



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

**MINUTES – PUBLIC MEETING 15-8  
August 18, 2015**

- PRESIDING:** Vice-Chair, Robert Mulcahy
- PRESENT:** Tom Ballance, Robert Bartolone for Charles A. Richman, Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Gary Hill, Howard Kyle, Matthew Levinson, William Mullen, Gary Puma, Bob Shaughnessy for Robert A. Romano, Frank Spencer, Richard Tolson
- ABSENT:** David Rebeck for John Hoffman
- STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Sharon Dickerson, Rosalind Kincaid, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Donna Pless, Ali Reynolds, Bunny Rixey, John Samerjan, 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 Acting 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 JULY 20, 2015**

The Acting Chair requested a motion to approve the minutes of the July 20, 2015 Members' Meeting. A motion was made by Mr. Spencer and seconded by Mr. Mullen. Resolution 15-107 was approved by unanimous vote of the members, with Mr. Shaughnessy abstaining.

**TREASURER'S REPORT**

The Acting Chair asked the members to review the Treasurer's report. A motion to approve and file the report was made by Mr. Shaughnessy and seconded by Mr. Hill. The Treasurer's report was approved and adopted by unanimous vote of the members.



## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Palmieri reviewed the following matters:

### **A. Success of Sunday's Maroon 5 Beach Concert**

- i. Rascal Flatts – Thursday, August 20<sup>th</sup> at 4 p.m.

### **B. CRDA provides Public Parking on surface lots at reduced cost**

- i. Block 163 –Pacific Avenue across from Boardwalk Hall
  - 191 parking spaces
  - Daily rate: \$5 all day
  - Evening and Special Event rate: \$10
- ii. Block 157 – Indiana & Pacific Avenues
  - 153 parking spaces
  - Daily rate: \$5 all day
  - Evening and special event rate: \$10
- iii. August 16<sup>th</sup> Concert – Both lots full by 1 p.m. 1,135 vehicles utilized the Wave Garage
- iv. Total parking provided by the Authority on these 3 sites = 1,570 spaces

### **C. Closing on John Brooks Recovery Center**

- On July 31, 2015 the agreement was executed.

### **D. CRDA completed demolition of former Sansom Cinema property located at 1824-26 Atlantic Avenue**

### **E. Poetry at AC Farmer's Market**

- i. CRDA received a letter from Aubrey Gerhardt, Director of the Northfield Public Library and Founder of the South Jersey Poets Collective, thanking the Authority for allowing the Collective the opportunity to read at this year's Farmer's Market. She shared that the experience was positive for all poets who participated and believes that the presence of poetry and the arts helps to enrich communities.



## **LAND USE REGULATION & ENFORCEMENT**

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE DEVELOPMENT OF THE BASS PRO SHOPS IN ATLANTIC CITY, NEW JERSEY UNDER APPLICATION 2015-05-1493**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Spencer. Resolution 15-108 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL AND VARIANCE RELIEF FOR A PROPOSED RITE AID PHARMACY, WITH DRIVE-UP PHARMACY AND RELATED SITE IMPROVEMENTS AT 3218 ATLANTIC AVENUE, BLOCK 183, LOTS 1-8 AND 20-28 UNDER APPLICATION 2014-09-1213**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Gant inquired about the large deviation from the required setbacks on the site. Mr. Landgraf responded that the variances actually were not significant, because the building is a corner lot, with frontage on three streets; Atlantic, Sovereign and Montpelier Avenue. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Kyle. Resolution 15-109 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL AND VARIANCE RELIEF FOR A PROPOSED RENOVATION AND EXPANSION OF THE EXISTING DOCK'S OYSTER HOUSE RESTAURANT LOCATED AT 2405 ATLANTIC AVENUE, BLOCK 279, LOTS 45, 46, AND 48 - 52 UNDER APPLICATION 2015-06-1550**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham expressed his support for the



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expansion. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Spencer. Resolution 15-110 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 A PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE GOLDEN NUGGET ATLANTIC CITY VILLA PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mullen inquired the timeframe that the borrowed IATs would be repaid. Mr. Berzins responded that, assuming no changes to the current legislation, the funds would be repaid in four years. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham expressed his support for the project. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Hill. Resolution 15-111 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONSTRUCTION SERVICES CONTRACT TO COMPLETE EMERGENCY ROOF REPAIRS TO BOARDWALK HALL**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson commented that he is happy to see a local New Jersey contractor is employed for this project. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham expressed his support for the project. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 15-112 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROFESSIONAL SERVICES AGREEMENTS TO REMINGTON, VERNICK AND WALBERG ENGINEERS AND CZAR ENGINEERING FOR STRUCTURAL ENGINEERING SERVICES ON AN AS NEEDED BASIS FOR THE ATLANTIC CITY CONVENTION CENTER AND BOARDWALK HALL**



The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 15-113 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING PROFESSIONAL SERVICES AGREEMENTS TO NAVARRO & WRIGHT CONSULTING ENGINEER, INC, AND MICHAEL CALAFATI ARCHITECTS, LLC FOR HISTORIC ARCHITECT SERVICES ON AN AS NEEDED BASIS FOR HISTORIC BOARDWALK HALL**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Spencer. Resolution 15-114 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING A CERTIFYING OFFICER AND SUPERVISOR OF THE CERTIFYING OFFICER IN ACCORDANCE WITH P.L. 2011, CHAPTER 52**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Shaughnessy. Resolution 15-115 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A CONTRACT FOR THE PROCUREMENT OF ALL TERRAIN LITTER VACUUMS FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Bartolone. Resolution 15-116 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING CONTRACTS FOR AN AGGREGATE NOT TO EXCEED AMOUNT OF**



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## **\$63,000 FOR VARIOUS JANITORIAL SUPPLIES FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2015**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 15-117 was approved by unanimous vote of the members.

### **PUBLIC COMMENT**

Mr. Paul Herold of Atlantic City commented that the public restrooms in Gardner's Basin are in bad shape and should be addressed.

Mr. Herold commented that there is a beautiful tennis court in Uptown Complex area but there is a thoroughfare that cuts through the tennis court and people walk through it while people are playing. Mr. Herold suggested that a gate be put up during non-school days.

Mr. Cheatham stated his concerns for the future of Atlantic City if legislation is passed that would eliminate CRDA funding for development.

Barbara Gilroy commented about the parking lots along the Atlantic City Expressway that are no longer being used for casino employee parking. She believes using that parking lot would relieve some of the city's parking issues.

Mr. Gant stated his support for constructing a permanent stage on the beach for future concerts.

Jim Wood of Meet AC commented that convention business continues to increase.

### **EXECUTIVE SESSION**

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

# CRDA

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The resolution was read by title. The Acting Chair requested a motion to go into executive session. A motion was made by Mr. Gant and seconded by Mr. Levinson. Resolution 15-118 was approved by unanimous vote of the members.

Upon returning to the open public session portion of the meeting, the Acting Chair requested a motion to adjourn the meeting, and 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:

August 18, 2015

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