



Casino Reinvestment Development Authority

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

**MINUTES – PUBLIC MEETING 17-13
November 21, 2017**

PRESIDING: Chairman, Robert E. Mulcahy III

PRESENT: Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Michael I. Hanley, Gary Hill, Howard Kyle, William Mullen, Kevin Ortzman, David Rebeck for Christopher S. Porrino, Robert Shaughnessy for Ford M. Scudder, Robert Kennedy for Charles A. Richman, Frank Spencer, Richard Tolson

ABSENT: Matthew Levinson

STAFF: Chris Howard, Peter Sheridan, Lisa Britt, Lance Landgraf, James Kutch, Kathy Marshall, Karen Martin, Thomas Meehan, Oriana Mondragon-Cordero, Donna Pless, Rick Santoro, Paul G. Weiss, Esq.

**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.

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

The Chairman requested a motion to approve the minutes of the October 17, 2017 Members' Meeting. A motion was made by Mr. Shaughnessy and seconded by Mr. Tolson. Resolution 17-117 was approved by unanimous vote of the members.

TREASURER'S REPORT

The Chair asked the members to review the Treasurer's report. A motion to approve and file the report was made by Mr. Tolson and seconded by Mr. Hill. The Treasurer's report was approved and adopted by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

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

- A. The New Jersey State League of Municipalities (NJLM) brought the 102nd Annual Conference, the country's largest municipal gathering, to the Atlantic City Convention Center for three days November 14, 15 and 16. More than 22,000 exhibitors and delegates were in attendance for this year's conference.
- B. The New Jersey Education Association (NJEA) held its annual conference at the AC Convention Center with 15,000 in attendance.



- C. Janet Jackson brought her "State of the World" tour to Boardwalk Hall on Friday, November 10. The show brought close to 9,000 attendees.
- D. CRDA hired a new Digital Communications Coordinator, (Ms. Annie Wenz) who started last Monday. She will be re-engaging the tourism marketing Facebook, Twitter and Instagram accounts we recently reacquired, and will be activating CRDA social media channels Twitter and Facebook.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR 17 NORTH FLORIDA LLC UNDER APPLICATION 2017-09-2258

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Shaughnessy. Resolution 17-118 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF A RECONFIGURED SURFACE PARKING LOT ON THE PROPERTY LOCATED AT 156 SOUTH NORTH CAROLINA AVENUE CITY OF ATLANTIC CITY, BLOCK 57, LOTS 7-11 AND BLOCK 59, LOT 1 UNDER APPLICATION 2017-09-2257

The Resolution was read by title. Mr. Giannantonio recused himself. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Gant. Resolution 17-119 was approved by the eligible vote of the members.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT FOR THE PERIOD JANUARY 1 THROUGH DECEMBER 31, 2018



The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Mr. William Cheatham commented that he would like the SID Division and the City to work together. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 17-120 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF
\$75,000 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL
IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2018**

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gant. Resolution 17-121 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF
\$41,000 FOR THE PURCHASE OF LANDSCAPING MATERIALS FOR THE CRDA
SPECIAL IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2018**

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Hill. Resolution 17-122 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE ADOPTION OF NEW RULES, N.J.A.C. 19:66-1 *ET SEQ.*,
PERTAINING TO ATLANTIC CITY TOURISM DISTRICT LAND DEVELOPMENT
REGULATIONS AND SUBMISSION THEREOF TO THE NEW JERSEY OFFICE OF
ADMINISTRATIVE LAW FOR PUBLICATION IN THE NEW JERSEY REGISTER**

The Resolution was read by title. Mr. Howard described the proposed action. Mr. Lance Landgraf, Director of Planning and Development presented the Notice of Adoption. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion.



A motion was made by Mr. Kyle and seconded by Mr. Shaughnessy. Resolution 17-123 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF CHAIRS AND CARTS FROM MICHIGAN TUBE SWAGERS AND FABRICATOR, INC, D/B/A MTS SEATING FOR USE IN THE ATLANTIC CITY CONVENTION CENTER, WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$291,614

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 17-124 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONSTRUCTION SERVICES CONTRACT FOR LOBBY RENOVATIONS AND ESCALATOR REPLACEMENT FOR THE EAST HALL OF BOARDWALK HALL

The Resolution was read by title. Mr. Howard described the proposed action. Mr. Tom Sykes of SOSH Architects presented renderings of the proposed renovations. The Chair requested member discussion. Mr. Ortzman inquired if an ROI analysis was done on this project. Mr. Howard noted there is some opportunity for return on investment for this project, through the use of the lobby for smaller events and pre or post-event functions, but that the project is focused more on needed capital maintenance rather than on return on investment. Mr. Ortzman inquired if the facility is self-sustaining. Mr. Howard responded that the facility still requires a substantial operating subsidy. Mr. Ortzman further inquired if there is a better use of funds that will increase revenue. Mr. Mulcahy responded that projects have been done to increase revenue such as the grid project and the restroom renovation project, and that this project is intended to make the venue more attractive and welcoming to visitors. Mr. Kyle inquired if the Hall is listed on the national historic registry. Mr. Howard responded in the affirmative. Mr. Kyle further inquired if this creates additional requirements to maintain the building. Mr. Howard responded in the affirmative. Mr. Jim McDonald of Spectra Venue Management (the Authority's facility manager), commented that the State Historic Preservation Office had to approve the project first. Mr. Michael Rowe of Positive Impact (the Authority's venue management consultant) added that additional enhancements are being considered which could



potentially generate revenue opportunities, such as seating upgrades and new food and beverage options. Mr. Kyle inquired how much of the funding is for the museum component of the project. Mr. Mulcahy responded \$300,000. Mr. Rebuck expressed his support for the project. In response to Mr. Kyle's inquiry about the biggest cost within the project budget, Mr. Sykes responded that replacement and repositioning of the escalators are the most expensive component of the project.

Hearing no further member discussion, the Chairman opened the matter for public comment. Mr. William Cheatham and Mr. Geoffrey Rosenberger expressed support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Rebuck. Resolution 17-125 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
RELEASING AND REALLOCATING UNSPENT PROJECT FUNDS TO THE ATLANTIC
CITY HOUSING FUND AND THE ATLANTIC CITY TOURISM DISTRICT AND
COMMUNITY DEVELOPMENT FUND, AS APPLICABLE**

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Spencer. Resolution 17-126 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO THE
TRUMP PLAZA DEMOLITION PROJECT**

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion. Mr. Nick Talvacchia, Esq., on behalf of Trump Plaza, reviewed the request for a direct investment of \$5.6 million of existing Trump Taj Mahal and Trump Plaza IAT fund balance for the demolition project. Mr. Rebuck asked Mr. Talvacchia to confirm that the appraised value of the land would not be impacted by the proposed demolition. Mr. Talvacchia responded that the report prepared by the applicant's expert indicates that the appraised value of the property should not be affected by the demolition. Mayor Guardian inquired if the \$5.6 million in IAT funds comes from the Taj Mahal Casino. Mr. Mulcahy responded in the affirmative. Mayor Guardian indicated that he thought the funds could be used for another project besides the proposed demolition.



Mr. Kyle inquired if the old Holiday Inn tower would remain. Mr. Talvacchia responded that the Holiday Inn tower and garage will remain, based on the current project plan.

Hearing no further member discussion, the Chairman opened the matter for public comment. Mr. Marash Patel, resident of Atlantic City stated that he does not agree with the project. Mr. Cheatham inquired if parking fees from any new parking lot on the site will go to the CRDA or the City. Mr. Talvacchia responded that any parking fee revenue would inure to the parking lot owner. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Giannantonio. Resolution 17-127 was approved by a vote of 13-2 with Mr. Guardian and Mr. Orzman voting in the negative.

PUBLIC COMMENT

Mr. Geoffrey Rosenberger commented that he would like a real estate investment trust created with CRDA-owned land returned to the city.

Mr. Tolson recognized Mr. Matt Levinson's contribution as a member of the Authority's governing body.

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

EXECUTIVE SESSION:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION AND PENDING LITIGATION 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. Gant and seconded by Mr. Kyle. Upon unanimous vote, the members closed the open, public session of the meeting and entered into a closed session.

Upon return to the open, public session portion of the meeting, the Chair requested a motion to adjourn the meeting, and upon motion, duly seconded, the meeting was adjourned by unanimous vote of the members.

CRDA

Casino Reinvestment Development Authority



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:

November 21, 2017

A handwritten signature in black ink, appearing to read 'P. G. Weiss', is written over a horizontal line.

PAUL G. WEISS, ASSISTANT SECRETARY