



Casino Reinvestment Development Authority



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

MINUTES – PUBLIC MEETING 16-12  
October 18, 2016

**PRESIDING:** Vice-Chair, Robert Mulcahy

**PRESENT:** Debra DiLorenzo, Robert Kennedy for Charles A. Richman, Matthew Levinson, Edward Gant, Mark Giannantonio, Gary Hill, Michael I. Hanley, William Mullen, David Rebeck for Christopher S. Porrino, Howard Kyle, Richard Tolson, Bob Shaughnessy for Ford M. Scudder

**ABSENT:** Mayor Don Guardian, Frank Spencer

**STAFF:** John F. Palmieri, Lisa Britt, Christopher Howard, Thomas Meehan, Oriana Mondragon, Donna Pless, Bunny Rixey, Rick Santoro, Paul G. Weiss, Esq., Carl Wentzell, David Zuba

**OTHER ATTENDEES:** Mary Maples, Governor's Authority 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 SEPTEMBER 20, 2016**

The Chair requested a motion to approve the minutes of the September 20, 2016 Members' Meeting. A motion was made by Mr. Hill and seconded by Mr. Tolson. Resolution 16-110 was approved by the 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. Kyle and seconded by Mr. Hanley. The Treasurer's report was approved and adopted by the unanimous vote of the members.

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

Mr. Palmieri updated the members and the public on the following:  
Mr. Palmieri sent a letter to the Editor of the Press of Atlantic City. It states that the visitors have noticed a cleaner and better boardwalk. Mr. Palmieri commends the Special Improvement District Department and all their hard work that they do.



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**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH JERSEY ARCHITECTURAL DOOR AND SUPPLY, INC FOR PROCUREMENT AND INSTALLATION OF EXTERIOR FIRE DOORS AT HISTORIC BOARDWALK HALL**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson expressed his support for the procurement. 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. Levinson and seconded by Mr. Gant. Resolution 16-111 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 SPECIALTY RUBBER, INC FOR THE PURCHASE OF FLOOR BOX GASKETS FOR THE ATLANTIC CITY CONVENTION CENTER WITH A SPENDING LIMIT NOT TO EXCEED \$64,680**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson inquired if the if the procurement includes installation of the gaskets. Mr. Jim McDonald of Spectra Venue Management replied that the gaskets will be manufactured by the vendor and installed by in-house labor. Mr. Tolson inquired if the use of in-house labor is subject to prevailing wage. Mr. McDonald responded that the payment of prevailing wage is a requirement of the Authority and that the gaskets would be installed by members of the local electrical union. 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. Kyle and seconded by Mr. Gant. Resolution 16-112 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE RESORTS MEETING SPACE EXPANSION PROJECT TO EXTEND THE DATE OF PERMITTED SUBSTANTIAL COMPLETION OF PROJECT CONSTRUCTION**

The Resolution was read by title. Mr. Giannantonio recused himself. 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



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comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 16-113 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE DATE OF SUBSTANTIAL COMPLETION FOR THE RENOVATION  
OF REAL PROPERTY AT ONE NORTH BOSTON AVENUE, ATLANTIC CITY, NEW  
JERSEY**

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. Gant. Resolution 16-114 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT  
WITH THE MISS AMERICA ORGANIZATION FOR OFFICE SPACE AT HISTORIC  
BOARDWALK HALL**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson asked for confirmation of the square footage and monthly rent. Mr. Palmieri responded that the space is 1,800 square feet at a monthly rent of \$1,500. 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. Levinson and seconded by Mr. Shaughnessy. Resolution 16-115 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT  
FOR RETAIL SPACE AT HISTORIC BOARDWALK HALL AND THE EXPENDITURE  
OF CAPITAL FUNDS IN FURTHERANCE THEREOF**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson asked for clarification of the rent. Mr. Palmieri responded that the annual rental will be \$80,000. In response to Mr. Tolson's inquired about the general contractor, Mr. Fran Rodowicz of Spectra Venue Management, responded that he would provide Mr. Tolson with that information



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following the meeting. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Ms. Christina Condos inquired if the construction jobs will be given to local individuals. Mr. McDonald responded that the contractors on the jobs are local firms. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. DiLorenzo. Resolution 16-116 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A PROFESSIONAL SERVICES AGREEMENT TO FRIEDMAN, LLP FOR  
ACCOUNTING SERVICES ON AN AS-NEEDED BASIS THROUGH NOVEMBER 1,  
2018, WITH A TOTAL SPENDING AUTHORIZATION NOT TO EXCEED \$75,000**

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. Shaughnessy and seconded by Mr. Gant. Resolution 16-117 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A PROFESSIONAL SERVICES AGREEMENT TO ANCERO, LLC FOR  
COMPUTER NETWORK ADMINISTRATION SERVICES THROUGH NOVEMBER 1,  
2018, WITH A TOTAL SPENDING AUTHORIZATION NOT TO EXCEED \$45,000**

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. Shaughnessy and seconded by Mr. Levinson. Resolution 16-118 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (I)  
REJECTING ALL PROPOSALS RECEIVED IN RESPONSE TO THE PARKING  
GARAGE OPERATOR, MANAGEMENT AND MAINTENANCE SOLICITATION AND  
(II) EXTENDING THE CURRENT PARKING GARAGE MANAGEMENT SERVICES  
AGREEMENT WITH SP PLUS CORPORATION (FKA STANDARD PARKING  
CORPORATION) FOR A PERIOD OF THREE MONTHS**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson inquired if the current manager's bid was unresponsive. Mr. Palmieri responded yes, the bid was unresponsive due to the



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failure to sign the agreement. 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. Tolson and seconded by Mr. Levinson. Resolution 16-119 was approved by unanimous vote of the members.

### **PUBLIC COMMENT**

Steve DelMonte of DelMosports provided a report on his organization's efforts to promote athletic competitions in the City, and expressed his appreciation for the Authority's support of the Atlantic City Ironman Challenge, which is recognized as one of the most successful Ironman competitions in the country.

### **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 the executive session portion of the meeting. A motion was made by Mr. Levinson and seconded by Mr. Kyle Resolution 16-120 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 ENTENDING THE FACILITIES MANAGEMENT AGREEMENT WITH GLOBAL SPECTRUM D/B/A SPECTRA VENUE MANAGEMENT TO PROVIDE MANAGEMENT SERVICES AT THE ATLANTIC CITY CONVENTION CENTER AND HISTORIC BOARDWALK HALL FOR A TWO YEAR TERM ENDING DECEMBER 31, 2018**

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. Levinson. Resolution 16-121 was approved by unanimous vote of the members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PROJECT APPROVAL AND AUTHORIZING THE**

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## NEGOTIATION AND EXECUTION OF AMENDED LOAN DOCUMENTS IN FURTHERANCE OF THE BOARDWALK INTERACTIVE LIGHT DISPLAY PROJECT

The Resolution was read by title. Mr. Hanley and Mr. Levinson recused themselves. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson inquired the anticipated completion date of the project. Mr. Lamey responded March 31, 2017. 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. Hill and seconded by Mr. Tolson. Resolution 16-122 was approved by unanimous vote of the eligible 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.

### 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:

October 18, 2016

A handwritten signature in cursive script that reads "Howard J. Kyle".

HOWARD J. KYLE, SECRETARY