



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

**MINUTES – PUBLIC MEETING 16-11
September 20, 2016**

PRESIDING: Vice-Chair, Robert Mulcahy

PRESENT: Robert Bartolone for Charles A. Richman, Debra DiLorenzo, Matthew Levinson, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Gary Hill, William Mullen, David Rebeck for Christopher S. Porrino, Howard Kyle, Richard Tolson, Steve Petrecca for Ford M. Scudder

ABSENT: Michael I. Hanley, Frank Spencer

STAFF: John F. Palmieri, Lisa Britt, Christopher Howard, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Rick Santoro, Paul G. Weiss, Esq., Carl Wentzell

**OTHER
ATTENDEES:** Mary Maples, Governor's Authority Unit, Stuart Lederman, Esq., Special Counsel, Craig Domalewski, Special Counsel

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 AUGUST 16, 2016

The Chair requested a motion to approve the minutes of the August 16, 2016 Members' Meeting. A motion was made by Mr. Hill and seconded by Mr. Bartolone. Resolution 16-97 was approved by the unanimous vote of the members.

TREASURER'S REPORT (Deferred)

EXECUTIVE DIRECTOR'S REPORT

Mr. Palmieri updated the members and the public on the following:

- **RECOGNITION OF CRDA AMBASSADOR SUPERVISOR NOEL MALAVE**

On Wednesday October 14, 2016, while performing his duties in the Tourism District, CRDA Ambassador Supervisor Noel Malave noticed smoke and flames coming from the roof area of a 3-story, multi-family dwelling on the beach block of Dover Avenue. After dialing 911, Noel and Atlantic City Engineering Office Employee Steve Greenwood entered the residence and located the 84 year-old property owner, Adele Delfiner, who was sitting in her recliner on the first floor, completely unaware that her



home was on fire. Malave and Greenwood evacuated Mrs. Delfiner, along with her recliner, so she had a place to sit down safely while the first responders were enroute. Malave and Greenwood returned to the structure after placing Delfiner safely outside and were able to determine that the only other occupant of the home had successfully evacuated on her own. On behalf of CRDA, Chairman Robert Mulcahy and Mr. Palmieri recognized Mr. Noel for his heroism, bravery, and service to the City, and presented him with a framed Certificate of Recognition.

LAND USE REGULATION AND ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED SITE PLAN APPROVAL FOR THE DEVELOPMENT OF CERTAIN IMPROVEMENTS AT THE FORMER REVEL CASINO-RESORT IN ATLANTIC CITY, NEW JERSEY UNDER APPLICATION 2016-07-1988

The Resolution was read by title. Mr. Palmieri described the proposed action. Mr. Levinson and Mr. Rebeck recused themselves from the matter. The Acting Chair requested member discussion. Mr. Gant inquired if the Authority is requiring of the Applicant, Polo North, anything differently than what it asks of any other land use applicant. Mr. Mulcahy responded that the Authority is not seeking anything more from the Applicant that it would require of any other applicant seeking relief. Mr. Guardian expressed his support for the project. Hearing no further member discussion, the Acting Chair opened the matter for public comment. On behalf of the applicant, Mr. Nicholas Talvacchia, Esq. commented that the Applicant objects to one condition in the Hearing Officer's Report relating to the payment of outstanding SID assessment due and owing to the Authority. Mr. Cheatham expressed his support for the project. Councilman Kaleem Shabazz also expressed his support for the project, and asked the Authority to consider modifying its approval if it could to address the applicant's concerns. Ms. Stephanie Segal Miller commented about the noise emanating from the project site, and asks that this issue be addressed as part of the Authority's consideration of the application. Mr. Tony Laguri also expressed his support for the project. Mr. Giannantonio suggested the possibility of the applicant paying its outstanding SID assessment into an escrow or trust, pending resolution of that matter.

Mr. Glenn Straub, the Applicant's principal provided lengthy comment on the application. He rejected any notion of paying the outstanding SID assessment, indicating that he believed he was not obligated to pay as a result of the bankruptcy court's ruling that approved his purchase of the former Revel property. Mr. Straub also indicated that he did not hear any noise coming from the Site. In objecting to the



Authority's consideration of the noise issue, Mr. Talvacchia stated that the Applicant is already obligated to comply with the State's and the City's noise requirements, and that the noise issue cannot legitimately affect the Authority's adjudication of the application for relief. As to the condition requiring the Applicant to pay the outstanding SID assessment, Mr. Talvacchia stated that the Applicant is bringing a separate legal action against the Authority contesting the obligation to pay the assessment, and that the Authority was not obligated to require the condition as part of the land use approval. Mr. Talvacchia further stated that, ultimately, if the Applicant did not pay the SID assessment the Authority could always lien the property, thereby suggesting that the Authority could obtain its legal remedy for the Applicant's nonpayment.

Mr. Frank Phillips of Teamsters Local 331 indicated his support for the project, and offered the Union's assistance to Mr. Straub. Ms. Christina Condos expressed her support for the project. Mr. Shabazz suggested the Authority consider passing the resolution without the SID payment condition. Mr. Jeffrey Bernard Hill expressed his support for the project. Ms. Valarie McMorris expressed her support for the project. Mr. Jerry Glickman echoed the concerns raised by Ms. Stephanie Segal Miller concerning the noise emanating from the property.

Upon hearing no further public comment, the Acting Chair brought the discussion back to the members. Ms. DiLorenzo suggested that the members consider a motion to approve the application for relief, without the SID payment condition as set forth in the Hearing Officer's Report. The Chair requested a second to Ms. DiLorenzo's motion. Mr. Hill seconded the motion, and the Chair requested further member discussion. Mr. Gant expressed concern that the Authority would be setting a negative precedent by allowing this applicant to obtain relief without paying its fair share of the SID assessment or otherwise requiring a payment in protest. Upon hearing no further member discussion, the Acting Chair called the vote. Resolution 16-98 was approved by a vote of 10-1, with Mr. Gant voting in the negative.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH STOKES EQUIPMENT COMPANY FOR PROCUREMENT AND INSTALLATION OF A ROLL DOWN DOOR FOR THE WEST HALL OF HISTORIC BOARDWALK HALL



The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mullen inquired who is going to be installing the door. Mr. Jim McDonald, of Spectra Venue Management (SVM), stated that Stokes Equipment Company will be installing the door and the electrical work will be done by Calvi Electric. In response to Mr. Tolson's question concerning SVM's role, Mr. Mulcahy indicated that SVM was acting on behalf of the Authority, as its facilities manager, and was not a general contractor. Mr. Kyle inquired if there is only one bidder. Mr. Palmieri responded in the affirmative. Hearing no further member discussion, the Acting Chair opened the matter for public comment. In response to Mr. Cheatham's inquiry about the old roll down door that was being replaced, Mr. Jim McDonald responded that there is not a door in place, that the new door would close up an existing opening. Upon hearing no further public comment or member discussion, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Levinson. Resolution 16-99 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH ACE JANITORIAL SUPPLY FOR PROCUREMENT OF AN ESCALATOR CLEANING MACHINE FOR THE ATLANTIC CITY CONVENTION CENTER AND HISTORIC BOARDWALK HALL

The Resolution was read by title. Mr. Palmieri 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 or member discussion, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gant. Resolution 16-100 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT BY SPECTRA VENUE MANAGEMENT TO MODERNFOLD STYLES, INC FOR THE PURCHASE, INSTALLATION AND REPAIR OF THE AIRWALLS AND RELATED COMPONENTS AT THE ATLANTIC CITY CONVENTION CENTER WITH A SPENDING LIMIT NOT TO EXCEED \$87,932

The Resolution was read by title. Mr. Palmieri 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. Gant and seconded by Mr. Hill. Resolution 16-101 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$38,600 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND FOR OUTSIDE AUDIT SERVICES

The Resolution was read by title. Mr. Petrecca recused himself. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. In response to Mr. Mullen's inquiries concerning the term of the engagement and the reason for the additional costs, Mr. Mulcahy responded that the auditor was engaged for the 2014 through 2016 audits, and that the finance department lost two staff members at the beginning of the 2015 audit, which lead to delays in completing the 2015 audit and related additional costs. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Bartolone. Resolution 16-102 was approved by unanimous vote of the eligible 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

The Resolution was read by title. Mr. Palmieri 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. Rebeck and seconded by Mr. Gant. Resolution 16-103 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING ALL PROPOSALS RECEIVED IN RESPONSE TO THE PARKING GARAGE OPERATOR, MANAGEMENT AND MAINTENANCE SOLICITATION, THE COMPUTER NETWORK ADMINISTRATION SERVICES SOLICITATION, AND THE ACCOUNTING AND FINANCIAL MANAGEMENT SERVICES SOLICITATION

The Resolution was read by title. Mr. Palmieri 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. Gant and seconded by Mr. Bartolone. Resolution 16-104 was approved by unanimous vote of the members.



PUBLIC COMMENT

Mr. William Pauls, President of the South Jersey Building Trades, inquired if the members were going to discuss a pending roofing project for Boardwalk Hall. Mr. Mulcahy responded in the affirmative. In response to Mr. Pauls' question about the source of funding for the pending roofing project, Mr. Palmieri responded that the CRDA was the funding authority for the project. Mr. Pauls further commented that the Authority construction jobs should be awarded to in-State companies. Mr. Mark Shiley of Local 30 Roofers Union stated that the CRDA should reject all bids for the Boardwalk Hall roofing project, since it has the right to do so under its solicitation.

In response to Mr. Cheatham's inquiry concerning the scope of the proposed work, Mr. Mulcahy responded that the work under consideration included all of the remaining roof areas of East and West Hall that have yet to be repaired by the Authority.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS

The resolution was read by title. The Acting Chair requested a motion to go into executive session. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 16-105 was approved by unanimous vote of the 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 STEEL PIER REVITALIZATION PROJECT

The Resolution was read by title. Mr. Palmieri 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. Hill and seconded by Ms. DiLorenzo. Resolution 16-106 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A NON-EXCLUSIVE PUBLIC-PRIVATE PARTNERSHIP BOOKING



AND PROMOTION AGREEMENT WITH LIVE NATION MID-ATLANTIC, INC FOR A NEW YEAR'S EVE EVENT AT HISTORIC BOARDWALK HALL

The Resolution was read by title. Mr. Palmieri 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. Kyle. Resolution 16-107 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING ALL BIDS RECEIVED IN RESPONSE TO THE ROOF CONSTRUCTION SERVICES SOLICITATION FOR EAST AND WEST HALL OF BOARDWALK HALL AS A RESULT OF A CHANGE IN THE SCOPE OF WORK TO EFFECTUATE EMERGENCY REPAIRS

The Resolution was read by title. Mr. Palmieri 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. Hill and seconded by Mr. Guardian. Resolution 16-108 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING EMERGENCY REPAIRS TO THE EAST HALL ROOFING SYSTEM AND AN INCREASE IN AN AMOUNT NOT TO EXCEED \$2.5 MILLION TO THE AS-NEEDED ROOF CONSTRUCTION SERVICES AND RELATED CONSTRUCTION MANAGEMENT SERVICES FOR BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER

The Resolution was read by title. Mr. Palmieri 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. Rebeck and seconded by Mr. Hill. Resolution 16-109 was approved by unanimous vote of the members.

Upon determining that all business of the Authority was concluded, the Acting Chair requested a motion to adjourn the meeting, and upon motion, duly seconded, the meeting was adjourned by unanimous vote of the members at 4:00PM.

CRDA

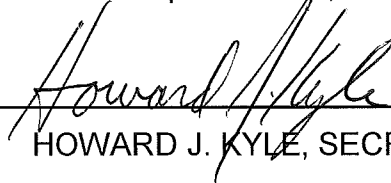
Casino Reinvestment Development Authority



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:

September 20, 2016

A handwritten signature in cursive script, reading "Howard J. Kyle", is written over a solid horizontal line.

HOWARD J. KYLE, SECRETARY