



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

**MINUTES – PUBLIC MEETING 15-5  
May 19, 2015**

- PRESIDING:** Vice Chair Robert Mulcahy
- PRESENT:** Bob Bartolone for Charles A. Richman, Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Gary Hill, David Rebeck for John Hoffman, Howard Kyle, Matthew Levinson, William Mullen, Gary Puma, Bob Shaughnessy for Andrew Sidamon-Eristoff, Frank Spencer, Richard Tolson
- ABSENT:** Tom Ballance
- STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Lance Landgraf, Thomas Meehan, Oriana Mondragon, Ali Reynolds, Bunny Rixey, Rick Santoro, Larry Sieg, Donna Pless, Paul G. Weiss, Esq.
- OTHER ATTENDEES:** Christopher Howard, Esq., Governor's Authority Unit

**OPENING STATEMENT**

The meeting was called to order by the Vice 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 April 21, 2015**

The Vice Chair requested a motion to approve the minutes of the April 21, 2015 Members' Meeting. A motion was made by Mr. Tolson and seconded by Mr. Hill. Resolution 15-58 was approved by the unanimous vote of the members.

**TREASURER'S REPORT**

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

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Palmieri presented the following:

- A. Kickoff of Tropicana's \$35 Million Renovation project is scheduled for Friday, May 22<sup>nd</sup> at 7 p.m. on the Boardwalk in front of the casino.



- B. The members are invited to attend a celebration of the completion of the Authority's Pacific Avenue Milling and Re-Paving Project on Thursday, May 21<sup>st</sup> at 1:00 p.m. between Brighton & Iowa Avenues.

Mr. Palmieri then introduced Mr. Jim Wood, Chief Executive Officer of Meet AC, who made a presentation updating the members and the public regarding the 2015 Meet AC Marketing Plan.

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

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR MAGDY ATALLAH UNDER APPLICATION 2015-01-1334**

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. Tolson. Resolution 15-59 was approved by unanimous vote of the members.

**CONSENT AGENDA:**

The following items were read by title, described by the Executive Director, and after public comment, duly moved by Mr. Puma and seconded by Mr. Hill, and then voted on, by the members as a single action, with recusals as noted below:

- 1. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR MECHANICAL, ELECTRICAL, PLUMBING AND ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO REMINGTON VERNICK & WALBERG ENGINEERS, AND CONCORD ATLANTIC ENGINEERS INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-60 was approved by unanimous vote of the members.



- 2. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR ROOFING SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO THOMAS COMPANY, INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-61 was approved by unanimous vote of the members.

- 3. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR MASONRY SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO NEW AGE FASTENING SYSTEMS INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-62 was approved by unanimous vote of the members.

- 4. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR CONCRETE SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO L. FERIOZZI CONCRETE COMPANY AND WEATHERBY CONSTRUCTION & RENOVATION CORPORATION FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-63 was approved by unanimous vote of the eligible members, with Mr. Giannantonio entering his recusal for the record.

- 5. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR PLUMBING SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO HERMAN GOLDNER CO, INC, PURDY MECHANICAL, INC AND FALASCA MECHANICAL, INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-64 was approved by unanimous vote of the members.

- 6. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR**



**HVAC SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO FLUIDICS, INC, HERMAN GOLDNER COMPANY, INC, PURDY MECHANICAL, INC, AND FALASCA MECHANICAL, INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-65 was approved by unanimous vote of the members.

- 7. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR LICENSED ELECTRICAL SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO CALVI ELECTRIC COMPANY, RAY ANGELINI INC, AND SCARPA ELECTRIC COMPANY FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-66 was approved by unanimous vote of the eligible members, with Mr. Kyle and Mr. Levinson entering their recusals for the record.

- 8. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR GENERAL CONTRACTOR SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO KHS&S CONTRACTORS OF NEW JERSEY, L. FERIOZZI CONCRETE COMPANY, T.N. WARD COMPANY, AND WARRINER'S CONSTRUCTION, INC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**

Resolution 15-67 was approved by unanimous vote of the members, with Mr. Giannantonio entering his recusal for the record.

- 9. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR ARCHITECTURAL SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO SYKES O'CONNOR SALERNO HAZAVEH P.A., AND CHRISTINA BUENDICHO ARCHITECT LLC FOR GENERAL MAINTENANCE AT BOARDWALK HALL AND THE ATLANTIC CITY CONVENTION CENTER**



Resolution 15-68 was approved by unanimous vote of the eligible members, with Mr. Levinson entering his recusal for the record.

**10. RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING AND DESIGN SERVICES RELATED TO THE FABRICATION AND INSTALLATION OF A NEW GRID SYSTEM AT BOARDWALK HALL**

Resolution 15-69 was approved by unanimous vote of the members.

**REGULAR AGENDA:**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ADOPTING AN AMENDED AND RESTATED SECTION 125 MEDICAL INSURANCE BENEFITS PLAN TO PERMIT THE PRE-TAX PAYMENT OF MEDICAL INSURANCE PREMIUMS IN ACCORDANCE WITH P.L. 2011 CHAPTER 78**

The resolution was read by title. Mr. Palmieri described the proposed action. The Vice Chair requested member discussion. Hearing no member discussion, the Vice Chair opened the matter to public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Gant. Resolution 15-70 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH ENTERPRISE NETWORK RESOLUTIONS CONTRACTING, LLC AND THE AMBIENT GROUP, LLC FOR ENVIRONMENTAL REMEDIATION SERVICES ON AN AS-NEEDED BASIS JUNE 30, 2016**

The resolution was read by title. Mr. Palmieri described the proposed action. The Vice Chair requested member discussion. Hearing no member discussion, the Vice Chair opened the matter to public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Levinson. Resolution 15-71 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO ADAMS, REHMANN AND HEGGAN ASSOCIATES, INC TO PROVIDE**



**ENGINEERING AND PLANNING SERVICES ON AN AS-NEEDED BASIS THROUGH JUNE 30, 2016, WITH A SPENDING AUTHORIZATION OF \$170,000**

The resolution was read by title. Mr. Palmieri described the proposed action. The Vice Chair requested member discussion. Hearing no member discussion, the Vice Chair opened the matter to public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 15-72 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO J STRATEGIES LLC TO PROVIDE COMMUNICATIONS CONSULTANT SERVICES ON AN AS-NEEDED BASIS THROUGH JUNE 30, 2016 WITH AN AGGREGATE SPENDING LIMIT NOT TO EXCEED \$60,000**

The resolution was read by title. Mr. Palmieri described the proposed action. The Vice Chair requested member discussion. Hearing no member discussion, the Vice Chair opened the matter to public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Spencer. Resolution 15-73 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE INSIDE THOROFARE MIXED-USE REDEVELOPMENT PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Giannantonio recused himself. Mr. Landgraf provided detail regarding the proposed project. The Chair requested member discussion. Mr. Tolson inquired if South Jersey Gas and South Jersey Industries are the same company. Mr. Palmieri responded in the affirmative, stating that South Jersey Gas is a subsidiary of South Jersey Industries. Mayor Don Guardian commented that the site is contaminated and that anything that the Authority can do to help will be beneficial for the City. Mr. Mulcahy commented that the parcel may have to be rezoned to allow retail and or other commercial uses. Mr. Puma inquired the length of time it would take for full remediation. Mr. Landgraf responded twelve to eighteen months.

Hearing no further member discussion, the Vice Chair opened the matter to public comment. Mr. Cheatham inquired if the site is across from Bader Field. Mr. Landgraf clarified the location. Hearing no further public comment, the Vice Chair requested a



motion. A motion was made by Mr. Spencer and seconded by Mr. Gant. Resolution 15-74 was approved by unanimous vote of the eligible members.

### **PUBLIC COMMENT**

Mr. Mulcahy opened the public comment portion of the meeting by reviewing the Authority's integral role since enactment of the Tourism District Act to advance economic and community development projects throughout the City, noting with particularity the Authority's financial assistance, in the form of development loans and leveraged grants, to such projects as: Bass Pro, Resorts Margaritaville, Tropicana Retail and Streetscape Expansion, Harrah's Conference Center, Resorts Meeting Center Expansion, the Corridor Parking Garage Complex, Pacific Avenue Milling and Repaving, Tourism District beautification, Boardwalk Interactive Lighting, and various community entertainment event and capital projects. Mr. Mulcahy noted that nearly all of these investments were funded from Investment Alternative Tax obligations either directly in partnership with the casino industry or through IAT-based funds donated by a casino licensee in support of the Authority's development mission. Mr. Mulcahy further stated that the legislation currently pending to repurpose the IAT revenues to the City from the Authority would materially constrain the Authority's development and investment role with private industry seeking a public partnership in the redevelopment of Atlantic City. Mr. Mulcahy urged the members to speak with their elected representatives, as the legislature deliberates the Authority's role in growing and diversifying the City's economy for the long term.

Mr. Cheatham spoke in support of a project to re-enliven Kentucky Avenue.

After all public comment was heard, the Vice Chairman requested the following resolution be read:

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION AND CONTRACT NEGOTIATION MATTERS**

The resolution was read by title. The Vice Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Tolson and seconded by Mr. Spencer. Resolution 15-75 was approved by unanimous vote of the members.

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

# CRDA

Casino Reinvestment Development Authority



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE NEGOTIATION AND EXECUTION OF A NON-EXCLUSIVE  
PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH AC DEVCO TO SUPPORT  
REDEVELOPMENT INITIATIVES IN THE ATLANTIC CITY TOURISM DISTRICT**

The resolution was read by title. Mr. Palmieri described the proposed action. The Vice Chair requested member discussion. Hearing no member discussion, the Vice Chair opened the matter to public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Rebeck and seconded by Mr. Kyle. Resolution 15-76 was approved by unanimous vote of the members.

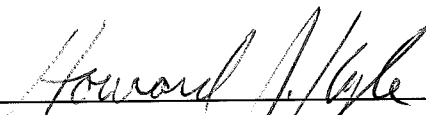
**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE FUND RESERVATION FOR THE BEACH AT SOUTH INLET  
PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action. The Vice Chair requested member discussion. Hearing no member discussion, the Vice Chair opened the matter to public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Hill. Resolution 15-77 was approved by a vote of 14-1, with Mr. Kyle voting against the measure.

**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:

May 19, 2015

  
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HOWARD J. KYLE, SECRETARY