tolson recused themselves. The Chairman opened the matter for



public comment. Mr. William Cheatham expressed his desire to see contracts go to local businesses. After hearing no further public comment, the items were duly moved by Mr. Kyle and seconded by Mr. Mullen, and then voted on, by unanimous vote of the eligible members as a single action:

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING CONTRACTS FOR CONCRETE SERVICES ON AN AS-NEEDED BASIS  
THROUGH JUNE 30, 2019 TO THINK PAVERS HARDSCAPING, LLC AND MEDIO  
CONSTRUCTION CO., INC FOR VARIOUS PUBLIC IMPROVEMENT PROJECTS  
AFFECTING PUBLIC SAFETY AND HEALTH IN THE ATLANTIC CITY TOURISM  
DISTRICT**

Resolution 17-65 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE AWARD OF A PROFESSIONAL SERVICE AGREEMENT TO  
POSITIVE IMPACT INC TO PROVIDE ADVISORY SERVICES TO CONVENTION  
CENTER DIVISION MANAGEMENT AND OPERATION, MARKETING AND  
PROMOTIONS ON AN AS-NEEDED BASIS THROUGH JULY 31, 2019, WITH AN  
AGGREGATE SPENDING AUTHORIZATION NOT TO EXCEED \$310,000**

Resolution 17-66 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  
THOMAS UNITED, INC TO PURCHASE AND INSTALL COMMERCIAL KITCHEN  
EQUIPMENT AND SMALLWARES FOR THE ATLANTIC CITY CONVENTION  
CENTER**

Resolution 17-67 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 ENVIRONMENTAL CONSULTING SERVICES AT  
BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER TO  
MCCABE ENVIRONMENTAL SERVICES, LLC AND ENVIRONMENTAL DESIGN,  
INC FOR A TWO YEAR PERIOD ON AN AS-NEEDED BASIS**

Resolution 17-68 was approved by unanimous vote of the eligible members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO J STRATEGIES LLC TO PROVIDE COMMUNICATIONS CONSULTING SERVICES ON AN AS-NEEDED BASIS THROUGH JUNE 30, 2019 WITH AN AGGREGATE SPENDING LIMIT NOT TO EXCEED \$150,000**

Resolution 17-69 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE AS-NEEDED REAL ESTATE APPRAISAL SERVICES PROFESSIONAL SERVICE AGREEMENT WITH J. MCHALE AND ASSOCIATES, INC THROUGH JULY 31, 2018**

Resolution 17-70 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A ONE-YEAR EXTENSION OF THE DESIGNATION OF SPECIAL LEGAL COUNSEL THROUGH JULY 31, 2018**

Resolution 17-71 was approved by unanimous vote of the eligible members.

**REGULAR AGENDA:**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE AMOUNT NOT TO EXCEED \$100,000 FROM THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AMENDMENT TO THE AGREEMENT WITH INLET PUBLIC/PRIVATE ASSOCIATION, INC D/B/A THE ABSECON LIGHTHOUSE, ALL IN FURTHERANCE OF THE ABSECON LIGHTHOUSE 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. Upon hearing no public comment, the Chairman requested a motion. A motion was made by Mr. Hill and seconded by Mr. Shaughnessy. Resolution 17-72 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. Mr. William Cheatham stated that it makes him unhappy that buildings are being demolished instead of being renovated. Mr. Levinson inquired if there is a list of properties within the Tourism District that need to be demolished. Mr. Landgraf responded in the affirmative. Atlantic City Construction Official Wally Shields confirmed that he is responsible for maintaining this list. Mr. Geoff Rosenberger commented that the Church of the Ascension on Kentucky and Pacific Avenues is being demolished and he would like to see CRDA save properties instead of demolishing them. Mr. Shields responded that the church is being demolished at the request of the owner. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Mullen. Resolution 17-73 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN AMENDMENT TO THE HARRAH'S NON-GAMING AMENITIES  
PROJECT AND DONATION-CREDIT AGREEMENT DATED SEPTEMBER 8, 2016**

The Resolution was read by title. Mr. Ortzman recused himself. Mr. Howard described the proposed action. The Chairman requested member discussion. Mr. Joseph Dougherty, Esq., on behalf of Harrah's Hotel and Casino and Joseph Lodise, Vice President of Finance for Caesars Entertainment introduced themselves and stated that funds will be used for a new restaurant amenity. Mr. Gant inquired the name of the restaurant. Mr. Dougherty responded that the name has not been officially disclosed but that they are talking to one of the celebrity chefs currently working with Caesars. Hearing no further member discussion, the Chairman 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. Hill. Resolution 17-74 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO  
EXCEED \$1.0 MILLION FROM THE ATLANTIC CITY HOUSING AND COMMUNITY  
DEVELOPMENT FUND TO RELOCATE THE OPERATIONS OF THE SISTER  
JEAN'S KITCHEN IN FURTHERANCE OF THE PACIFIC AVENUE MIDTOWN  
REDEVELOPMENT PROJECT**



The Resolution was read by title. Mr. Howard described the proposed action. Mr. Landgraf presented photos of the current and proposed sites of Sister Jean's Kitchen. The Chairman requested member discussion. Mr. Tolson inquired if this action includes the award of any contracts by the Authority. Mr. Howard responded that the request does not include the award of any contracts. Mayor Guardian expressed support for the project, adding that Sister Jean's Kitchen provides a necessary social service to city residents. Mr. Spencer inquired what will happen to the building once Sister Jean's kitchen is relocated. Mr. Wally Shields, City Inspector, stated that the city has not done an interior inspection of the property, but that the city is aware of structural deficiencies and general deteriorated condition of the property.

Hearing no further member discussion, the Chairman opened the matter for public comment. Mr. William Cheatham expressed his displeasure with seeing churches demolished instead of being saved. Mr. Geoff Rosenberger expressed support for Mr. Cheatham's comments. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Ortzman. Resolution 17-75 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO AN  
AUTHORITY-SPONSORED ENTERTAINMENT-RETAIL DISTRICT PROJECT FOR  
THE PROPOSED HARD ROCK ATLANTIC CITY CASINO AND HOTEL**

The Resolution was read by title. Mr. Levinson and Mr. Spencer recused themselves. Mr. Howard described the proposed action. The Chairman requested member discussion. Mr. Joe Emanuele, Senior Vice President of Design and Construction for Hard Rock International and representative for the Developer, Mr. Joe Jingoli, made a brief presentation showing the proposed entertainment-retail district project area of the future Hard Rock Atlantic City Casino and Hotel. Mr. Ortzman inquired if similar investment opportunities exist for the city's other licensees. Mr. Paul Weiss, Esq., General Counsel, responded that opportunities for existing licensees would have to be reviewed against the Act's current requirements and limitations. Hearing no further member discussion, the Chairman opened the matter for public comment. Mr. William Cheatham and Mr. Joseph Polillo expressed their support for the project. Hearing no further public comment, the Chairman requested a motion. A motion was made by Mr. Hill and seconded by Mr. Shaughnessy. Resolution 17-76 was approved by unanimous vote of the eligible members.



## **PUBLIC COMMENT**

Mr. Joseph Polillo asked why Mayor Guardian recused himself on an action regarding the city. Mayor Guardian responded that he is required to recuse on matters where the city is receiving financial support from the Authority.

Mr. William Cheatham expressed his support for the Authority's actions that benefit the city.

Upon hearing no further public comment, the Chair requested reading of the following Resolution:

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION MATTERS**

The resolution was read by title. The Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Spencer and seconded by Mr. Levinson Resolution 17-77 was approved by unanimous vote of the members.

Upon returning to the open, public session portion of the meeting, the Chair requested a motion to adjourn the meeting. Upon motion, duly seconded, the meeting was adjourned by unanimous vote of the 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:

June 20, 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