



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

**MINUTES – PUBLIC MEETING 18-06
June 19, 2018**

- PRESIDING:** Chairman, Robert E. Mulcahy III
- PRESENT:** Edward Gant, Mark Giannantonio, Mayor Frank Gilliam, Michael Hanley, Gary Hill, Howard Kyle, David Rebuck for State Attorney General Gurbir S. Grewal, Robert Shaughnessy for State Treasurer Elizabeth M. Muoio, James Plousis, Stacy Spera for DCA Commissioner Sheila Y. Oliver, Frank Spencer, Richard Tolson, Kevin Ortzman, William Mullen
- ABSENT:** Debra DiLorenzo
- STAFF:** Chris Howard, Lisa Britt, Matthew Doherty, Dawn Hinton-Davis, Lance Landgraf, Kathy Marshall, Karen Martin, Thomas Meehan, Donna Pless, Larry Sieg, Marshall Spevak, Heather Walls, Paul G. Weiss, Esq.
- OTHER
ATTENDEES:** Edmund Caulfield, 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 May 15, 2018 Board Meeting

The Chairman requested a motion to approve the minutes of the May 15, 2018 Members' Meeting. A motion was made by Mr. Tolson and seconded by Mr. Shaughnessy. Resolution 18-47 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

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

- World Long Drive Competition was held at the Atlantic City Country Club. Mr. Howard stated that the event was extremely successful in that it showcased Atlantic City, and, in addition to airing live, has been broadcasted several times on the Golf Channel. This event was a result of the Authority's partnership with Spectra Venue Management and its affiliated company, Comcast NBC Universal.

Convention Center

- June 8-10 Animate Next – 30,000 attendees
- July 11–13 Expo East – over 2500 attendees



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Beach Concerts

- July 1st – Sam Hunt
- July 26th – Demi Lovato
- July 29th – Chain Smokers

The Chair added that the July Committee Meeting will be deferred to July 17, 2018.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF A PHASED COMMERCIAL DEVELOPMENT, INCLUDING THE DEMOLITION OF EXISTING STRUCTURES, A CONCRETE PLATFORM WITH APPROXIMATELY 6,600 SQUARE FEET OF OPEN AIR RESTAURANT/BAR AND APPROXIMATELY 5,300 SQUARE FEET OF A FAMILY AMUSEMENT AREA, AND AN APPROXIMATELY 11,900 SQUARE FOOT BUILDING ABOVE THE CONCRETE PLATFORM HOUSING COMMERCIAL USES, ALONG THE BOARDWALK BETWEEN TENNESSEE AVENUE AND ST. JAMES PLACE IN THE CITY OF ATLANTIC CITY, BLOCK 53, LOT 14 UNDER APPLICATION 2017-06-2215

The resolution was read by title. Mr. Ortzman recused himself. Mr. Howard described the proposed action. The Chair requested member discussion. In response to Mr. Rebuck's question regarding the standard for impervious coverage, Mr. Landgraf responded that the Authority adopted, as part of its land development regulations, the standard that had previously been set by the city of Atlantic City as part of its land use ordinance. Mr. George Miller, attorney for the applicant, provided additional information regarding the proposed development. Hearing no further member discussion, the Chair opened the matter for public comment.

Mr. Geoff Rosenberger inquired if this property was located directly behind the Casino Control Commission. Mr. Miller responded in the affirmative. Mr. Giannantonio inquired about potential tenants. Mr. Miller was not able to provide this information but did state that the applicant is ready to proceed as soon as possible. Mr. William Cheatham inquired if any plans for the nearby Central Pier would be included. Mr. Miller responded that plans for Central Pier are not included in this project. Hearing no further comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hill. Resolution 18-48 was approved by unanimous vote of the eligible members.



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**MINUTES – PUBLIC MEETING 18-06
June 19, 2018**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT
TO N.J.S.A. 40:55D-70(C) AND (D) TO PERMIT EXTERIOR SIGNAGE ON THE
PROPERTY LOCATED AT 1000 BOARDWALK AT VIRGINIA AVENUE BLOCK 1, LOT
146 AND BLOCK 61, LOT 29 UNDER APPLICATION 2018-05-2398**

The resolution was read by title. Mr. Giannantonio recused himself. Mr. Howard described the proposed action. The Chair requested member discussion. The Chair asked if there are any other electronic billboards across the boardwalk in other locations. Mr. Howard responded that he is not aware of any. Mr. Rebuck inquired the size of the billboard. Mr. Landgraf stated 30 x 20. Hearing no further member discussion, the Chair opened the matter for public comment. Mr. William Cheatham inquired about plans for the elevated walkway between the Hard Rock Casino and Steel Pier. Mr. Landgraf responded that he is unaware of any plans for that structure. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Tolson. Resolution 18-49 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO PERMIT THE
ADDITION OF A CABANA AND LOUNGE SEATING AREA IN AN EXISTING OPEN
AREA CREATED AS PART OF A PREVIOUSLY APPROVED BEACHFRONT BAR
WHICH IS AN ACCESSORY USE TO THE PROPERTY LOCATED AT 1000
BOARDWALK AT VIRGINIA AVENUE BLOCK 1, LOTS 143 - 145 UNDER
APPLICATION 2018-05-2415**

The resolution was read by title. Mr. Giannantonio recused himself. Mr. Howard described the proposed action. The Chair requested member discussion. Hearing none, the Chair request public discussion, Mr. Jack Plackter, attorney for Hard Rock Casino, thanked the Authority and the city of Atlantic City for their support through the application process. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Plousis. Resolution 18-50 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A CONSTRUCTION SERVICES CONTRACT BETWEEN SPECTRA
VENUE MANAGEMENT AND KHS&S CONTRACTORS, INC FOR THE RENOVATION
OF PUBLIC RESTROOMS AT THE ATLANTIC CITY CONVENTION CENTER**



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson asked for confirmation that KH&S contractors, Inc met the requirements of the solicitation. Mr. Weiss responded that both Spectra Venue Management staff and CRDA staff vetted the proposals. Mr. Rebuck questioned Mr. Shaughnessy about sole source contract and best and final offer requirements. Mr. Shaughnessy provided Mr. Rebuck with clarification. Hearing no further comments from the members, the Chair requested comment from the public. Hearing no comments from the public, the Chair request a motion. A motion was made by Mr. Rebuck and seconded by Mr. Spencer. Resolution 18-51 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A CONSTRUCTION SERVICES CONTRACT BETWEEN SPECTRA
VENUE MANAGEMENT AND CALVI ELECTRIC COMPANY FOR THE
PROCUREMENT, INSTALLATION AND REPLACEMENT OF LIGHT FIXTURES AND
SERVICE TO THE MAIN ARENA AND WEST HALL OF JIM WHELAN BOARDWALK
HALL**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members the Chair requested public comment. Hearing no public comment, the Chair request a motion. A motion was made by Mr. Hill and seconded by Mr. Spencer. Resolution 18-52 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A CONSTRUCTION SERVICES CONTRACT BETWEEN SPECTRA
VENUE MANAGEMENT AND QUINN CONSTRUCTION, INC FOR STRUCTURAL
REPAIRS TO THE GARAGE AREA OF JIM WHELAN BOARDWALK HALL**

The resolution was read by title. Mr. Tolson recused himself. The Chair described the proposed action and then requested member discussion. Hearing no comment from the members, the Chair requested public comment. Mr. William Cheatham asked if these repairs will eliminate some of the issues with flooding. Mr. Jim McDonald of Spectra Venue Management responded that this specific project does not address flooding, and will include replacement of steel that has been damaged as a result of water. Mr. McDonald indicated that Spectra is currently investigating different approaches that will address the flooding issue. Mr. Geoff Rosenberger suggested painting the walls in the tunnels. Hearing no further comments from the public, the Chair requested a motion. A motion was made by Mr. Kyle and Seconded by Mr. Spencer. Resolution 18-53 was approved by unanimous vote of the eligible members.



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**MINUTES – PUBLIC MEETING 18-06
June 19, 2018**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PROJECT APPROVAL TO THE ATLANTIC CITY JOBS TRAINING
INITIATIVES PROJECT AND ACCEPTING FUNDS FROM THE NEW JERSEY
DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT IN SUPPORT
THEREOF**

The resolution was read by title. Mr. Ortzman recused himself. The Chair described the proposed action and requested member discussion. The Chair introduced Hugh Bailey the Assistant Commissioner of the New Jersey Department of Labor and Workforce Development. Mr. Bailey provided information about the training program and thanked the Authority for its consideration of the program. Mr. Tolson asked for confirmation that \$2,000 per month rental is agreeable to all involved parties. The Chair responded in the affirmative. Hearing no further comments from the members, the Chair requested public comment. Mr. William Cheatham stated that he is in favor of the program. Hearing no further comments from the public, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Giannantonio. Resolution 18-54 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
REJECTING ALL BIDS RECEIVED IN RESPONSE TO THE GENERAL
CONSTRUCTION SERVICES SOLICITATION FOR THE RENOVATION OF THE
ADRIAN PHILLIPS THEATRE AT JIM WHELAN BOARDWALK HALL**

The resolution was read by title. The Chair described the proposed action and requested member discussion. Hearing no comments from the members, the Chair requested comment from the public. Mr. William Cheatham suggested getting some Broadway shows at Boardwalk Hall. Hearing no further comments from the public, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Hill. Resolution 18-55 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
COMMERCIAL SPACE AT THE ATLANTIC CITY CONVENTION CENTER**



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**MINUTES – PUBLIC MEETING 18-06
June 19, 2018**

The resolution was read by title. Mr. Plousis and Mr. Rebuck recused themselves. Mr. Spevak described the proposed action. The Chair requested member discussion. In response to Mr. Gant's question about how construction would be accomplished, Mr. Spevak stated the company has agreed to use all pre-approved contractors already in place at the convention center for any fit-out. Hearing no further comments from the members, the Chair requested public comment. Mr. Geoff Rosenberger inquired the specific location of the space within the Convention Center. Mr. Spevak stated that the space is in a secure, "back of the house" area. Hearing no further comments from the public, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 18-56 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO
EXCEED \$75,000 FROM THE TOURISM DISTRICT AND COMMUNITY
DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION
PROJECT TO SUPPORT THE MARKETING AND PROMOTION EFFORTS OF THE
SAVE LUCY COMMITTEE, INC**

The resolution was read by title. The Chair described the proposed action and requested member discussion. Given the Authority's limited financial resources, Mr. Rebuck stated that Authority staff should evaluate future proposals that fund organizations and events outside of the tourism district. The Chair introduced Mr. Rich Helfant, CEO of The Save Lucy Committee. In response to Mr. Rebuck's comments, Mr. Helfant explained Lucy the Elephant's direct impact on tourism in Atlantic City, and the joint marketing programs that benefit the tourism district. Echoing Mr. Rebuck's comments, Mayor Gilliam stated that the Absecon Lighthouse which is located in Atlantic City is in dire disrepair and that available funds should be utilized to assist in this and other similar efforts within Atlantic City. Hearing no further comments from the members, the Chair requested public comment. Mr. Rosenberger stated that he supports Lucy the Elephant. Mr. Cheatham expressed support for the Lucy and noted that local communities should support each other. Hearing no further comments from the public, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 18-57 was approved by unanimous vote of the member.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ACCEPTING THE 2017 AUDITED FINANCIAL STATEMENTS SUBMITTED BY
MERCADIEN P.C. AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE
GOVERNOR, STATE TREASURER AND THE LEGISLATURE**



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June 19, 2018**

The resolution was read by title. The Chair described the proposed action, thanked Mercadien, P.C., the Authority's auditors and commended Chief Financial Officer Kathy Marshall and her staff. The Chair then requested member discussion, and upon hearing none, requested comments from the public. Hearing none, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Spencer. Resolution 18-58 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE NEGOTIATION AND EXECUTION OF AN INTERGOVERNMENTAL
AGREEMENT WITH THE ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY FOR
THE SPECIAL IMPROVEMENT DISTRICT DIVISION TO SHARE SERVICES WITH THE
ACMUA WITHIN THE TOURISM DISTRICT OF THE CITY OF ATLANTIC CITY**

The resolution was read by title. Mr. Hill recused himself. The Chair described the proposed action and requested member discussion. Hearing no comment from the members, the Chair requested public comment. Mr. Bruce Ward, Executive Director of the Atlantic City Municipal Utilities Authority (ACMUA) thanked the Authority for its consideration. Mr. Cheatham expressed support for the agreement and cooperation between the Authority and the ACMUA. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Orzman. Resolution 18-59 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
RECOGNIZING EXECUTIVE DIRECTOR CHRISTOPHER M. HOWARD**

The Chair read the resolution and thanked Mr. Howard for his service to the Authority. The Chair requested member comment. Mr. Howard thanked the Board and staff for their support. Mr. Giannantonio, Mr. Tolson, and Mr. Kyle thanked Mr. Howard for his service to the Authority. Hearing no further member comment, the chair requested public comment. Mr. Geoff Rosenberger, Jim Wood of Meet AC and Mr. William Cheatham thanked Mr. Howard for his work at the CRDA and wished him good luck in his future endeavors. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 18-60 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Geoff Rosenberger inquired about property on Connecticut & Oriental Avenue that needs attention. He added that the bathrooms on the Boardwalk need to be kept cleaned and inquired about the gates at the Hard Rock Casino staircase and if they would remain locked.



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**MINUTES – PUBLIC MEETING 18-06
June 19, 2018**

The Chair requested that the following resolution be read:

**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 18-46 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. A motion was made by Mr. Hill, seconded by Mr. Kyle, and approved by unanimous vote of the members.

CERTIFICATION

I, PAUL G. WEISS, ESQ., 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:

June 19, 2018

PAUL G. WEISS, ESQ., ASSISTANT SECRETARY