

CASINO REINVESTMENT DEVELOPMENT AUTHORITY

LAND USE REGULATION and ENFORCEMENT DIVISION

APPLICATION NO. : 2020-02-2830

BALLY'S PARK PLACE, LLC

THE APPLICANT IS SEEKING MINOR SUBDIVISION
APPROVAL AND VARIANCE RELIEF FROM REAR YARD
SETBACK, LOT COVERAGE, AND IMPERVIOUS COVERAGE
REQUIREMENTS.

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Atlantic City, New Jersey



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Thursday - July 16, 2020

Public hearing in the
above-referenced matter, taken via the
videoconference software program Zoom, with all
participants in separate locations due to the
State of New Jersey's COVID-19 lockdown, before
Linda A. Jackson, a New Jersey Certified Court
Reporter (CCR), nationally certified Registered
Professional Reporter (RPR), and Notary Public
of the State of New Jersey, on the above date,
commencing at 10:04 A.M., there being present:

APPEARANCES:

CASINO REINVESTMENT DEVELOPMENT AUTHORITY:

LANCE B. LANDGRAF, JR.
Chairman
Director, Planning Department

ROBERT L. REID
Land Use Enforcement Officer

1 ALSO PRESENT:

2 DANIEL DONOHOE
3 CRDA Geographical Information System
4 Specialist

4

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9 PROFESSIONALS TO THE BOARD FOR THIS HEARING:

10

11 SCOTT G. COLLINS, ESQUIRE
12 RIKER, DANZIG, SCHERER, HYLAND & PERRETTI

12

13 G. JEFFREY HANSON, PE, CME
14 ENVIRONMENTAL RESOLUTIONS, INC.

14

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19 COUNSEL FOR THE APPLICANT:

20

21 JOSEPH R. DOUGHERTY, ESQUIRE

22

23 NICHOLAS F. TALVACCHIA, ESQUIRE
24 COOPER, LEVENSON, APRIL, NIEDELMAN
& WAGENHEIM, ESQUIRES

24

25

1 APPLICANT'S ATTENDEES VIA CELL PHONE:

2

3 N. LYNNE HUGHES, ESQUIRE
4 BALLY'S PARK PLACE, LLC

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5 BARBARA A. CASEY, ESQUIRE
6 BALLARD SPAHR, LLC

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I N D E X

WITNESS(ES)	PAGE NO.
JON BARNHART	11
G. JEFFREY HANSON	23

EXHIBITS MARKED AND/OR REFERRED TO:

A-1

B-1

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[COURT REPORTER'S NOTE:

THIS HEARING WAS CONDUCTED VIA
THE VIDEOCONFERENCE SOFTWARE PROGRAM ZOOM.
DURING THE TIME OF THIS HEARING, THE
STATE OF NEW JERSEY WAS UNDER A LOCKDOWN
DUE TO THE COVID-19 PANDEMIC.

ALL ATTENDEES TO THIS DEPOSITION
WERE PARTICIPATING FROM THEIR OWN
WORKSPACE THROUGH THEIR COMPUTER OR
CELLULAR TELEPHONE.]

(Time noted: 10:04 A.M.)

LANCE LANDGRAF: With that, I'll
call to order the July 16th Land Use Regulation
and Enforcement Division hearing.

If you'd all please rise.

Dan, if you could put the flag up,
we'll do the Pledge of Allegiance.

(The Pledge of Allegiance was
recited at this time.)

LANCE LANDGRAF: Thank you.

Thanks, everybody, for, again,

1 bearing with us in these Zoom meetings. And
2 some technical difficulties this morning.

3 This hearing has been noticed in
4 accordance with the Senator Byron M. Baer Open
5 Public Meetings Act.

6 We have just one item on the agenda
7 today. That is Application 2020-02-2830,
8 Bally's Park Place, LLC.

9 I'll let Joe introduce the rest of
10 the application, but, first, I'd like to confirm
11 with Rob Reid that we have proper notice
12 provided on the application.

13 ROBERT REID: Yes. I've reviewed
14 the proof of service, and we have jurisdiction
15 to hear this application.

16 LANCE LANDGRAF: Great.

17 With that, I'll turn it over to
18 Mr. Dougherty, and you could present your
19 application.

20 JOSEPH DOUGHERTY: Thanks very
21 much.

22 For the record, my name is Joe
23 Dougherty, Joseph R. Dougherty. I represent
24 Bally's Park Place, LLC, the applicant for this
25 subdivision application, this land use

1 application.

2 As you've seen, the application is
3 for a minor subdivision with several bulk
4 variances.

5 The location that we're talking
6 about is Block 42, Lot 1, as shown on the tax
7 maps of the City of Atlantic City, more commonly
8 described as 2000 Pacific Avenue, in Atlantic
9 City.

10 The lot itself is about
11 five-and-a-half acres. The lot to be subdivided
12 is about five-and-a-half acres in total. And
13 it's located on -- it's bordered by the
14 boardwalk, Michigan, Pacific, and Arkansas
15 avenues.

16 The current use in this Lot 1 are,
17 primarily, two different -- it's composed of two
18 different elements. The first is a self-park
19 garage that is an ancillary use right now with
20 Bally's Casino/Hotel. That garage has
21 approximately 1,560 spaces.

22 The other element on this lot is
23 the Wild West Casino. It's known more commonly
24 as the Wild West Casino. It takes up most of
25 the lot. And it has casino elements; food and

1 beverage, there's a sports book, poker room, and
2 some entertainment venues in it.

3 What we'd like to do is subdivide
4 Lot 1 to separate those two elements so that the
5 resulting lots would be, one, the garage, and,
6 two, the Wild West Casino Hotel.

7 Bally's, the applicant, is
8 currently under agreement with a third-party
9 purchaser for the hotel and casino. That
10 agreement would provide for the transfer of all
11 of the hotel/casino elements, as well as the
12 self-park garage, but not for the Wild West
13 Casino. Hence, the reason for the subdivision.

14 So, the garage would remain with
15 Bally's and continue to be an ancillary use, as
16 we propose it, and the Wild West Casino/Hotel --
17 or Wild West Casino area would go to the Caesars
18 Hotel, which it is contiguous to on the other
19 side, to the west of Bally's.

20 The garage element is already
21 connected to Bally's via two pedestrian bridges
22 over Michigan Avenue and Pop Lloyd Boulevard.
23 The Wild West Casino is also connected to
24 Bally's by a separate pedestrian bridge, which
25 we're proposing would stay open after the sale

1 and the transfer of Bally's to the third-party
2 purchaser and then the transfer of the Wild West
3 area to Caesars.

4 Mr. Barnhart, who's on the phone
5 and was the professional for the application,
6 has done the calculations, and he'll talk about
7 them, but there are sufficient parking spaces in
8 the Caesars garage for both the existing uses of
9 Caesars as a hotel and casino and, also, with
10 the addition of that Wild West space. So, we
11 are not proposing any easements for parking,
12 even though one of the elements is proposed to
13 be separated from Bally's. And Bally's, of
14 course, will retain the same operation, so that
15 parking that's available now for Bally's will
16 remain for Bally's. And if the Wild West is
17 split off and goes to Caesars, it will serve
18 even less of an area than it currently serves.

19 Again, Mr. Barnhart will talk about
20 the variances that we've requested relief for,
21 and this --

22 We are in the RC, Resort
23 Commercial, District.

24 So, he will go through the
25 information on his sheet and, also, will

1 follow-up with the responses to the Authority's
2 professional letter that was sent last week.

3 So, if I can now introduce Jon
4 Barnhart and get his qualifications.

5 Jon, you're on the phone?

6 JON BARNHART: Yes.

7 JOSEPH DOUGHERTY: Okay. I believe
8 that the Authority's familiar with Mr. Barnhart.
9 He's a licensed professional planner in New
10 Jersey. He's familiar with the land use
11 ordinances and the RC zone and this project
12 site. He can certainly give his credentials for
13 acceptance. Do you need them?

14 LANCE LANDGRAF: No. We would
15 accept Mr. Barnhart's --

16 SCOTT COLLINS: Why don't I swear
17 you in first?

18 LANCE LANDGRAF: Go ahead, Scott.

19

20

21

22 JON BARNHART, having been duly
23 sworn, testified as follows...

24 SCOTT COLLINS: You will be
25 testifying as an expert witness in what fields?

1 JON BARNHART: Professional
2 planning and professional engineering.

3 SCOTT COLLINS: Lance, if you want
4 to --

5 LANCE LANDGRAF: We're very
6 familiar with Mr. Barnhart's credentials, and we
7 accept him as a professional in those two
8 fields.

9 SCOTT COLLINS: Before we get
10 going, there are no new exhibits proposed today,
11 so you'll be speaking only and referring only to
12 the application materials?

13 JON BARNHART: That's correct.

14 SCOTT COLLINS: Before we get
15 started, let's mark the application itself as
16 A-1. And we'll put a placeholder for B-1, which
17 will be the Board's letter, which we can talk
18 about later.

19 LANCE LANDGRAF: And just for
20 anybody that's in on this meeting, listening or
21 watching, if you go to the invitation to today's
22 Zoom meeting, you can follow a link that has all
23 of these application documents on our website.
24 It will take you right there. And you can
25 review the same plans that the applicant will be

1 referring to today. We'll also bring them up on
2 the screen. But, if you want to look at them
3 yourself, you'll be able to do that.

4 All right. Mr. Barnhart.

5 JON BARNHART: If I want to bring
6 the plan up, should I share my screen or do you
7 guys want to bring the plan up?

8 JOSEPH DONOHOE: I'm going to share
9 my screen and I'm going to give you remote
10 control so you can use your mouse to --

11 Now you have control of what I'm
12 sharing.

13 JON BARNHART: Perfect. Okay.

14 All right. As Joe pointed out, the
15 subject property is known as Block 42, Lot 1.
16 It is a site that is bound by Pacific Avenue,
17 Michigan Avenue and, in Atlantic City, Arkansas
18 Avenue. It's also bound by the boardwalk
19 itself.

20 So, the site is the subject of the
21 Wild Wild West Casino, the Bally's parking
22 garage, and there's actually an outparcel on
23 this lot, which is part of Caesars, which is the
24 Centurion Tower of Caesars. And you can see Lot
25 4.01 on the plan that's up on the screen now is

1 the Caesars property.

2 The application before you this
3 morning is pretty simple. It is to develop an
4 additional lot on this block that follows the
5 building lines of the Bally's parking garage
6 that is up on the corner of Pacific and Michigan
7 Avenue.

8 You can see on the plan, which is
9 sheet C-3 from the application set, there's a
10 lot right up on the corner. It is 196 feet in
11 width, 288 feet in depth. And that will be --
12 if we are approved with this application, that
13 will be a new lot created on this block for that
14 garage to sit on its own parcel.

15 The balance of Block 42, Lot 1 will
16 be the remainder lot, which we have shown as
17 proposed to be Lot 1.02. That's a lot that is
18 proposed at 183,920 square feet. And that will
19 contain all of the Wild Wild West, inclusive of
20 the landscape feature up on the corner of
21 Pacific and Arkansas Avenue.

22 As Joe pointed out, the purpose of
23 the subdivision is to have the flexibility to
24 add the Wild Wild West Casino to the Caesars
25 property, or, if that does not take place, then

1 the Wild Wild West facility would stay with the
2 Bally's property as it currently does, now.

3 But, this subdivision gives the entity
4 flexibility to make some changes to ownership
5 to, hopefully, help these properties thrive now
6 and into the future.

7 In order to create the subdivision,
8 there are some variances necessary, because we
9 are striking lines down building walls. So, the
10 setbacks are --

11 There are some setbacks here and
12 there, which are identified on our plan and,
13 specifically, in the professional report. But,
14 for all intents and purposes, the lines that we
15 are drawing the setbacks are -- those buildings
16 are, essentially, on the line.

17 The CRDA regulations permit a zero
18 setback on the front -- for a front yard setback
19 and a side yard setback up to 35 feet. However,
20 this building is taller than that. So, we are
21 required to ask for setback variances for both
22 the front and the side and, actually, the rear
23 yard as well.

24 In addition, there is a request for
25 variances for both lot coverage and building

1 coverage. Those numbers are identified in the
2 professional report and on my plan. The
3 requirement for the building is 70 percent, the
4 requirement for impervious is 80 percent. And
5 this project is well in excess of both of those.

6 But, again, this is just a function
7 of being able to transfer property. There is
8 nothing being constructed. There's really no
9 other way to do this other than what is being
10 proposed before you this morning.

11 So, from a variance perspective, I
12 think we can justify it under a c(1) and, also,
13 a c(2).

14 From a c(1) perspective, I think we
15 have a unique circumstance with this property,
16 where we have, essentially, two different
17 properties within one lot, two different -- I
18 should say two different operations within one
19 lot. And we are proposing subdivision lines to
20 actually put those two different operations on
21 their own lots. But, the variances are created.

22 So, I think we have a unique or
23 exceptional circumstance that allows this
24 property -- or that allows these variances to be
25 granted under the c(1).

1 With regard to the c(2) criteria, I
2 think that the benefits of the deviation that we
3 propose substantially outweigh any detriment.

4 The reason I believe I can make that statement
5 is because there really is no impact to anybody
6 or anything as a result of this -- as a result
7 of this striking of property lines. There is no
8 physical change in the field. There will be no
9 additional burdens on parking or traffic or
10 circulation, or any of the things that become an
11 issue when you're asking for variances. There
12 is no change to air, light and open space.

13 So, we believe that giving this
14 property the opportunity and the flexibility to
15 transfer these pieces as may be necessary in the
16 future and allowing them to, as I said before,
17 thrive and survive in the world that we're in
18 now, we believe that the benefits of this
19 request substantially outweigh any of the
20 potential detriments.

21 With regard to the negative
22 criteria, is there a substantial detriment to
23 the public good? I would argue that there
24 certainly is not. We believe this has no impact
25 on the public whatsoever.

1 With regard to a substantial
2 detriment to the zone plan or zoning ordinance,
3 as I mentioned, zero setbacks are -- for the
4 front and side, anyway, are permitted up to 35
5 feet.

6 These buildings have been in
7 existence at this location and at these setbacks
8 for most of my career. And there are, you
9 know --

10 Because we're not building
11 anything, we believe that there is no
12 substantial detriment to the zone plan or zoning
13 ordinance.

14 Specific to the discussion on
15 parking, we did do an analysis based on some
16 information that we were provided by the Caesars
17 and Wild Wild West folks with regard to the idea
18 of, once Wild Wild West is transferred and
19 becomes part of the Caesars property, is there
20 still adequate parking for that site. So, it
21 was provided to us that there are approximately
22 5,200 spaces that Caesars currently has
23 available to them.

24 The Caesars --

25 If you do the math, for -- based on

1 the CRDA regulations and you look at the hotel
2 room count for Caesars, which is 1,141 rooms,
3 when you look at the non-hotel gross area, which
4 is a little over 682,000 square feet, what it
5 boils down to for the Caesars property as it
6 exists right now is a need for 3,227 spaces.

7 We then took the Wild Wild West
8 non-hotel space and approached that in the same
9 manner. Wild Wild West has approximately
10 167,000 square feet of non-hotel space. And if
11 you use the CRDA regulation as a stand-alone
12 facility that it is, it requires 861 spaces. If
13 I were to lump that Wild Wild West into the
14 Caesars gross area, it actually would bring that
15 count down because --

16 There is a sliding scale on how the
17 parking is calculated, but I used a conservative
18 approach of saying that it's a stand-alone
19 facility and, therefore, it generated 861
20 spaces.

21 So, when you combine the Caesars
22 current demand of 3,227 spaces with the Wild
23 Wild West demand of 861 spaces, the properties,
24 if and when they are combined, require 4,088
25 parking spaces. The parking garage has over

1 5,000 spaces. So, there is no variance
2 necessary. And they have an abundance of
3 additional parking, as needed, if Wild Wild West
4 does become part of the Caesars facility.

5 If that doesn't take place, then,
6 really, it's an existing condition; there is no
7 change with regard to the parking demand. So,
8 there would be no discussion -- or variance
9 necessary if the property does not -- if Wild
10 Wild West does not change hands and remains as
11 part of the Bally's facility.

12 With that, I think I've covered
13 everything.

14 We have read all of the technical
15 comments in Mr. Hanson's report. We have no
16 issue addressing any of them as a condition of
17 approval and submission of final plans.

18 LANCE LANDGRAF: Joe, do you have
19 anything else? Do you have anything further?

20 JOSEPH DOUGHERTY: Yeah. Just to
21 add that, in, also, response to Mr. Hanson's
22 report, I did check with the assessor, Novelette
23 Hopkins, of the City of Atlantic City. She had
24 no objection to the designation of Lot 1.01 and
25 1.02 for the suggested designations of the two

1 areas to be subdivided.

2 We did supply the Authority, also
3 in response to some of their comments, with a
4 draft easement. We don't have an easement for
5 utilities because, as we understand it, all the
6 utilities that serve these two operations within
7 the one lot come from the right-of-way. So,
8 they do not cross.

9 The easements are for access over
10 that pedestrian bridge that currently spans
11 Michigan Avenue and connects the Bally's Casino
12 Hotel to the Wild West. So, that would remain
13 open, although I don't think it really has
14 anything to do with the approval, but just for
15 the Authority's information.

16 And we do have some easements for
17 access to the exterior of the parking garage,
18 because it would sit right on the lot line with
19 what Jon described as a landscape feature, and,
20 also, access to one of the mechanical areas in
21 the Wild West from the parking garage, currently
22 accessed through the parking garage.

23 So, those are the easements that we
24 would propose should these properties become
25 separated in title. But, otherwise, I don't

1 think any are necessary.

2 And then finally, in case there is
3 a question of the actual applicant, I do have
4 Lynne Hughes on the phone, who is an attorney,
5 in-house, with Bally's Park Place, LLC.

6 So, that's it for our presentation,
7 but we're certainly ready to answer questions.

8 LANCE LANDGRAF: Okay. Thank you,
9 Mr. Dougherty.

10 We'll go to Jeff Hanson, our
11 engineer, go through his report that I think
12 Scott has already referenced as what we marked
13 as B-1. That's the July 10th, 2020 report.

14 Scott, do you want to swear Jeff
15 in?

16 JEFFREY HANSON: I apologize, but,
17 in all great timing, the landscapers just showed
18 up, and they're working right outside my window
19 here. So, if you hear some loud noises, I
20 apologize.

21 Jon and Joe put on a very good
22 presentation, very thorough. Thanks for the
23 number with the parking calculation. That was
24 one of the --

25 SCOTT COLLINS: Jeff, can I just

1 interrupt you for one second? Can we just get
2 you sworn in here?

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G. JEFFREY HANSON, PE, CME, having
7 been duly sworn, testified as follows...

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JEFFREY HANSON: As Lance said --
and I apologize if any of this is redundant --
when they were getting close to me, it was a
little bit difficult to hear.

12

13

We have a review letter dated July
10th, 2020.

14

15

It's a minor subdivision with bulk
variances, obviously.

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There were three items on the
completeness review on page two of the letter
that were -- that required a submission waiver,
and that's color photographs, which is item six,
a site plan and a preliminary architectural
plan.

22

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24

Considering that there's really no
construction being proposed, it doesn't make
sense to require number 21 and 22.

25

And as far as the photographs go,

1 we're very familiar with the area, and we were
2 able to review it without needing photographs,
3 since nothing's really changing. So, we didn't
4 have any objection to the application being
5 deemed complete.

6 LANCE LANDGRAF: Okay.

7 JEFFREY HANSON: Like they said,
8 there's no construction being proposed; it's
9 subdivision of one existing lot into two.

10 I think --

11 If you go further on page three,
12 that's -- basically, it's just reiterating the
13 description of the property that Joe and Jon did
14 a pretty good job of describing. It is in the
15 RC zone.

16 And go further down on page three,
17 section B of the letter discusses the minor
18 subdivision review. And I think Joe gave a
19 pretty accurate representation regarding the
20 cross-access easements that have been submitted
21 in sample format to CRDA.

22 You said there's no utility use,
23 Joe?

24 JOSEPH DOUGHERTY: We understand
25 that none of the utilities cross. So, they're

1 provided to each of the separate properties
2 through the rights of way. So, no, there aren't
3 any.

4 JEFFREY HANSON: Okay. It looks
5 like the remainder of the comments in the minor
6 subdivision review, which would be comments
7 number two through nine, which is the first line
8 of page four of my letter, they're all clerical
9 items, and the applicant just can send it to
10 addressing those items, I believe.

11 Down to the bulk variance review,
12 we did identify, I believe it was nine separate
13 variances. If you'd like me to read through
14 them for the record, Lance, I can.

15 LANCE LANDGRAF: I think they're
16 self-explanatory, and I think Jon went through
17 them in his testimony, Mr. Barnhart went through
18 them in his testimony. They all are related to,
19 you know, the buildings already being on the lot
20 and the lot line kind of bisecting those
21 structures and --

22 JEFFREY HANSON: A lot of them are
23 existing conditions. And the ones that aren't
24 are just by virtue of the subdivision being
25 created here.

1 LANCE LANDGRAF: Yes. I think,
2 just if we reference the section C of the July
3 10th report, that lists all those variances out
4 there, items one through nine.

5 JEFFREY HANSON: And ten, you
6 discussed the parking. It looks like there's
7 plenty of parking in the existing Caesars
8 facility to accommodate the Wild West Casino.

9 Jon, are we in agreement on all
10 nine of the variances? Did I identify all of
11 those correctly? You didn't have any objection?

12 JON BARNHART: No, I don't.
13 My zoning schedule did not identify
14 the heights above 35 feet being a variance.
15 But, no -- but, I agree with you on those. And
16 I agree with all the other variances as well.

17 JEFFREY HANSON: Okay. So, that
18 really --

19 Other than that, it lists the
20 outside agency and permit approvals that are
21 required with this, which, I guess, you already
22 reached out to the assessor, I think I heard Joe
23 say, and that he or she is on board with the lot
24 designations within the block, the new lot
25 designations.

1 And other than that, that pretty
2 much concludes my letter.

3 And I'm happy to answer any
4 questions, give any further testimony that you
5 feel is required.

6 LANCE LANDGRAF: Thanks, Jeff.

7 Anything else --

8 Rob, are you okay with everything
9 here?

10 ROBERT REID: No comment.

11 LANCE LANDGRAF: Okay. Scott,
12 we're good on your end?

13 SCOTT COLLINS: Nothing from me.

14 MR. LANDGRAF: Anything else from
15 you, Joe, before I open it up to the public?

16 MR. DOUGHERTY: No. I think we're
17 set.

18 LANCE LANDGRAF: If I could ask
19 Barbara Woolley-Dillon to make any comments,
20 first, from the public. I will open it up to
21 the public for comment, but I'll suggest that
22 Barbara speak first.

23 FEMALE MEMBER FROM THE PUBLIC

24 (BARBARA WOOLLEY-DILLON): Thank you.

25 Basically, in looking over

1 everything, these applications are always
2 challenging because you're never supposed to
3 grant variances for economic reasons. However,
4 the reality of the situation is, real estate
5 changes hands all the time. We have to be as
6 supportive as we can of the casino industry.
7 It's one of the things that drives the region.

8 I see no implications or any impact
9 to the city or otherwise due to the requested
10 variance relief.

11 I think Jon and Joe Dougherty did
12 an excellent job in their presentation. As Jeff
13 said, they've included all of the relevant
14 testimony.

15 And again, these are existing
16 conditions. It's simply acknowledging that
17 there's a change, perhaps that may occur with
18 the real estate itself.

19 So, the city is supportive of this.
20 And we have to do everything that we can to be
21 as supportive of the casino industry as we can.

22 So, other than that, no comments.

23 LANCE LANDGRAF: Thank you,
24 Barbara.

25 BARBARA WOOLLEY-DILLON: You're

1 welcome.

2 LANCE LANDGRAF: Anyone else from
3 the public wishing to speak, please either wave
4 your hand as part of the "reactions" down the
5 bottom or just, somehow, make it known. I
6 think, if you hit star six, it lets our
7 administrator know that you want to speak.

8 I don't see anybody else out there,
9 though.

10 Dan, do you?

11 DANIEL DONOHOE: No, no one new.

12 LANCE LANDGRAF: Okay. With that,
13 I will close the public portion and move back to
14 my team.

15 Anything else, guys? We good?

16 SCOTT COLLINS: I'm good. Thank
17 you.

18 JEFFREY HANSON: Nothing from me.

19 LANCE LANDGRAF: Joe, you complete?

20 JOSEPH DOUGHERTY: I'm complete,
21 yeah. Thank you.

22 LANCE LANDGRAF: All right. As
23 everyone's well aware, you don't get an answer
24 today. I don't make that decision. What will
25 happen is, we'll prepare a hearing officer

1 report and we'll present that to our board. It
2 looks like it will be at our August meeting.
3 That meeting is August 18th; for board action.

4 Our next meeting is next Tuesday.
5 So, we don't have time to get that done and on
6 that agenda, but we will have it on for the
7 August 18th board meeting for action.

8 I will provide a copy of that
9 hearing officer report to you, Joe, prior to
10 that being submitted to the board, just so we
11 can all be on the same page, similar to how a
12 board attorney would send out a resolution,
13 proposed resolution, for adoption; so
14 everybody's on the same page, so to speak.

15 With that, we'll close testimony on
16 the matter and get ready to close up the
17 meeting.

18 Our next land use meeting is August
19 6th, at 10:00 A.M.

20 We are trying to have that live.
21 Right, Rob?

22 ROBERT REID: Yes, sir. Let's
23 hope.

24 LANCE LANDGRAF: We're working
25 towards that. That meeting will, hopefully, be

1 at the firehouse, the CRDA offices. But, stay
2 tuned. You never know.

3 With that, no other public comment,
4 we'll close the meeting.

5 And we are adjourned.

6 Thanks, everybody. I appreciate
7 your time today.

8
9 (This public hearing concluded
10 at 10:36 A.M.)

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C E R T I F I C A T I O N

I, Linda A. Jackson, hereby certify that the foregoing is a true and correct transcript of the proceedings held in this matter as transcribed from the stenographic notes taken by me on July 16, 2020.

Linda A. Jackson, RPR, CCR
Registered Professional Reporter
Certified Shorthand Reporter

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