



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

MINUTES – PUBLIC MEETING 16-08  
JUNE 21, 2016

**PRESIDING:** Vice-Chair, Robert E. Mulcahy, III

**PRESENT:** Robert Bartolone for Charles A. Richman, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Gary Hill, David Rebeck for Christopher S. Porrino., Howard Kyle, William Mullen, Robert Shaughnessy for Ford M. Scudder, Frank Spencer, Richard Tolson

---

**ABSENT:** Debra DiLorenzo, Matthew Levinson

**STAFF:** John F. Palmieri, Lisa Britt, Dawn Hinton, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Donna Pless, Bunny Rixey, Rick Santoro, Paul G. Weiss, Esq., Carl Wentzell

**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 MAY 17, 2016**

The Chair requested a motion to approve the minutes of the May 17, 2016 Members' Meeting. A motion was made by Mr. Bartolone and seconded by Mr. Giannantonio. Resolution 16-58 was approved by the unanimous vote of the members.

**TREASURER'S REPORT** – Deferred to July's Board Meeting

#### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Palmieri provided the following update:

- Through MeetAC, MPI (Meeting Professionals International) the largest global meeting and event industry association held their WEC Convention (MPI's signature event through which they deliver top-rated education, networking and business opportunities to the meeting and event community), in Atlantic City June 11 – 14. The meeting had over 2,000 attendees during the three and a half day event.



Mr. Palmieri recognized Mr. William Cheatham, and stated that the Authority sponsored a page in The National Sorority of Phi Delta Kappa, Inc.'s award booklet in honor of Mr. Cheatham.

Mr. Giannantonio and Mr. Jim Wood stated that the MPI meeting was a great success and created positive media about the City.

### **LAND USE REGULATION AND ENFORCEMENT**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR ANTONIO NATALE UNDER APPLICATION 2016-03-1846**

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. Tolson and seconded by Mr. Kyle. Resolution 16-59 was approved by unanimous vote of the members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING BULK VARIANCE RELIEF FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING ON PROPERTY LOCATED AT 2322 SIRACUSA TERRACE IN ATLANTIC CITY, NEW JERSEY, BLOCK 337, LOT 54, UNDER APPLICATION 2016-03-1824**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson commented that the home was destroyed in Super Storm Sandy and stated he supports the application to reconstruct the dwelling. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Bartolone. Resolution 16-60 was approved by unanimous vote of the members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF TO PERMIT AN OFF-SITE ADVERTISING SIGN ON THE FAÇADE OF THE FORMER TRUMP PLAZA TRANSPORTATION CENTER LOCATED AT 2201 PACIFIC AVENUE IN THE CITY OF ATLANTIC CITY, UNDER APPLICATION 2016-05-1910**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Landgraf commented that the removal



of signage would be taken off will be required within in ten days after the event. Mr. Rebeck proposed an amendment to the proposed approval to require removal of event signage after five business days of the event. Hearing no further member discussion, the Acting Chair opened the matter for public comment. Mr. Cheatham commented that the Trump Plaza parking garage should be used for the public. Mr. Mulcahy amended the resolution that the signs would be taken off to require removal of the signs within in five days instead of ten. Hearing no further public comment, the Acting Chair requested a motion, with the amendment proposed by Mr. Rebeck. A motion was made by Mr. Gant and seconded by Mr. Spencer. Resolution 16-61, with the proposed amendment, 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 ADOPTING THE 2016 ANNUAL OPERATING BUDGET**

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. Kyle. Resolution 16-62 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE CONVENTION CENTER DIVISION 2016 OPERATING BUDGET**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mulcahy stated that there has been a savings of \$700,000 in operating expenses and that it will be reflected in the budget. Hearing no further discussion, the Acting Chair opened the matter for public comment. Mr. Cheatham stated how important this budget is for Atlantic City. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Bartolone. Resolution 16-63 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE 2016 ANNUAL OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT**



The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mulcahy stated that the budget has been reduced in Committee by \$200,000 and that the Division is doing more with less. Hearing no further discussion, the Acting Chair opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 16-64 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE 2016 ANNUAL OPERATING BUDGET OF MEET AC, INC**

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. Mr. Cheatham asked how MEET AC advertises the City and its convention resources. Mr. Wood responded that they advertise in trade publications, targeting specific market segments such as associate, corporate, SMERF (social, military, educational, religious and fraternal groups) markets, military markets and fraternal markets. Mr. Wood also stated that they use electronic media. Mr. Robert Marshall inquired what the budget is for MEETAC. Mr. Mulcahy stated \$9.388 million, of which \$8.1 million is subsidized by luxury taxes. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Spencer. Resolution 16-65 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
ACCEPTING THE 2015 AUDITED FINANCIAL STATEMENTS SUBMITTED BY WISS  
AND COMPANY LLC AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE  
GOVERNOR, STATE TREASURER AND THE LEGISLATURE**

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. Gant and seconded by Mr. Shaughnessy. Resolution 16-66 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE NEGOTIATION AND EXECUTION OF AN AGREEMENT WITH  
THE ATLANTIC CITY ALLIANCE AND THE ALLIANCE FOR ATLANTIC CITY  
FOUNDATION TO TRANSITION MARKETING ACTIVITIES AND ASSIGN RELATED**



**ASSETS OF THE ACA AND THE FOUNDATION TO THE AUTHORITY, IN FURTHERANCE OF THE ATLANTIC CITY TOURISM DISTRICT ACT**

The Resolution was read by title. Mr. Giannantonio recused himself. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion, and upon hearing none, opened the matter for public comment. John Haines, Chair of the Communication Committee for Great Atlantic City Chambers, commented that his organization is interested in the materials that will be transferred. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Spencer. Resolution 16-67 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY: (I) AMENDING THE BOARDWALK INTERACTIVE LIGHT DISPLAY PROJECT AND THE LOAN AGREEMENT WITH THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY, AND (II) AMENDING AND RESTATING RESOLUTION 16-42 ADOPTED APRIL 19, 2016**

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. Kyle and seconded by Mr. Bartolone. Resolution 16-68 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONSTRUCTION SERVICES CONTRACT TO APPLEWOOD ENTERPRISES, INC FOR THE INSTALLATION OF NEW EPOXY FLOORING AT HISTORIC BOARDWALK HALL, WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$398,340**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mulcahy suggested that this item should be tabled to provide an opportunity to review and validate the bids. Mr. Jim McDonald of Spectra Venue Management stated that low bidder, Applewood Enterprises, Inc, has done large projects like City Field, the MetLife Field, and Parks Casino. Hearing no further discussion, the Acting Chair requested that the Executive Director examine and validate the project bids, and requested a motion to table the item. A motion was made by Mr. Kyle and seconded by Mr. Tolson. The motion to table the proposed action was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH THOMAS UNITED INC FOR PROCUREMENT OF A COMMERCIAL DISHWASHER FOR THE ATLANTIC CITY CONVENTION CENTER**

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. Gant and seconded by Mr. Bartolone. Resolution 16-69 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE DESIGNATION OF SPECIAL LEGAL COUNSEL AND THE EXECUTION OF PROFESSIONAL SERVICES AGREEMENTS WITH CONNELL FOLEY, LLP, RIKER DANZIG SCHERER HYLAND PERRETTI, LLP AND DUGHI, HEWIT AND DOMALEWSKI, PC**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mullen inquired how much has been spent on special counsel over the past year. Mr. Mulcahy responded approximately \$1 million. Hearing no further discussion, the Acting Chair opened the matter for public comment. Upon hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 16-70 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH SITE ENTERPRISES, INC AND WINZINGER, INC FOR DEMOLITION SERVICES ON AN AS-NEEDED BASIS THROUGH MAY 31, 2017, WITH AN AUTHORIZED AGGREGATE SPENDING LIMIT NOT TO EXCEED \$488,675**

The Resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson inquired if this goes out to bid every year. Mr. Mulcahy responded that the contract was bid as a one year agreement with the option to extend for an additional one year period. Mr. Rebeck inquired if there is a demand for demolition since it appears we haven't been doing much demolition work. Ms. Rixey responded that there is an active project, The Voluntary Land Bank Program. Mr. Rebeck inquired how much money was spent last year on demolition. Ms. Rixey responded \$15,000. Hearing no further discussion, the Acting Chair opened the matter for public comment. Mr. William Pauls inquired if there are any violations against



Site Enterprises, Inc and Winzinger, Inc. Ms. Rixey responded that the Authority is not aware of any such violations. Mr. Pauls inquired if it has been investigated. Mrs. Rixey responded yes. Upon hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gant. Resolution 16-71 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY DESIGNATING SIGNATORIES IN ACCORDANCE WITH STATE  
TREASURY REQUIREMENTS**

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. Spencer and seconded by Mr. Shaughnessy. Resolution 16-72 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Mr. Cheatham thanked the members for the sponsored page in, "The National Sorority of Phi Delta Kappa, Inc," booklet.

Ms. Stephanie Segal Miller, a resident of Atlantic City and member of the Atlantic City Tourism District Advisory Commission, updated the members with regard to the arts and the work the Commission has been doing.

**EXECUTIVE SESSION**

**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. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 16-73 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 at 4:00PM.



**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:

June 21, 2016

---

A handwritten signature in cursive script that reads "Howard J. Kyle".

HOWARD J. KYLE, SECRETARY