



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

**MINUTES –PUBLIC MEETING 16-06  
April 19, 2016**

- PRESIDING:** Acting-Chair, Robert Mulcahy
- PRESENT:** Tom Ballance, Robert Bartolone for Charles A. Richman, Debra DiLorenzo, Mark Giannantonio, Howard Kyle, Mayor Don Guardian, Edward Gant, Gary Hill, Matthew Levinson, William Mullen, Robert Shaughnessy for Ford M. Scudder, Richard Tolson,
- ABSENT:** David Rebuck, Frank Spencer
- STAFF:** John F. Palmieri, Lisa Britt, Donna Pless, Dawn Hinton Davis, Lance Landgraf, Thomas Meehan, Bunny Rixey, Rick Santoro, Heather Walls, Carl Wentzell, Paul G. Weiss, Esq.
- OTHER ATTENDEES:** Christopher Howard, Esq., Governor's Authority Unit, John Samerjan

**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 1, 2016**

The Chair requested a motion to approve the minutes of the March 1, 2016 Members' Meeting. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 16-35 was approved by the unanimous vote of the members.

**RATIFICATION OF THE MINUTES OF March 15, 2016**

The Chair requested a motion to approve the minutes of the March 15, 2016 Members' Meeting. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 16-36 was approved by the unanimous vote of the members

**TREASURER'S REPORT** – Deferred to the May Members' Meeting



**EXECUTIVE DIRECTORS REPORT** - Mr. Palmieri stated that he would defer the Executive Director's report to the regular meeting in May, given the number of discussion and action items on the Agenda.

**ATLANTICARE PRESENTATION** – Representatives from Atlanticare presented the CRDA with five AED defibrillators. The Acting Chair expressed the Authority's appreciation for this life saving equipment.

**LAND USE REGULATION & ENFORCEMENT**  
**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR DENNIS A. HEWLETT UNDER APPLICATION 2016-01-1783**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Hill Resolution 16-37 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE ATLANTIC CITY LAW ENFORCEMENT TECHNOLOGY PROJECT INTERGOVERNMENTAL AGREEMENT**

The Resolution was read by title. Mr. Palmieri described the proposed action. Mayor Guardian entered his recusal. The Acting Chair opened the matter for member discussion. Mr. Kyle stated that from the perspective of the County, the centralized dispatch project is not moving forward at this juncture. The Acting Chair requested public comment. Commander Tom Gilbert expressed his support for the proposed action. Mr. William Cheatham discussed adding a precinct in the "Back Maryland" section of the city. Commander Gilbert responded that the Atlantic City Police Department has been doing some outreach in that area. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hill. Resolution 16-38 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY: (I) GRANTING AMENDED PROJECT APPROVAL TO THE TROPICANA ATLANTIC CITY BOARDWALK ENHANCEMENT AND PROPERTY REVITALIZATION PROJECT, (II) APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE**



**AMOUNT OF \$8.0 MILLION FROM THE ATLANTIC CITY HOUSING AND COMMUNITY DEVELOPMENT FUND FOR THE PROJECT, AND (III) APPROVING A DONATION OF INVESTMENT ALTERNATIVE TAX OBLIGATIONS IN THE AMOUNT OF \$7,067,600 ON ACCOUNT FOR TROPICANA ATLANTIC CITY CORPORATION D/B/A TROPICANA CASINO AND RESORT, PURSUANT TO P.L. 1984, CHAPTER 218**

The resolution was read by title. Mr. Palmieri described the proposed action, and introduced representatives of Tropicana. Mr. Tony Rodio, CEO of Tropicana described the proposed additional non-gaming improvements, and Mr. Corey Morowitz identified the economic impacts of the proposed additional amenities, and presented testimony that these new non-gaming elements satisfied the CRDA Act, in particular Section 178 therein, and the Authority's adopted Master Plan.

Mr. Tim Lowry, Esq., of the DLA Piper Law Firm affirmed, on Tropicana's behalf that: (i) the donation of IATs will be equivalent to a ratio of 1:1 in accordance with the Donation Policy, (ii) the IATs on deposit with the Authority will serve as the sole and exclusive source of the donation, (iii) Tropicana will not have any rights, whatsoever, to the donation proceeds or any interest earnings thereon, (iv) Tropicana has the legal authority to make the request (as outlined in its application), (v) the individual signing for the licensee is authorized to make the request, and (vi) the donation will not violate any agreement or covenant or impair any financial obligation to or with the Authority or any other third party.

Mr. Morowitz added for the record that the planned improvements include retail space on Pacific Avenue and renovations to The Quarter, which will also have a positive impact on the Tourism District and satisfy the CRDA Act requirements.

The Acting Chair opened the matter for member discussion. Hearing no member discussion, the Acting Chair requested public comment. Mr. Cheatham expressed his support for this project. Hearing no further comment, the Acting Chair requested a motion, which was made by Mr. Gant and seconded by Mr. Kyle. Resolution 16-39 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE EXISTING COMMUNICATIONS CONSULTANT SERVICES AGREEMENT WITH J STRATEGIES LLC TO: (I) INCREASE THE SPENDING LIMIT BY \$15,000 FOR THE CURRENT TERM EXPIRING JUNE 30, 2016, AND (II) EXTEND THE TERM OF THE AGREEMENT THROUGH JUNE 30, 2017, WITH A SPENDING LIMIT NOT TO EXCEED \$75,000**



**DURING THE EXTENDED TERM, FOR A TOTAL CONTRACT VALUE NOT TO EXCEED \$150,000**

The resolution was read by title. The Acting Chair described the proposed action, and opened the matter for member discussion. Hearing no member discussion, the Acting Chair requested public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Levinson. Resolution 16-40 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING (I) A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$50,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND FOR THE TOURISM MARKET EXPANSION PROJECT, (II) AN AMENDMENT TO THE PROJECT, AND (III) A PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH THE ATLANTIC CITY CHAMBER OF COMMERCE, ALL IN FURTHERANCE OF THE 2016 ATLANTIC CITY AIR SHOW**

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Kyle and Mayor Guardian entered their recusal for the record. The Acting Chair opened the matter for member discussion. Mr. Mullen asked about the total cost for the Air Show, and Ms. Heather Walls responded that the portion of the event budget the Authority was contributing toward was \$166,000. Hearing no further member discussion the Acting Chair requested public comment. Mr. Robert Marshall, of the Atlantic City Chamber of Commerce expressed his appreciation for the Authority's support. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Bartolone. Resolution 16-41 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY IN FURTHERANCE OF THE BOARDWALK INTERACTIVE LIGHT DISPLAY PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Kyle, Mr. Levinson and Mayor Guardian entered their recusals for the record. The Acting Chair opened the matter for member discussion. Mr. Tolson asked if the ACIA will operate the lightshow in the same manner as CRDA. Mr. Palmieri responded that they will continue to provide the lightshow experience. Mr. Tolson asked if the lightshow itself will be reduced in terms of showings. Mr. Palmieri responded that he will have a discussion with the Atlantic County Improvement Authority and report back to the members. Hearing no member discussion, the Acting Chair requested public comment.



Hearing no public comment, the acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hill. Resolution 16-42 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE PROFESSIONAL SERVICES AGREEMENT WITH CHICAGO  
TITLE INSURANCE COMPANY TO PROVIDE TITLE AGENCY SERVICES ON AN  
AS-NEEDED BASIS THROUGH MAY 31, 2017 WITH AN AGGREGATE SPENDING  
LIMIT NOT TO EXCEED \$75,000**

The resolution was read by title. The Acting Chair discussed the action and opened the matter for member discussion. Hearing none, the Acting chair requested public comment. Upon hearing no public comment, the Acting Chair requested a motion, which was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 16-43 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN AMENDMENT TO THE RESORTS MEETING SPACE EXPANSION  
PROJECT TO EXTEND THE DATE OF PERMITTED SUBSTANTIAL COMPLETION  
OF PROJECT CONSTRUCTION**

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Giannantonio entered his recusal into the record. The Acting Chair discussed the action and opened the matter for member discussion. Hearing none, the Acting Chair requested public comment, and upon hearing none, requested a motion. A motion was made by Mr. Gant and seconded by Mr. Mullen. Resolution 16-44 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE ATLANTIC CITY CONVENTION AND VISITORS AUTHORITY  
FOOD SERVICES CONTRACT WITH OVATIONS FOOD SERVICES, LP UNTIL  
DECEMBER 31, 2016**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing none, the Acting Chair opened the matter to public comment. Hearing none, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Levinson. Resolution 16-45 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF CLEANING EQUIPMENT FOR THE CONVENTION CENTER DIVISION UNDER STATEWIDE CONTRACT A79875, WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$167,262**

The resolution was read by title. The Acting Chair described the action and requested member discussion. Hearing none, the Acting Chair opened the matter to public comment. Mr. William Cheatham asked if the cleaning equipment was solely for the Convention Center or Boardwalk Hall also. Mr. Palmieri responded that the cleaning equipment is for the Convention Center only. Mr. Cheatham was concerned about Georgia Avenue looking presentable. Mr. Palmieri responded that this particular equipment is for indoor use only. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Bartolone. Resolution 16-46 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT BY SPECTRA VENUE MANAGEMENT TO STAGE RIGHT CORPORATION FOR THE PURCHASE OF RISERS AND PERFORMANCE STAGING FOR HISTORIC BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER WITH A SPENDING LIMIT NOT TO EXCEED \$350,000**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson asked if the risers and performance staging were temporary, and who will do the installation and removal. Mr. Meehan responded they are temporary and in-house labor installs and removes the equipment. Mr. Mullen asked if the contract was competitively bid or if StageRight is the only company who makes this equipment. Mr. Palmieri responded StageRight is the only company who makes equipment compatible with Boardwalk Hall's existing equipment inventory, and, as such, the vendor was a sole source. The Acting Chair opened the matter to public comment. Hearing none, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gant. Resolution 16-47 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$40,000 TO WARRINER'S CONSTRUCTION, INC FOR THE PURCHASE OF PLANT MATERIALS FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2016**



The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing none, the Acting Chair opened the matter to public comment. Hearing none, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gant. Resolution 16-48 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING TWO PROFESSIONAL SERVICES AGREEMENTS FOR BOND  
COUNSEL FOR A ONE YEAR TERM, ENDING MAY 31, 2017**

The resolution was read by title. The Acting Chair described the proposed action and requested member discussion. Hearing none, the Acting Chair opened the matter to public comment. Hearing none, the Acting Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Bartolone. Resolution 16-49 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

The Acting Chair opened the meeting to public comment. Mr. Cheatham discussed the AC Don't Stop Believing magnets, and thanked the CRDA for providing them.

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

The resolution was read by title. The Acting Chair requested a motion to go into executive session to discuss contract negotiation matters pertaining to the Steel Pier Project and the Pennsauken Project. The Acting Chair stated the Authority would likely take action coming out of the executive session. A motion was made by Mr. Giannantonio and seconded by Mr. Levinson. Resolution 16-50 was approved by unanimous vote of the members.

Following the executive session, the Acting Chair re-opened the public portion of the meeting, and requested reading of the following Resolution.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
PERTAINING TO THE STEEL PIER REVITALIZATION PROJECT**



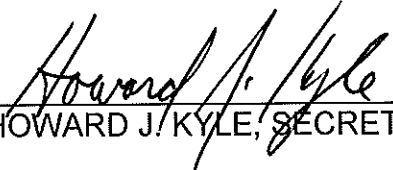
The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing none, the Acting Chair opened the matter to public comment. Hearing none, the Acting Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Levinson. Resolution 16-51 was approved by unanimous vote of the members.

Without any further business or additional public comment, the Acting Chair requested a motion to adjourn the meeting. Upon motion, duly seconded, the meeting was adjourned 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 19, 2016

  
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HOWARD J. KYLE, SECRETARY