



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

**MINUTES – PUBLIC MEETING 15-7
July 20, 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, David Rebeck for John Hoffman
- ABSENT:** Robert Shaughnessy for Robert A. Romano, Gary Puma, Frank Spencer, Richard Tolson
- STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Lance Landgraf, Roz Kincaid, Thomas Meehan, Oriana Mondragon, Donna Pless, 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 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 JUNE 16, 2015

The Acting Chair requested a motion to approve the minutes of the June 16, 2015 Members' Meeting. A motion was made by Mr. Mullen and seconded by Ms. DiLorenzo. Mr. Hill abstained. Resolution 15-89 was approved by a vote of 11-0-1, with Mr. Hill abstaining from the vote.

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. Kyle and seconded by Mr. Hill. The Treasurer's report was approved and adopted by the unanimous vote of the members.



EXECUTIVE DIRECTOR'S REPORT

Mr. Palmieri reviewed the following matters:

- A. We were contacted by New York's Upstate Revitalization Initiative. Governor Cuomo is invested in improving upstate New York's economy, which has seen low GDP, population and job growth. They were very impressed with our Atlantic City Tourism District Master Plan as an example of positive regional economic initiative and would like to speak with us about the impact being made in Atlantic City.
- B. The Annual Farmers Market is now underway on Thursdays and Saturdays at Center City Park from 9 am – 3 pm and at Bartram Avenue and the Boardwalk on Fridays and Sundays from 9 am – 3 pm.
 - i. Music in the Park has also returned on Thursdays during the Farmers Market from 12 – 2 pm featuring live musical entertainment.
 - ii. Northfield Public Library's outreach to local poets provides poetry readings at no cost. These are held during the musicians' 15-minute break at the Thursday Farmers Market in Center City Park.
- C. Movies Under the Stars has returned again this year on Fridays at Bartram Avenue and the Boardwalk, Sundays at Brighton Park and Mondays at Gardner's Basin.
- D. The Authority recently recognized four of our SID General Maintenance employees for their courageous actions that ultimately led to the apprehension of a robbery suspect by the Atlantic City Police Department (ACPD).
 - i. General Maintenance employees James Howard, Eddie Cruz, Javier Figueroa and Supervisor Wilfredo Cintron each received a framed certificate of achievement and a merchandise gift card as an expression of thanks and gratitude during a ceremony in front of fellow CRDA employees.
 - ii. During the morning of Thursday, June 25, Howard was performing pan and broom cleaning duties along the Boardwalk near Florida Avenue when he witnessed a purse snatching in progress. Howard called out to the fleeing suspect before coming to the aid of the female victim while radioing to his nearby crew and supervisor. Cintron informed a nearby ACPD patrol unit of the situation and, along with Cruz and Figueroa, assisted in the search and eventual



apprehension of the suspect, as well as recovery of the victim's purse.

- E. The Authority's Media staff is working to refresh and update the content to include new attractions and entertainment on both the www.doatlanticcity.com and www.njcrda.com websites.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR RENOVATION AND REDEVELOPMENT OF THE FORMER ATLANTIC CLUB HOTEL AND CASINO UNDER APPLICATION 2015-06-1515

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 inquired if the project included hotel rooms. Mayor Guardian replied that 817 hotel rooms were included in the project. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hill. Resolution 15-90 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 APPROVING AGREEMENT FOR DESIGN AND CONSTRUCTION SERVICES RELATED TO THE FABRICATION AND INSTALLATION OF SOUND AND LIGHTING UPGRADES AT THE ADRIAN PHILLIPS BALLROOM OF 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. Mr. Cheatham inquired if projection for showing movies would be included in the upgrades. Mr. Rodowicz from Spectra Venue Management (formerly Global Spectrum) responded that a plan for showing movies in the ballroom may be considered at a later date. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Mullen. Resolution 15-91 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR MASTER PLAN DESIGN SERVICES FOR THE ATLANTIC CITY CONVENTION CENTER



The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Levinson recused himself. 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. Gant. Resolution 15-92 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH SCALES INDUSTRIAL TECHNOLOGIES, INC FOR PROCUREMENT OF SIX DIAPHRAGM PUMP COMPRESSOR PACKAGES FOR THE BOARDWALK HALL WATER MITIGATION SYSTEM

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 inquired if the pumps will relieve some of the flooding that occurs at Georgia Avenue. Jim McDonald from Spectra Venue Management (formerly Global Spectrum), responded in the affirmative. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 15-93 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICE AGREEMENT TO POSITIVE IMPACT INC TO PROVIDE CONVENTION CENTER OPERATION AND MARKETING ADVISORY SERVICES ON AN AS-NEEDED BASIS THROUGH JULY 31, 2017, WITH A TOTAL SPENDING AUTHORIZATION NOT TO EXCEED \$300,000

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. Hill. Resolution 15-94 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING AN ANNUAL MEETING AND LAND USE HEARING SCHEDULES FOR AUGUST 2015 THROUGH JULY 2016

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. Mullen. Resolution 15-95 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DESIGNATING CERTAIN NEWSPAPERS TO RECEIVE MEETING AND GENERAL
NOTICES FOR THE 2015 – 2016 YEAR**

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. Giannantonio and seconded by Mr. Hill. Resolution 15-96 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ELECTING CERTAIN INDIVIDUALS TO THE OFFICES OF SECRETARY AND
ASSISTANT SECRETARY**

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. Hill and seconded by Mr. Levinson. Resolution 15-97 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE PROCUREMENT OF OFFICE SUPPLIES UNDER STATEWIDE
CONTRACT WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$89,691**

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. Ballance and seconded by Mr. Kyle. Resolution 15-98 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A ONE-YEAR EXTENSION OF THE DESIGNATION OF SPECIAL
LEGAL COUNSEL THROUGH JULY 31, 2016**

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. Rebeck and seconded by Mr. Giannantonio. Resolution 15-99 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF WIRELESS TELEPHONE EQUIPMENT AND SERVICE FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION UNDER STATEWIDE CONTRACT T-216A, WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$70,000

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. Bartolone and seconded by Mr. Mullen. Resolution 15-100 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING CONTRACTS FOR ELECTRICAL SERVICES ON AN AS-NEEDED BASIS THROUGH JULY 31, 2016 TO CALVI ELECTRIC COMPANY AND SCARPA ELECTRIC COMPANY FOR VARIOUS PUBLIC IMPROVEMENT PROJECTS AFFECTING PUBLIC SAFETY AND HEALTH IN THE ATLANTIC CITY TOURISM DISTRICT

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Kyle and Mr. Levinson recused themselves. 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. Hill and seconded by Mr. Rebeck. Resolution 15-101 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE SECOND AMENDED AND RESTATED REDEVELOPMENT PLAN FOR THE GATEWAY REDEVELOPMENT AREA OF THE CITY OF ATLANTIC CITY DATED JULY 27, 2011 IN ACCORDANCE WITH P. L. 2011, CHAPTER 18

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mayor Guardian commented that he is very supportive of this project. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham inquired how long will the project take. Mr. Mulcahy responded that a timeframe for the project has not yet been determined. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Bartolone. Resolution 15-102 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED



\$125,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND PERTAINING TO THE VISION 2000 COMMUNITY DEVELOPMENT CORPORATION

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Giannantonio recused himself. The Acting Chair requested member discussion. Mr. Mulcahy inquired how much the Authority has invested in the property. Mr. Palmieri responded approximately 2.5 million dollars. Mr. Mulcahy inquired if the building is in good condition. Ms. Rixey responded that the building is structurally sound. Mr. Gant inquired how we know that the building is structurally sound. Mrs. Rixey responded that the Authority has a structural report confirming this. 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 Mrs. DiLorenzo. Resolution 15-103 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE GRANT AGREEMENT WITH THE ATLANTIC CITY BALLET IN FURTHERANCE OF THE ATLANTIC CITY BALLET PROJECT

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Guardian and Mr. Hill recused themselves. 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. Bartolone and seconded by Mr. Levinson. Resolution 15-104 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$27,771 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND TO THE CITY OF ATLANTIC CITY POLICE FOUNDATION FOR THE 2015 ATLANTIC CITY BACK TO SCHOOL NIGHT OUT EVENT

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Giannantonio entered his recusal. The Acting Chair requested member discussion. Mayor Guardian requested an amendment to the Resolution since the date has been changed to the last Saturday in August and the name "National Night Out" is reserved for a specific date in early August only. He requested that approval be granted for an event to be entitled, "Back to School Night Out". Hearing no further member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion to approve the resolution, as amended by the Mayor. A



motion was made by Mr. Hill and seconded by Mr. Gant. Resolution 15-105 was approved by a vote of 9-0-2, with Mr. Levinson and the Mayor abstaining from the vote.

PUBLIC COMMENT

Mr. Cheatham commented that the Garden Pier Museum should be moved to Boardwalk Hall to be visible to the public. Mr. Palmieri responded that the Authority would review the request.

Mr. Steve Korpos inquired why there are no lights from the Revel Casino to the Waterside Housing Complex. Mr. Meehan responded that due to damage, this portion of the Boardwalk is currently not accessible by vehicles to repair the lighting but that temporary lighting is planned as part of the Boardwalk Interactive Lighting Project.

Mr. Korpos commented that he lives in this area, that there is also a lot of debris on the boardwalk, and he cannot walk on the boardwalk. Mayor Guardian responded that repairs to that portion of the Boardwalk are underway but are not expected to be completed until 2017.

EXECUTIVE SESSION

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

The resolution was read by title. The Acting Chair requested a motion to go into executive session. A motion was made by Mr. Mullen and seconded by Mr. Bartolone. Resolution 15-106 was approved by unanimous vote of the members.

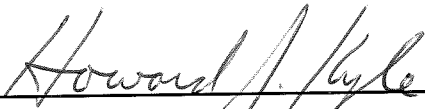
Upon returning to the open public session portion of the meeting, the Acting Chair requested a motion to adjourn the meeting, and upon motion, duly seconded, the meeting was adjourned by unanimous vote of the members.



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:

July 20, 2015



HOWARD J. KYLE, SECRETARY