



Casino Reinvestment Development Authority



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

**MINUTES – PUBLIC MEETING 18-01
January 30, 2018**

PRESIDING: Chairman, Robert E. Mulcahy III

PRESENT: Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Frank Gilliam, Michael Hanley, Gary Hill, Howard Kyle, William Mullen, Kevin Ortzman, James Plousis, David Rebeck for State Attorney General Gurbir S. Grewal, Robert Shaughnessy for State Treasurer Elizabeth M. Muoio, Frank Spencer, Robert Kennedy for DCA Commissioner Sheila Y. Oliver, Richard Tolson

ABSENT:

STAFF: Chris Howard, Lance Landgraf, Kathy Marshall, Thomas Meehan, Oriana Mondragon-Cordero, Rick Santoro, Paul G. Weiss, Esq.

OTHER Mary Maples, Esq., Governor's Authorities Unit

ATTENDEES:

OPENING STATEMENT

The meeting was called to order by the Chair at 2:00 pm. Ms. Mondragon-Cordero 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 DECEMBER 19, 2017 Board Meeting

The Chairman requested a motion to approve the minutes of the December 19, 2017 Members' Meeting. A motion was made by Mr. Shaughnessy and seconded by Mr. Gant. Resolution 18-01 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

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

A. Atlantic City Convention Center:

- 1/12-1/14 - Starbound Gymnastics (Attendance: 4,000)
- 1/12-1/14 - Spirit Cheer (Attendance: 22,000)
- 1/23-1/25 - Pool & Spa (Attendance: 11,000)

B. Boardwalk Hall

- 1/18-1/21 - Disney on Ice (19,858 tickets sold)
- 1/26-1/27 - Indoor Auto Racing Championship

C. Upcoming Events

- May 26 – Kevin Hart



- June 4&5 -World Long Drive
- July 1 - Sam Hunt Beach Concert
- September 14-16 - Professional Bull Riding
- September 15 - College Basketball Quadruple Header
- August 4 – Rod Stewart
- August 11 – Kidz Bop Live
- October 12-14 - Bear Grylls Survival Challenge

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF A SERVICE STATION, CONVENIENCE STORE AND CAR WASH ON THE PROPERTY LOCATED AT 912 AND 916 PACIFIC AVENUE CITY OF ATLANTIC CITY, BLOCK 61, LOTS 9 AND 10 UNDER APPLICATION 2017-12-2300

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion. Mr. Gant inquired if the applicant is Hard Rock. Mr. Howard responded in the affirmative. Mr. Gant recused himself. Hearing no further member discussion, the Chair opened the matter for public comment. Mr. William Cheatham inquired the construction period and any possible impact to the public. Mr. Jack Plackter, Esq., on behalf of Hard Rock agreed to provide information to Mr. Cheatham. Mr. Geoffrey Rosenberger inquired if the property will pay taxes to the city. Mr. Plackter responded in the affirmative. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Ms. DiLorenzo. Resolution 18-02 was approved by the eligible vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A MINOR SUBDIVISION FOR 600 BOARDWALK AND NEW JERSEY AVENUE, ATLANTIC CITY, BLOCK 1, LOTS 160 AND 161 UNDER APPLICATION 2017-10-2282

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. Shaughnessy. Resolution 18-03 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF FOR THE RECONSTRUCTION OF A TWO-STORY, DETACHED SINGLE-FAMILY DWELLING AND ANCILLARY SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 123 NORTH GEORGIA AVENUE IN THE CITY OF ATLANTIC CITY, NEW JERSEY, BLOCK 338, LOT 9, UNDER APPLICATION 2017-09-2285

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion. Mr. Kyle inquired if the property is owner-occupied. Mr. Landgraf responded that the property was previously occupied, but is currently a vacant lot. Mr. Kyle inquired if there is any assurance that the property will remain a single family dwelling. Mr. Landgraf responded that only a single family dwelling is permitted on this property under land use regulations. Hearing no further member discussion, the Chair 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. Spencer. Resolution 18-04 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR PROPERTY LOCATED AT 1708 ATLANTIC AVENUE UNDER APPLICATION 2017-11-2283

The Resolution was read by title. Mr. Howard described the proposed action. The Chair requested member discussion. Mr. Tolson inquired if the first floor will remain commercial use. Mr. Howard responded in the affirmative. Hearing no further member discussion, the Chair opened the matter for public comment. Upon hearing no public comment, the Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Tolson. Resolution 18-05 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT BETWEEN SPECTRA VENUE MANAGEMENT AND JERSEY ARCHITECTURAL DOOR AND SUPPLY COMPANY INC FOR PROCUREMENT AND INSTALLATION OF DOORS, FRAMING AND RELATED ELECTRICAL AND SECURITY SYSTEMS AT THE ATLANTIC CITY CONVENTION CENTER AND HISTORIC BOARDWALK HALL



Casino Reinvestment Development Authority



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 questioned the reason for the door replacement. Mr. Jim McDonald, Spectra General Manager responded that 85% of the doors at Boardwalk Hall are exterior doors that have been damaged from exposure to the elements. Some of the doors are the original wood and cement doors. Mr. Greg Burns inquired about the life expectancy of the new doors. Mr. McDonald responded 15-20 years. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 18-06 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. Mr. Howard described the proposed action. Mayor Gilliam recused himself. The Chair requested member discussion. Mr. Tolson inquired what happens once the property is acquired by the city. Mr. Howard responded that it will be included in the city's demolition plan. Hearing no further member discussion, the Chair opened the matter for public comment. Mr. William Cheatham commented that these types of projects should be supported to improve the look of the city. Ms. Diane Gelfand expressed her concerns about vacant buildings throughout the city. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 18-07 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE REDEVELOPMENT PLAN FOR THE BEACH AND BOARDWALK BETWEEN MONTPELIER AND MORRIS AVENUES FOR BLOCK 1, LOTS 43 THRU 47, IN ACCORDANCE WITH P. L. 2011, CHAPTER 18

The Resolution was read by title. Mr. Howard described the proposed action. Mr. Hill recused himself. The Chair requested member discussion, and upon hearing none, opened the matter for public comment. Several residents, owners and tenants, of the Ocean Club Condominiums spoke out against the proposed action, including Mr. John Geraghty, Ms. Misha Alkiyal, Mr. Mark Berman, Mr. Bob Goldsman, Mr. Greg Burns, Mr. Harold Strauss, Ms. Maryann Quince, Ms. Diane Gelfand, Ms. Jim McGleen, and



Robert Beckelman., Esq. legal counsel for the Condo Association. Mr. Steven Tabeek, the redeveloper seeking designation from the City, described the redevelopment plan, which involves a small expansion of the current beach bar, with additional amenities. At the request of the Chair, Mr. Weiss, General Counsel for the Authority, reviewed the process and subsequent land use review and approval requirements, including site plan review, all of which will occur as part of a public hearing. Mr. Joseph Dougherty, Esq. on behalf of Tropicana objected to the proposed redevelopment plan, and stated that they have a similar redevelopment plan and requested that Tropicana has a separate proposal to develop a beach bar amenity. Mayor Gilliam expressed his understanding of the objectors concerns, but stated that development of beach amenities is integral to the economic development and diversification of the City and its beaches. Hearing no further public comment, the Chair requested a motion. A motion to table the proposed action was made by Mr. Gant and seconded by Mr. Kyle. The motion to table the proposed action was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

With regard to new development occurring in the city, Mr. William Cheatham commented that many residents of Atlantic City do not like change.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS POTENTIAL 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. Tolson and seconded by Mr. Spencer. Resolution 18-08 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 Chair requested consideration of the following action:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY (I) RESCINDING THE AWARD OF A CONTRACT TO NETWORK CONSTRUCTION COMPANY, INC APPROVED PURSUANT TO RESOLUTION 17-125 ADOPTED NOVEMBER 21, 2017 FOR GENERAL CONSTRUCTION SERVICES, (II) APPROVING A CONSTRUCTION CONTRACT BETWEEN SPECTRA VENUE

CRDA

Casino Reinvestment Development Authority



MANAGEMENT, AS AGENT FOR THE AUTHORITY, AND L FERIOZZI CONCRETE COMPANY, INC IN THE AMOUNT OF \$9,252,000 AND (III) APPROVING A CONSTRUCTION CONTINGENCY IN THE AMOUNT OF \$1,387,800 FOR A TOTAL SPENDING AUTHORIZATION NOT TO EXCEED \$10,639,800 FUNDED THROUGH THE CONVENTION CENTER DIVISION CAPITAL BUDGET, ALL IN FURTHERANCE OF THE BOARDWALK HALL LOBBY RENOVATION PROJECT

The Resolution was read by title. Mr. Weiss 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 Acting Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 18-09 was approved 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:

January 30, 2018

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

HOWARD J. KYLE, SECRETARY