



Casino Reinvestment Development Authority



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

**MINUTES – PUBLIC MEETING 19-09
September 17, 2019**

- PRESIDING:** Chairman Robert E. Mulcahy III
- PRESENT:** Vice Chairman Richard Tolson, Modia Butler, Debra DiLorenzo, Edward Gant, Mayor Frank Gilliam, Michael Hanley, Gary Hill, Howard Kyle, David Rebeck for State Attorney General Gurbir S. Grewal, Robert Shaughnessy for State Treasurer Elizabeth M. Muoio, Robert Long for DCA Commissioner Sheila Y. Oliver, James Plousis, William Mullen
- ABSENT:** Mark Giannantonio
- STAFF:** Matthew Doherty, Lisa Britt, Lance Landgraf, Kathy Marshall, Karen Martin, Oriana Mondragon, Dawn Hinton, Rick Santoro, Larry Sieg, Sharon Dickerson
- OTHER ATTENDEES:** Edmund Caulfield, Esq., Governor's Authorities Unit

OPENING STATEMENT

The meeting was called to order by the Chair at 2:00pm. 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 AUGUST 20, 2019 BOARD MEETING

The Chairman requested a motion to approve the minutes of the August 20, 2019 Members' Meetings. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 19-107 was approved by 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. Hill and seconded by Mr. Long. The Treasurer's report was approved and adopted by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE
RELIEF FOR THE RENOVATION AND EXPANSION OF THE OUTDOOR SEATING
AREA OPERATED IN CONNECTION WITH THE CELEBRITY CORNERS
RESTAURANT AT 3119 BOARDWALK AND MONTPELIER AVENUE**



The resolution was read by title. Mr. Hill recused himself. The Chair described the proposed action and then requested member discussion. Mr. Mulcahy asked for confirmation that one of the variances is for approval of the number of indoor versus outdoor seats. Mr. Landgraf deferred to Mr. Nick Talvacchia, Esq., the applicant's attorney for his response. Mr. Talvacchia stated that there are currently 24 existing indoor restaurant seats. The applicant is proposing 52 new outdoor seats. A variance is required since the regulations do not permit the number of outdoor seats to exceed the number of indoor seats. Mr. Rebeck inquired if there is sufficient street and lot parking for this location. Mr. Talvacchia responded in the affirmative. Mr. Rebeck inquired about the business' hours of operation. Mr. Talvacchia responded 7:00 am - 9:00 pm. Mr. Rebeck inquired if there is an outdoor bar. Mr. Talvacchia responded that an outside bar does not currently exist but that it is part of the proposal. Mr. Mulcahy inquired about the expected opening of the proposed outdoor bar. Mr. Talvacchia responded that the hope is to open by summer of next year. Mr. Butler inquired if there is any opposition to the proposal. Mr. Talvacchia responded that the proposal has received opposition from area residents due to concerns over noise. Mr. Gant inquired if the noise complaint was from the same group who complained about the beach bar and if it ever got resolved. Mr. Talvacchia responded in the affirmative, and added that a settlement had been reached between the parties to resolve the matter. Mr. Long inquired if the settlement agreement was with the Ocean Club. Mr. Talvacchia responded in the affirmative. Mr. Gant commended Mr. Talvacchia's client for working with the community to get the noise complaint resolved. Mr. Long inquired if the settlement agreement has been executed. Mr. Talvacchia responded in the affirmative. 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 Mr. Gant. Resolution 19-108 was approved by a vote of 12-1, with Mr. Long voting in the negative.

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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING CONTRACTS FOR CONCRETE SERVICES ON AN AS-NEEDED BASIS
THROUGH JUNE 30, 2020 TO PRO CONSTRUCTION INC AND MEDIO
CONSTRUCTION CO., INC FOR VARIOUS PUBLIC IMPROVEMENT PROJECTS
AFFECTING PUBLIC SAFETY AND HEALTH IN THE ATLANTIC CITY TOURISM
DISTRICT**

The resolution was read by title. Mr. Tolson 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. Hill and seconded by Mayor Gilliam. Resolution 19-109 was approved by unanimous vote of the eligible members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXECUTION OF A SERVICE AGREEMENT WITH G & F GRAPHIC SERVICES, INC d/b/a INSERTS EAST INC. FOR PRINTING SERVICES FOR A TWO YEAR TERM IN AN AMOUNT NOT-TO-EXCEED \$242,892

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Long inquired about the cost compared with the previous contract. Mr. Sieg responded that this contract is slightly higher. 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. Gant and seconded by Mr. Long. Resolution 19-110 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF CISCO EQUIPMENT, LICENSES AND SOFTWARE FOR THE UPGRADE OF THE WIFI SYSTEM AT JIM WHELAN BOARDWALK HALL FOR CONVENTION CENTER DIVISION UNDER STATEWIDE CONTRACT 87720, CORE BTS INC., WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$115,922

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. Gant and seconded by Mr. Mullen. Resolution 19-111 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PROJECT APPROVAL OF THE ATLANTIC CITY TRAVELERS ASSISTANCE PROGRAM AND AWARD A TWO YEAR CONTRACT TO VOLUNTEERS OF AMERICA DELAWARE VALLEY TO PROVIDE SERVICES THROUGH AUGUST 31, 2021

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Long inquired if this action is in addition to what Jewish Family Services (JFS) is already providing or if the action replaces it. Mr. Doherty responded that this action would supplement the services that JFS is providing. Mr. Plousis expressed his support for the program. Mr. Tolson inquired if the Atlantic City Police Department is aware of this program. Mr. Doherty responded in the affirmative. Mr. Mulcahy commented that he would like the ACPD to come to the next board meeting and provide an update on their current initiatives in the community along with Volunteers of America. Hearing no further comments from the members, the Chair requested public



comment. Dasha Brown, Assistant Director of Volunteers of America thanked the board for its support of the program. Mr. Mike Lopez expressed his support for the program. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Brown and seconded by Mr. Plousis. Resolution 19-112 was approved by unanimous vote of the members.

PUBLIC COMMENT

Ms. Stephanie Segal expressed her concerns in regards to noise from the power plant that can be heard at her residence at Bella Condominium. Mr. Landgraf will follow up.

Ms. Segal also commented about the importance of the arts to the community.

Mr. Gant requested responses to his inquiries from last month's board meeting. Ms. Sharon Dickerson responded that both Comcast and Interstate have been notified of the issue, a letter of termination of contract were sent to both vendors. The vendors acknowledged the termination of the contracts and were only paid for the services rendered. Mr. Larry Sieg, Director of Communications & Marketing will provide an update on the summer concert series and geospatial marketing items.

EXECUTIVE SESSION

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. Kyle and seconded by Mr. Hill. Resolution 19-113 was approved by unanimous vote of the members.

Upon return to the open public session portion of the meeting, the Chairman requested a motion to adjourn the meeting. A motion to adjourn the meeting was made by Mr. Tolson and seconded by Mr. Butler, whereupon the regular meeting was adjourned 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:

September 17, 2019



HOWARD J. KYLE, SECRETARY