



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

**MINUTES – PUBLIC MEETING 15-3
March 23, 2015**

- PRESIDING:** James Kehoe, Chair
- PRESENT:** Robert Bartolone for DCA Commissioner Richard Constable, Edward Gant, Mark Giannantonio, Gary Hill, Robert Mulcahy (by telephone), William Mullen, David Rebeck for Acting Attorney General John Hoffman, Howard Kyle, Matthew Levinson, Robert Shaughnessy for State Treasurer Andrew Sidamon-Eristoff,
- ABSENT:** Tom Ballance, Debra DiLorenzo, Mayor Don Guardian, Frank Spencer, Gary T. Puma, Richard Tolson
- STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Ali Reynolds, Bunny Rixey, Rick Santoro, 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 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 3, 2015

The Chair requested a motion to approve the minutes of the March 3, 2015 Members' Meeting. A motion was made by Mr. Bartolone and seconded by Mr. Gant. Resolution 15-29 was approved by the unanimous vote of the members.

TREASURER'S REPORT

The 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 updated the members on the status of the following projects and initiatives:

A. BASS PRO SHOP

- i. Grand opening in mid-April. The store is now being merchandised while exterior work continues.

B. HARRAHS CONFERENCE CENTER PROJECT

- i. First media hard hat tour of the Waterfront Conference Center to be held on March 25.



**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 BOARDWALK INTERACTIVE LIGHTING DISPLAY PROJECT**

The resolution was read by title. Mr. Kyle recused himself. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Levinson commented that this project would take the boardwalk to the next level. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. William Cheatham inquired who will manage advertising on the LED boards included in the project. Mr. Kehoe responded that the vendor will be in charge of managing this. Mr. William Cheatham inquired if the vendor is located locally. Mr. Kehoe responded in the affirmative. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hill. Resolution 15-30 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING AMENDED PROJECT APPROVAL TO THE RESORTS MEETING
SPACE EXPANSION PROJECT**

The resolution was read by title. Mr. Giannantonio recused himself. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Mr. William Cheatham inquired if the expansion will be part of the existing facility or will be a new facility. Mr. Hill responded that this project is an in-house expansion. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 15-31 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY IN
FURTHERANCE OF THE INTERNATIONAL SWIMMING HALL OF FAME PROJECT
FEASIBILITY STUDY**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Mr. William Cheatham inquired the location for the Swimming Hall of Fame. Mr. Palmieri responded that a site has not been identified. Mr. Kehoe commented that location options will be part of the study. Mr. William Cheatham suggested that swimming activities, such as an annual swim around the island, should be included with the Swimming Hall of Fame. Hearing no further public comment, the



Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Kyle. Resolution 15-32 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXECUTION OF AN EXTENSION TO THE PROFESSIONAL SERVICES AGREEMENT WITH INSURANCE AGENCIES INC TO PROVIDE COMMERCIAL INSURANCE AGENCY SERVICES THROUGH MARCH 31, 2016

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Hill. Resolution 15-33 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE CRITERIA FOR PARTICIPATION UNDER THE ATLANTIC CITY COMMUNITY DEVELOPMENT PROGRAM

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Resolution 15-34 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE REDEVELOPMENT PLAN FOR BLOCK 305, LOT 19 AT ATLANTIC AVENUE DATED JANUARY 21, 2015, IN ACCORDANCE WITH P. L. 2011, CHAPTER 18

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Gant inquired if the developer of the site has their own financing secured for the project or if the Authority should expect a request for assistance. Mr. Palmieri responded that he believes the project will be accomplished with private financing and there has been no indication that the developer will seek CRDA funding. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. William Cheatham inquired if there is enough parking for a business at the site. Mr. Nicholas F. Talvacchia, the attorney for the developer, responded that he is working on a redevelopment agreement with the city to address parking. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Resolution 15-35 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
CONSENTING TO THE REDEVELOPMENT PLAN FOR THE STOCKTON
UNIVERSITY ATLANTIC CITY CAMPUS AT BLOCK 61, LOTS 22 – 26, BLOCK 134,
LOT 1 AND BLOCK 302, LOTS 1 AND 4 DATED MARCH 18, 2015, IN
ACCORDANCE WITH P. L. 2011, CHAPTER 18**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Mulcahy inquired about next steps. Mr. Palmieri responded that Stockton will need to execute a funding agreement with CRDA for the \$17 million for the redevelopment, which funds are subject to a future Board reservation. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. William Cheatham expressed concern regarding the loss of taxes paid to the City when the property becomes a college. Mr. Kehoe responded that one of the components of the proposed campus is a fully operational hotel which would pay taxes to the City. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Bartolone. Resolution 15-36 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING A PROFESSIONAL SERVICES AGREEMENT TO HEALTH AND
SAFETY SERVICES, INC FOR INDUSTRIAL HYGIENE CONSULTING SERVICES
ON AN AS-NEEDED BASIS THROUGH APRIL 30, 2016, WITH AN AUTHORIZED
SPENDING LIMIT NOT-TO-EXCEED \$200,000**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Kyle. Resolution 15-37 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF
ATLANTIC CITY FOR REMOVAL OF RECYCLABLE TRASH IN THE ATLANTIC
CITY TOURISM DISTRICT**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Gant. Resolution 15-38 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT**

TO EXCEED \$75,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE MARKETING AND PROMOTION EFFORTS OF THE SAVE LUCY COMMITTEE, INC

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Mr. William Cheatham suggested that there should be improved transportation between tourist attractions on the island. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle Resolution 15-39 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CONTRACT WITH THE LAW FIRM OF MCELROY, DEUTCH, MULVANEY & CARPENTER LLP TO CONDUCT AN INDEPENDENT, INTERNAL INVESTIGATION OF PERSONNEL RELATED MATTERS.

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Hearing no member discussion, the Chair opened the matter to public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Mullen. Resolution 15-40 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. William Cheatham commented that CRDA is doing a good job and he encouraged the Authority and other decision-makers to begin thinking more proactively about how to improve things well into the future.

Mr. Steve Young of Atlantic City gave an update about a mural on Kentucky Avenue. Mr. Young also commented that on August 8th, the Fifth Annual Kentucky Ave Renaissance Festival will be held.

Mr. Howard Kyle commented that as part of Atlantic County's Economic Development Action Strategy there will be a public hearing at the Atlantic City Convention Center tonight at 6 PM to hear the public's input and he encourages all to come.

Mihaela Mihneva commented that she remains positive about Atlantic City's future and has some ideas about a project at Bader Field that she would like the opportunity to share with Mr. Palmieri at a later date.



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:

March 23, 2015

HOWARD J. KYLE, SECRETARY