

CRDA

Casino Reinvestment Development Authority



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

**MINUTES – PUBLIC MEETING 15-6
June 16, 2015**

PRESIDING: Vice-Chair, Robert Mulcahy

PRESENT: Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Howard Kyle, Matthew Levinson, William Mullen, Robert Shaughnessy for Andrew Sidamon-Eristoff, Gary Puma (via-teleconference), Frank Spencer, Richard Tolson

ABSENT: Tom Ballance, Robert Bartolone for Charles A. Richman, Gary Hill, David Rebeck for John Hoffman

STAFF: John F. Palmieri, Val Berzins, Lisa Britt, Stephanie Galantino, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Ali Reynolds, Bunny Rixey, Rick Santoro, Larry Sieg, 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 MAY 19, 2015

The Acting Chair requested a motion to approve the minutes of the May 19, 2015 Members' Meeting. A motion was made by Mr. Shaughnessy and seconded by Mr. Mullen. Resolution 15-78 was approved by the unanimous vote of the members.

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. Tolson. The Treasurer's report was approved and adopted by the unanimous vote of the members.



EXECUTIVE DIRECTOR'S REPORT

A. MEET AC has recently confirmed the following three major convention signings:

- i. Meeting Planners International (MPI) for June 2016 – MPI's World Education Congress will be held June 11-14, 2016, at Harrah's Atlantic City Waterfront Conference Center. Held annually, WEC is MPI's signature event through which it delivers premier education, business and networking opportunities, attracting more than 2,000 attendees including corporate, third party, and association planners, suppliers, students, industry faculty and more. The event will be the first time MPI has hosted a conference in the State of New Jersey.
 1. About 2,000 meeting planners are expected to attend
 2. Delegate Spending: \$3,736,678
 3. Attracts \$4 billion in annual meeting sales

- ii. TEAMS 2016 - TEAMS '16, the world's leading conference and expo for the sports-event industry, will be held in Atlantic City, New Jersey September 26-29, 2016. Presented by SportsTravel magazine, the TEAMS Conference & Expo is the world's largest gathering of sports-event organizers. Launched in 1998, TEAMS attracts more than 1,400 attendees including CEOs, executive directors and event managers from sports organizations as well as representatives from sports commissions and convention bureaus, corporate sponsors, event suppliers and other hospitality industry opinion leaders. TEAMS cited the following reasons for selecting Atlantic City for its 2016 conference:
 - a. Unique sense of place, which helps attract attendees
 - b. Commitment by Meet AC to support sports-event community
 - c. Opportunity to help broaden AC's tourism base

- iii. Meetings Quest 2017 - Meetings Quest, the nation's longest-running series of educational and networking events for association, corporate, government and religious meeting planners, will be held in Atlantic City, New Jersey in 2017. Further details on Meetings Quest in Atlantic City will be announced later this year.

B. USA TODAY READER'S CHOICE ONLINE POLL

- i. With one week to go, Atlantic City is still in 1st place in the USA Today Reader's Choice 10 Best Online poll for Best Gambling Destination in the



World. The Borgata, meanwhile, is currently 6th for Best Casino in the US. Voting ends on June 22nd.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY CAPITAL PROJECT FOR THE BOARDWALK IN ATLANTIC CITY UNDER APPLICATION 2015-01-1311

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Kyle and Mayor Guardian recused themselves. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham commented that there should be more areas of covered seating on the boardwalk so that people could enjoy the boardwalk even when it is raining. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Spencer. Resolution 15-79 was approved by unanimous vote of the eligible members.

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

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING AN AS-NEEDED CONTRACT IN AN AMOUNT NOT TO EXCEED \$114,000 TO WARRINER'S CONSTRUCTION, INC FOR THE PURCHASE OF PLANT MATERIALS 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. Spencer. Resolution 15-80 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING THE BID RECEIVED 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. Kyle. Resolution 15-81 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$125,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND AN AMENDMENT TO THE INTERGOVERNMENTAL GRANT AGREEMENT WITH EGG HARBOR TOWNSHIP, ALL IN FURTHERANCE OF THE EGG HARBOR TOWNSHIP ROUTE 40 CORRIDOR PROJECT

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mulcahy inquired if the site will be graveled or grassed once demolition is completed. Mr. Landgraf responded it will be graveled. Mr. Levinson inquired if there have been any assurances as to a date when demolition will be completed. Mr. Palmieri referred to a letter received by Peter Miller, Egg Harbor Township Administrator, which stated that the Township anticipates demolition will be completed by August 2015. Mr. Spencer inquired if Egg Harbor Township is going to maintain the lots. Mr. Palmieri responded in the affirmative.

Hearing no further member discussion, the Acting Chair opened the matter to public comment. On behalf of the Township, Mr. Peter Miller confirmed that by next week the Township planned to award the balance of the contract to start demolition on June 29 and would be done by August 1, 2015. Mr. Miller also confirmed that the Township would maintain the lots and acknowledged that the corridor is an entrance to Atlantic City. Mr. Cheatham commented that the lighthouse on Route 40 should be repaired and maintained. Mr. Santoro commented that CRDA's Special Improvement Division has done some landscaping and is working with the Atlantic City Arts Commission on making the lighthouse a potential project. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Gant. Resolution 15-82 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE AS-NEEDED REAL ESTATE APPRAISAL SERVICES PROFESSIONAL SERVICE AGREEMENT WITH J. MCHALE AND ASSOCIATES, INC AND ROSE VALLEY APPRAISAL ASSOCIATES, LLC THROUGH AUGUST 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. Shaughnessy and seconded by Mr. Tolson. Resolution 15-83 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING COMMUNITY DEVELOPMENT PROGRAM GRANTS IN THE
AGGREGATE AMOUNT NOT TO EXCEED \$313,344 FROM THE TOURISM
DISTRICT AND THE COMMUNITY DEVELOPMENT FUND, AND AUTHORIZING THE
NEGOTIATION AND EXECUTION OF GRANT AGREEMENTS, ALL IN
FURTHERANCE OF THE ATLANTIC CITY COMMUNITY DEVELOPMENT
PROGRAM**

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 commented that the Authority should remove the faded mural along the rear wall of the shopping center at Renaissance Plaza on Kentucky Avenue. Steve Young thanked the members for their support in connection with the Annual Historical Kentucky Avenue Festival. Mr. Young commented that they have received approval from the owner of Renaissance Plaza regarding the installation of a new mural on Kentucky Avenue. Harriet Diamond from the Garden State Film Festival thanked the members for expanding arts and entertainment in Atlantic City. Joe Kelly from the Greater Atlantic City Chamber of Commerce commended the Authority for its transparent process regarding the evaluation and award of grants based on economic impact. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Spencer. Resolution 15-84 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
CONSENTING TO THE REDEVELOPMENT PLAN FOR THE FORMER ATLANTIC
CLUB AND SURROUNDING AREA AT BLOCK 1, LOT 36, BLOCKS 25 -26, BLOCK
183, LOTS 9 – 19, BLOCK 184 AND BLOCK 185, LOT 9 DATED JUNE 3, 2015, 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. Mr. Tolson inquired if this action excluded any of the existing uses. Mr. Landgraf responded no. Mr. Gant inquired if there was anyone in attendance who represents the Endeavor group. Mr. Nick Talvacchia introduced Endeavor principals Peter Monaghan and Jason Siminski. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Mr. Mel Taylor inquired about the additional uses that were being approved by this redevelopment plan. Mr. Landgraf responded. Mr. Taylor inquired if gaming is not permitted. Mr. Landgraf responded that gaming is currently permitted but that there is a deed restriction. Ms. Harriet Diamond commented that she lives in the Ocean Club and



wishes the Project great success, but hopes that the noise level from the proposed development will be kept to a reasonable level. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Gant. Resolution 15-85 was approved by unanimous vote of the eligible members.

PUBLIC COMMENT

Mel Taylor inquired about the reconstruction of the boardwalk around the inlet. Mayor Guardian responded that this is a 35 million dollar project and that by the end of this month, the Army Corps of Engineers will begin the demolition of what remains of the old boardwalk. By late summer the Mayor stated that we will see a new sea wall from Caspian Avenue to Gardner's Basin and from Atlantic Avenue to the T-Jetty on the ocean. Mayor Guardian commented that next year a boardwalk will be built on the land-side of the sea wall.

Marcus King of Teamsters Local 676 inquired the status of the health benefits for certain CRDA employees of the Special Improvement District. Mr. Palmieri responded that he needed to consult with staff, would then contact Mr. King and would report back to the members in July.

Mr. Cheatham commented that he would like the Governor to assign more City residents to the Board. He also expressed concern about pending legislation that would take away resources from the Authority.

Steve Young commented that events such as the Kentucky Avenue Festival help to raise people's spirits during the difficult times that Atlantic City is presently facing.

Mindy Solkin commented that she would like to bring more health and wellness programs to Atlantic City.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION, PERSONNEL AND 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. Tolson and seconded by Mr. Spencer. Resolution 15-86 was approved by unanimous vote of the members.

Upon returning to the open public session portion of the meeting, the Acting Chair requested the following actions:



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING THE NEGOTIATION AND EXECUTION OF A NON-EXCLUSIVE
PUBLIC-PRIVATE PARTNERSHIP BOOKING AND PROMOTION AGREEMENT
WITH AEG LIVE FOR BOARDWALK HALL AND SIMILAR EVENTS**

The resolution was read by title. 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. Spencer and seconded by Mr. Gant. Resolution 15-87 was approved by unanimous vote of the members.

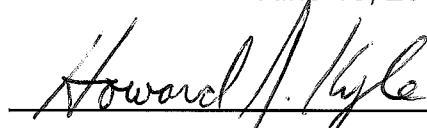
**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
WITH DUGHI, HEWIT AND DOMALEWSKI, PC**

The resolution was read by title. 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. Tolson. Resolution 15-88 was approved by unanimous vote of the eligible 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:

June 16, 2015



HOWARD J. KYLE, SECRETARY