



Casino Reinvestment Development Authority



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

MINUTES – PUBLIC MEETING 19-01
January 22, 2019

PRESIDING: Chairman, Robert E. Mulcahy III

PRESENT: Modia Butler, Debra DiLorenzo, Mark Giannantonio, Mayor Frank Gilliam, Michael Hanley, Gary Hill, Howard Kyle, David Rebeck for State Attorney General Gurbir S. Grewal, Maureen Hassett for State Treasurer Elizabeth M. Muoio (via teleconference), Robert Long for DCA Commissioner Sheila Y. Oliver, Kevin Ortzman, James Plousis, Richard Tolson, William Mullen

ABSENT: Edward Gant, Frank Spencer

STAFF: Matthew Doherty, Marshall Spevak, Lisa Britt, Lance Landgraf, Kathy Marshall, Thomas Meehan, Oriana Mondragon-Cordero, Donna Pless, Rick Santoro, 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 Chairman 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 DECEMBER 18, 2018 BOARD MEETING

The Chairman requested a motion to approve the minutes of the December 18, 2018 Members' Meetings. A motion was made by Mr. Plousis and seconded by Mr. Kyle. Resolution 19-01 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Doherty reported on the success of the All Stars of Hip Hop performance at Jim Whelan Boardwalk Hall this past January 20th, and the upcoming Esports Travel Summit scheduled for June 25-27th.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF TO CONVERT 2,600 SQUARE FEET OF THE EXISTING INTERIOR RETAIL SPACE OF THE LANDSHARK BAR AND GRILL INTO RESTAURANT/BAR SPACE AND TO ADD A NEW 2,300 SQUARE FOOT DECK ON THE LANDWARD SIDE OF THE PROPERTY LOCATED AT 1100 BOARDWALK, CITY OF ATLANTIC CITY,



**BLOCK 1, LOTS 142 AND 142.01 AND BLOCK 60, LOTS 14 AND 15 UNDER
APPLICATION 2018-11-2547**

The resolution was read by title. Mr. Giannantonio recused himself. 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 requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gilliam. Resolution 19-02 was approved by unanimous vote of the eligible members.

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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO THE
ATLANTICARE HEALTHPARK PROJECT**

The resolution was read by title. Mr. Hill recused himself. The Chair described the proposed action and then requested member discussion. Each Member expressed support for the project. Hearing no further comments from the members, the Chair requested public comment. The AtlantiCare team (Margaret Belfield, Executive Vice President and Chief Operating Officer, Hak Kim, Vice President and Chief Financial Officer, Jennifer Tornetta, Director of Media Relations and Public Affairs, Frank Blee, Director of Government Relations and Tim Lowry of DLA Piper) made a presentation of the Project. Mr. Charles Goodman, Councilman Kaleem Shabazz, Mr. Joseph Kelly, President of the Greater Atlantic City Chamber, Mr. Geoffrey Rosenberger, Mr. William Cheatham and Mr. Mike Epps, Executive Director of the Atlantic City Project Office expressed their support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Mr. Long. Resolution 19-03 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
PERTAINING TO A POTENTIAL PUBLIC-PRIVATE PARTNERSHIP WITH THE
ARENA FOOTBALL LEAGUE FOR AN ATLANTIC CITY FRANCHISE TEAM**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson and Mr. Gilliam expressed their support for the project. Hearing no further comments from the members, the Chair requested public comment. Mr. John Adams, President and COO of the Arena Football League expressed the League's intentions to include community and educational aspects in the initiative and to make events affordable. Mr. Charles Goodman expressed his support for the project and inquired the level of funding for this project. Mr. Mulcahy responded that the Authority has committed \$500,000 in capital investment. Mr. William Cheatham expressed his

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support for the project and commented that the county as a whole should be involved. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Gilliam. Resolution 19-04 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A CONTRACT TO GLOBAL SPECTRUM LP D/B/A SPECTRA VENUE MANAGEMENT TO PROVIDE MANAGEMENT SERVICES TO THE ATLANTIC CITY CONVENTION CENTER AND JIM WHELAN BOARDWALK HALL

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Hill expressed support for the proposed action. Hearing no further comments from the members, the Chair requested public comment. Mr. Charles Goodman inquired if there is a mandate to hire Atlantic City residents. Mr. John Page, CEO of Spectra Venue Management stated that along with its union partners and food and beverage partner, Spectra Venue Management remains committed to inclusive hiring practices with the hiring of Atlantic City residents being a priority. Mr. Page then asked Mr. Jim Wynkoop, Spectra's General Manager to comment. Mr. Wynkoop stated that Spectra does hire City residents and is committed to continuing its efforts to provide jobs for city residents. In response to the Chairman's request for further information, Mr. Weiss stated that the Authority complies with applicable Executive Orders that establish hiring goals under its contracts with its vendors and service providers. Mr. Butler inquired the estimated number of current employees that could be considered local vs. non-local and inquired how Spectra goes about finding potential employees. Mr. Wynkoop responded that the vast majority of employees are local to a certain degree, meaning that although they may not live in Atlantic City, they are from Atlantic County. He added that Spectra holds job fairs and receive referrals from current employees. Mr. Kyle inquired if there is a mandate or guidelines. Mr. Weiss responded that there are guidelines established through executive order that the Authority follows. Mr. Geoffrey Rosenberger inquired about the management fee under the contract. Mr. Weiss responded that the base management fee is \$175,000 per year, with the contractor agreement to commit \$1.125 million in capital investment and \$135,000 for marketing. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Mr. Hill. Resolution 19-05 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A CONTRACT TO OVATIONS FOOD SERVICES LP D/B/A SPECTRA FOOD SERVICES AND HOSPITALITY TO PROVIDE FOOD, BEVERAGE AND MERCHANDISE CONCESSIONS AT THE ATLANTIC CITY CONVENTION CENTER AND 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. Mr. Glenn Crowder commented that the scaffolding on Boardwalk Hall is interfering with his hotdog stand. Mr. Kyle inquired when Mr. Crowder is working. Mr. Crowder responded on a daily basis during the summer time and during events in the wintertime. Mr. William Cheatham expressed his support for the proposed action. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Gilliam. Resolution 19-06 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE MARKETING AND PROMOTION OF THE ATLANTIC CITY BEER WEEK

The resolution was read by title. Mr. Ortzman recused himself. The Chair described the proposed action and then requested member discussion. Mr. Gilliam and Mr. Tolson expressed support for the project. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Butler and seconded by Mr. Gilliam. Resolution 19-07 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF \$75,000 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2019

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 requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 19-08 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS WITH PFM FINANCIAL ADVISORS LLC, PHOENIX ADVISORS LLC, AND STONE PLANNING, INC TO PROVIDE FINANCIAL ADVISORY SERVICES ON AN AS-NEEDED BASIS THROUGH FEBRUARY 1, 2020



The resolution was read by title. Mr. Hanley recused himself. The Chair described the proposed action and then requested member discussion. Mr. Kyle inquired if the amount of the proposed award was an aggregate of \$200,000. The Chair responded in the affirmative. Ms. Hassett inquired how work would be directed to the three firms. Mr. Weiss responded that work would be directed through the Chief Financial Officer and the Executive Director. Mr. Weiss further stated that work orders are prepared, then sent to the firms for responsive proposals, thereby allowing the Authority to select the firm that is providing the best price for the requested project. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Ortzman. Resolution 19-09 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
REJECTING ALL BIDS RECEIVED FOR ENVIRONMENTAL SERVICES PERTAINING
TO THE DECOMMISSIONING OF THE GROUNDWATER TREATMENT FACILITY ON
BLOCK 396 IN THE CITY OF ATLANTIC CITY**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson inquired what changes will be made to the solicitation. Mr. Lance Landgraf, Director of Planning and Development responded that an environmental consultant will be engaged to conduct a technical survey to identify specific work needed. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Tolson. Resolution 19-10 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
REJECTING ALL BIDS RECEIVED FOR PARKING LOT MANAGEMENT SERVICES
FOR AUTHORITY-OWNED SURFACE PARKING LOTS IN ATLANTIC CITY**

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 requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Kyle. Resolution 19-11 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Charles Goodman commented that he would like to see a recreation department in Atlantic City.



Mr. Jon Henderson from Good Time Tricycle thanked the Authority for its support of Atlantic City Beer Week.

Mr. Glenn Crowder commented that he would like to see Atlanticare include more veteran medical services in Atlantic City.

Mr. William Cheatham and Mr. Geoffrey Rosenberger thanked the Authority for its work in Atlantic City.

EXECUTIVE SESSION

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

The resolution was read by title. The Chair requested a motion to go into the Executive Session portion of the meeting, and indicated that the Authority may take action coming out of the Executive Session. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 19-12 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 actions:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING: (I) A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$1.4 MILLION, AND (II) THE NEGOTIATION AND EXECUTION OF A NON-EXCLUSIVE PUBLIC-PRIVATE PARTNERSHIP BOOKING AND PROMOTION AGREEMENT WITH LIVE NATION MID-ATLANTIC, INC FOR CONCERTS AND OUTDOOR EVENTS ON THE BEACH IN ATLANTIC CITY FOR THE UPCOMING 2019 SEASON

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 requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Butler. Resolution 19-13 was approved by unanimous vote of the members.



CERTIFICATION

I, HOWARD 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 22, 2019

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

HOWARD J. KYLE, SECRETARY