



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

**MINUTES – PUBLIC MEETING 15-4
April 21, 2015**

- PRESIDING:** James Kehoe, Chair
- PRESENT:** Tom Balance, Bob Bartolone for Charles A. Richman, Debra DiLorenzo, Mark Giannantonio, Mayor Don Guardian, Gary Hill, David Rebeck for John Hoffman, Howard Kyle, Matthew Levinson, Robert Mulcahy, Gary Puma, Bob Shaughnessy for Andrew Sidamon-Eristoff, Richard Tolson
- ABSENT:** Edward Gant, William Mullen, Frank Spencer
- STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Ali Reynolds, Bunny Rixey, Rick Santoro, Larry Sieg, Heather Walls, Paul G. Weiss, Esq.
- OTHER ATTENDEES:** Christopher Howard, Esq., Governor's Authority 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 March 23, 2015

The Chair requested a motion to approve the minutes of the March 23, 2015 Members' Meeting. A motion was made by Mr. Mulcahy and seconded by Mr. Kyle. Resolution 15-41 was approved by the 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. Kyle and seconded by Mr. Levinson. The Treasurer's report was approved and adopted by the unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Mr. Palmieri updated the members on the status of the following projects and initiatives:

Update on Sale of One North Boston

- i. The sale of the One North Boston property closed on April 13th to a sole purpose entity affiliated with Alpha Funding Solutions.



- ii. The developer has committed to develop the property under the terms of the purchase and sale agreement.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY IN RECOGNITION OF JAMES B. KEHOE

The Vice-chair read the resolution. Mr. Mulcahy and Mr. Palmieri thanked Mr. Kehoe for his years of service to the Authority. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Resolution 15-42 was approved by unanimous vote of the members.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR CONSTRUCTION OF AN OUTDOOR EVENT AREA AT THE BORGATA HOTEL, SPA AND CASINO LOCATED AT LOTS 1.05, 1.07, 1.08, 1.10 AND 1.12 OF BLOCK 576, UNDER APPLICATION 2014-12-1307

The resolution was read by title. Mr. Ballance recused himself. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Levinson. Resolution 15-43 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCES FOR CONSTRUCTION OF IMPROVEMENTS BY JTD REALTY GROUP, INC UNDER APPLICATION 2015-03-1403

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Hill. Resolution 15-44 was approved by unanimous vote of the members, with Mr. Levinson abstaining.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR DAVID W. KARPUS UNDER APPLICATION 2015-02-1338



The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Tolson. Resolution 15-45 was approved by unanimous vote of the eligible members, with Mr. Levinson abstaining.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$141,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE PRODUCTION AND BROADCASTING OF THE ATLANTIC CITY NIGHTS TELEVISION SERIES

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Hill inquired if Public Producers would be looking for sponsors to support the program in the future. Mr. Palmieri responded in the affirmative. Mr. Tolson inquired about whether an agreement to broadcast the series had been reached with NJTV. Mr. Kehoe responded that he had spoken to the Chairman of NJTV, John Servidio and that Mr. Servidio has made the commitment to run the series. Mr. Palmieri commented that the Resolution requires that commitment before the funds are released. Hearing no further member discussion, the Chair opened the matter to public comment. John Exadaktilos from Ducktown Tavern commented that he believes CRDA should do more to market local city businesses. Mr. Kehoe suggested that Mr. Exadaktilos make an appointment with Ali Reynolds, Director of Community Development Partnerships, to discuss his ideas for marketing local businesses. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Mulcahy and seconded by Mr. Hill. Resolution 15-46 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE PUBLIC-PRIVATE AGREEMENT FOR MARKETING ATLANTIC CITY WITH THE ATLANTIC CITY ALLIANCE TO FACILITATE COLLABORATION ON 2015 SUMMER EVENTS

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. In response to Mr. Cheatham's question about the amount of funding, Mr. Palmieri responded \$1.355 million. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Hill. Resolution 15-47 was approved by unanimous vote of the members.

CRDA

Casino Reinvestment Development Authority



BOND RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING PROJECT REVENUE BONDS (BOARDWALK INTERACTIVE LIGHT DISPLAY PROJECT) SERIES A

The resolution was read by title. Mr. Guardian and Mr. Kyle recused themselves. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Rebeck inquired the time frame for completion of the project. John Lamey, Executive Director of the Atlantic County Improvement Authority responded that he anticipates the project will be completed by November 2015. Mr. Mulcahy inquired the total cost of the project. Mr. Lamey responded \$33 million. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. Cheatham inquired the locations of the LED boards on the boardwalk. Mr. Lamey responded the boards would go up from Albany Avenue to Rhode Island Avenue. Mr. Cheatham inquired about public advertising on the LED boards. Mr. Lamey responded that 9 minutes of each hour would be reserved for public messaging. Mr. Cheatham inquired if there is going to be a cost for this portion of the advertising. Mr. Lamey responded no. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Bartolone. Resolution 15-48 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PROJECT APPROVAL, FUND RESERVATION, AND TAKING ADDITIONAL ACTION IN FURTHERANCE OF THE BOARDWALK INTERACTIVE LIGHT DISPLAY PROJECT

The resolution was read by title. Mr. Guardian and Mr. Levinson recused. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Mulcahy. Resolution 15-49 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$1,000,000 FROM PROCEEDS FROM LUXURY TAX REVENUE BONDS, SERIES 2014 AND THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT WITH THE HISTORIC ORGAN RESTORATION COMMITTEE, INC

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Hill commented that the organ is a great asset to Atlantic City and that the Authority should fully support it. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. Cheatham commented



on the importance and magnificence of the organ. Dr. Steven Ball, Staff Organist & Director of Outreach for the Historic Organ Restoration Committee, Inc commented that the organ was last fully functional in September 1944, prior to the hurricane of that year. Due to a lack of funding and personnel, the organ was only partially functional until the 2013 Miss America pageant. Mr. Kehoe inquired how many organs are out there in the world similar to the one in Atlantic City. Dr. Ball responded that this organ is the largest instrument ever created in the world. Dennis Cook, Secretary of the Historic Organ Restoration Committee commented that ten mechanics have volunteered their time and services and are currently working on the continuing restoration of the instrument. Mr. Cook furthered explained that this is the fourth time that the Committee has been fortunate enough to have professionals volunteer their time to aid in restoration efforts and he anticipates more of these professionals coming from all over the world to offer their services for free in the upcoming years. He estimates that if paid for, these services would amount to more than \$3.1 million in labor. Dr. Ball informed the Members and the public that tours of the organ are offered to the public and he encouraged everyone to visit Boardwalk Hall to take the tour and hear him play. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Levinson. Resolution 15-50 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AUTHORIZING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO
CHICAGO TITLE INSURANCE COMPANY AND SCOTT LAND TRANSFER, LLC TO
PROVIDE TITLE AGENCY SERVICES ON AN AS-NEEDED BASIS THROUGH MAY
31, 2016 WITH AN AGGREGATE SPENDING LIMIT OF \$75,000**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Bartolone. Resolution 15-51 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING CONTRACTS TO SITE ENTERPRISES, INC AND WINZINGER, INC
FOR DEMOLITION SERVICES ON AN AS-NEEDED BASIS THROUGH MAY 31,
2016, WITH AN AUTHORIZED AGGREGATE SPENDING LIMIT OF \$500,000**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Tolson asked for confirmation of the total spending authorization for the contract. Mr. Palmieri responded that the total spending authorization for these services is an aggregate amount of \$500,000. Hearing no further member discussion, the Chair opened the matter to public comment. Hearing no public



comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Ballance. Resolution 15-52 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
PERTAINING TO THE BORGATA NIGHT CLUB EXPANSION PROJECT**

The resolution was read by title. Mr. Ballance recused himself. Mr. Palmieri described the proposed action. The Chair requested member discussion. In response to Mr. Rebeck's inquiry concerning IAT balance, Mr. Berzins responded that the amount listed was as of the fourth quarter of 2014 and the balance of funds was as of March 31, 2015. Hearing no further member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Tolson. Resolution 15-53 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$150,000
FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND TO THE
CITY OF ATLANTIC CITY POLICE FOUNDATION FOR THE 2015 ATLANTIC CITY
SUMMER CONCERT SERIES AT GARDNER'S BASIN**

The resolution was read by title. Mr. Guardian and Mr. Giannantonio recused themselves. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Mr. Cheatham inquired if these concerts include the ones in the boardwalk. Mayor Don Guardian responded no. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Levinson. Resolution 15-54 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
WAIVING A CONDITION PRECEDENT TO RELEASING AND REALLOCATING
CERTAIN FUNDS PREVIOUSLY RESERVED FOR CONSTRUCTION ACTIVITIES
PERTAINING TO THE AVIATION RESEARCH & TECHNOLOGY PARK PROJECT**

The resolution was read by title. Mr. Kyle recused himself. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Mulcahy asked for confirmation that the request is for approval to reallocate \$375,000 in previously approved funds. Mr. Palmieri responded in the affirmative. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. Cheatham inquired how the citizens of Atlantic City can get involved with this project. Joseph Sheairs, Executive Director of the Aviation Research & Technology Park, provided an update on the project



and the potential benefits to the community. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Mulchay and seconded by Mr. Bartolone. Resolution 15-55 was approved by unanimous vote of the eligible members, with Ms. DiLorenzo abstaining.

PUBLIC COMMENT

William Cheatham commented that the roof on West Hall needs to be replaced.

Steven Ball of the Historic Organ Restoration Committee, Inc. thanked the Board for its support of the Historic Boardwalk Hall Organ Restoration Challenge Grant

Lieutenant James Sarkos of ACPD thanked the Board for its support of the Boardwalk Interactive Light Display Project.

Bob Males of Public Producers, Inc. thanked the Board for its support of the Atlantic City Nights Television Series Project.

Mindy Solkin of Atlantic City, owner of the Running Center commented that Atlantic City would benefit from conventions geared towards wellness and fitness.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS PENDING AND POTENTIAL LITIGATION AND CONTRACT NEGOTIATION MATTERS

The resolution was read by title. The Chair requested a motion to go into executive session. A motion was made by Mr. Tolson and seconded by Mr. Levinson. Resolution 15-56 was approved by unanimous vote of the members.

Upon returning to the open public session portion of the meeting, the Chair requested the following action be read.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE NEGOTIATION AND EXECUTION OF A THERMAL ENERGY SERVICES AGREEMENT WITH THERMAL ENERGY LIMITED PARTNERSHIP I, AUTHORIZING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$6,227,000, AND APPROVING OTHER ACTIONS TO ENSURE CONTINUOUS, UNINTERRUPTED DELIVERY OF THERMAL ENERGY TO BOARDWALK HALL



The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Shaughnessy. Resolution 15-57 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:

April 21, 2015

A handwritten signature in cursive script that reads "Howard J. Kyle". The signature is written over a solid horizontal line.

HOWARD J. KYLE, SECRETARY