



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

**MINUTES – PUBLIC MEETING 13-01
January 22, 2013**

- PRESIDING:** Chair, James Kehoe
- PRESENT:** David Rebeck for Attorney General Jeffrey Chiesa, Bob Bartolone for Commissioner Richard Constable, Kevin DeSanctis, Debra DiLorenzo, Robert Garrison, Robert Griffin (via teleconference), Howard Kyle, Mayor Lorenzo Langford, Matthew Levinson, Robert Mulcahy (via teleconference), Robert Shaughnessy for State Treasurer Andrew Sidamon-Eristoff, Frank Spencer, Richard Tolson
- ABSENT:** Edward Gant, Gerald Owens
- STAFF:** John F. Palmieri, Susan Thompson, Val Berzins, Paul G. Weiss, Esq., Don Guardian, Tom Meehan, Bunny Rixey, Ali Reynolds, Kim Butler, Lisa Risteski, Heather Walls, Stephanie Galantino, Roseann Lafferty, Chris Filicello
- OTHER** Regina Egea, Governor's Authorities Unit
- ATTENDEES:**

OPENING STATEMENT

The meeting was called to order by the Chair at 2:00pm. Ms. Risteski 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 December 18, 2012



The Chair requested a motion to approve the minutes of the December 18, 2012 Members' Meeting. A motion was made by Mr. Garrison and seconded by Mr. Shaughnessy. Resolution 13-01 was approved by a vote of 12-0-2, with abstentions from Mr. Rebuck and Mr. Tolson.

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

EXECUTIVE DIRECTOR'S REPORT

Mr. John F. Palmieri, Executive Director, updated the members on the following matters:

1. Business Information Portal – This proposed action is intended to make Atlantic City more “business friendly” by developing and maintaining a website that addresses the needs of existing and new startup businesses in the City. The effort will be a partnership between CRDA, AC Chamber of Commerce and Atlantic County.
2. South Inlet Mixed Use – The South Inlet is a prime area to redevelop and the first phase of the project involves acquisition of certain key parcels to assemble for future redevelopment and possible interim public purpose uses.
3. Annual Report – The Annual Report is being finalized and will be released to the public in the next couple weeks. It will focus on the first year of the master plan, and include a video presentation highlighting the past two years since establishment of the Tourism District.

LAND USE REGULATION AND ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY SETTING FORTH INTERIM PROCEDURE FOR APPEALS OF DECISIONS OF THE LAND USE REGULATION ENFORCEMENT OFFICER AND OTHER ADMINISTRATIVE LAND USE-RELATED DECISIONS

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Tolson. Resolution 13-02 was approved by a vote of 13-0-1, with an abstention from Mayor Langford.



ATLANTIC CITY DEVELOPMENT AND PROJECT REVIEW COMMITTEE

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO REMINGTON, VERNICK & WALBERG ENGINEERS, SCHAEFFER, NASSAR, SCHEIDEGG CONSULTING ENGINEERS, LLC AND POLISTINA AND ASSOCIATES, LLC TO PROVIDE SURVEY AND CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2014, WITH A TOTAL SPENDING AUTHORIZATION OF \$225,000

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion, the Chair opened the matter to public comment. Mr. William Cheatham asked if this consultant would address the City's problem with traffic signals. Mr. Palmieri stated the City is still responsible for managing its traffic lights. Mr. Thomas Meehan, Director of Project Implementation, further explained that the Authority has done some initial analysis of the traffic signalization problem, but that the project would likely require a significant investment to fully address this concern. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 13-03 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED PROFESSIONAL SERVICES AGREEMENTS TO CRAIG F. DOTHE ARCHITECT, LLC, LAMMEY AND GIORGIO, PA AND MPM STUDIO, LLC TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2014, WITH A SPENDING AUTHORIZATION OF \$225,000

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Kyle. Resolution 13-04 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO MICHAEL CALAFATI ARCHITECT, LLC, KSK ARCHITECTS PLANNERS HISTORIANS, INC, AND MANDERS, MERIGHI, PORTADIN, FARRELL ARCHITECTS, LLC TO PROVIDE HISTORICAL ARCHITECTURAL SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2014, WITH A TOTAL SPENDING AUTHORIZATION OF \$100,000

The resolution was read by title. Mr. Palmieri described the proposed action. In response to Mr. Tolson's inquiry about the number of respondents, Mr. Meehan responded that only three qualified firms responded, and the evaluation committee is recommending all three respondents for award of contract. Hearing no further member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Garrison and seconded by Mr. Levinson. Resolution 13-05 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO CAIRONE AND KAUPP, INC, REMINGTON, VERNICK AND WALBERG ENGINEERS AND T AND M ASSOCIATES TO PROVIDE LANDSCAPE ARCHITECTURAL SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2014, WITH A TOTAL SPENDING AUTHORIZATION OF \$100,000

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Spencer. Resolution 13-06 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICE AGREEMENTS TO AECOM TECHNICAL SERVICES, INC, DEWBERRY ENGINEERS, INC AND DIXON ASSOCIATES ENGINEERING, LLC TO PROVIDE TRANSPORTATION ADVISORY SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31,



2014, WITH A TOTAL SPENDING AUTHORIZATION OF \$150,000

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Garrison. Resolution 13-07 was approved by a vote of 13-0-1, with an abstention from Mr. DeSanctis.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACT WITH AAA PARAMOUNT UNITED LLC FOR PROPERTY MAINTENANCE, LANDSCAPING AND SNOW REMOVAL SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2013 AND INCREASING THE CONTRACT SPENDING AUTHORIZATION TO \$65,000

The resolution was read by title. Mr. Palmieri described the proposed action. In response to Mr. Garrison's question about the proposed spending cap relative to the prior year's expenditures, Ms. Thompson stated that the Authority expects to incur more expenses under this procurement given anticipated demand for such services. Hearing no further member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. DeSanctis. Resolution 13-08 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN THE AMOUNT OF \$252,414 FROM THE ATLANTIC CITY HOUSING AND COMMUNITY DEVELOPMENT FUND, AND AWARDED PROFESSIONAL SERVICES AGREEMENTS TO C.F. DOTHE ARCHITECT, LLC, PZS ARCHITECTS, LLC AND MPM STUDIO, LLC ALL IN FURTHERANCE OF THE ATLANTIC AVENUE FAÇADE REVITALIZATION PROJECT

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion, the Chair opened the matter to public comment. Mr. William Cheatham stated that all property owners should be compelled to participate, so that the project would be successful. Hearing no further public comment, the Chair requested a



motion. A motion was made by Mayor Langford and seconded by Mr. Kyle. Resolution 13-09 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT
AUTHORITY GRANTING SECOND AMENDED PROJECT APPROVAL
AND TAKING OTHER ACTION IN FURTHERNCE OF THE RESORTS
CASINO HOTEL BOARDWALK REVITALIZATION PROJECT**

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Garrison. Resolution 13-10 was approved by a vote of 13-0-1, with an abstention from Mr. DeSanctis.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT
AUTHORITY GRANTING PROJECT APPROVAL AND ESTABLISHING
A FUND RESERVATION IN AN AMOUNT NOT-TO-EXCEED \$15,000
FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT
FUND FOR THE BUSINESS INFORMATION SUPPORT CENTER
PROJECT**

The resolution was read by title. Mr. Kyle entered his recusal. Mr. Palmieri described the proposed action. Hearing no member discussion, the Chair opened the matter to public comment. Mr. Joseph Kelly, President of the Atlantic City Chamber of Commerce, expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Garrison. Resolution 13-11 was approved by a vote of 12-0-1, with an abstention from Ms. DiLorenzo.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT
AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION
IN THE AMOUNT OF \$8.6 MILLION IN FURTHERANCE OF THE**



SOUTH INLET MIXED USE DEVELOPMENT PROJECT

The resolution was read by title. Mr. DeSanctis entered his recusal. Mr. Palmieri described the proposed action. In response to Mayor Langford's question about funding and source of funds, Mr. Val Berzins, Chief Financial Officer, responded that after the fund reservation for the project, the Revel IAT would have a remaining balance of \$200,000, the former NE Inlet Neighborhood Strategy Fund would have a remaining balance of \$500,000 and the Atlantic City Housing Fund would have a remaining balance of \$15 million. Hearing no further member discussion, the Chair opened the matter to the public. Mr. Jimmy Whitehead, Atlantic City resident, inquired if additional funds could be identified to work with local businesses. Mr. Palmieri responded that other resources need to be identified to see the project to completion. Mr. Cheatham expressed support for the project. Ms. Sharon Wilson, South Inlet resident, inquired about the timing of the relocation notices. Mr. Palmieri asked Ms. Wilson to speak with Ms. Bunny Rixey, Director of Real Estate and Development, after the meeting. Ms. Rixey further explained the timeline for relocation. Mr. Bill Barsee stated the Metropolitan is not in a state of disrepair and should not be torn down. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Kyle. Resolution 13-12 was approved by a vote of 13-0-1, with an abstention from Mr. DeSanctis.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE NEGOTIATION AND EXECUTION OF A MORTGAGE OF THE AUTHORITY'S PROPERTY LOCATED AT 15 SOUTH PENNSYLVANIA AVENUE, AS RECORDED ON THE TAXMAP OF THE CITY OF ATLANTIC CITY AS BLOCK 137, LOTS 6 AND 7

The resolution was read by title. Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Garrison. Resolution 13-13 was approved by unanimous vote of the members.

The Chair reordered the agenda to take public comment prior to an executive session and stated the Public Marketplace Project approval would be heard after the public comment portion of the meeting.



PUBLIC COMMENT

Mr. William Cheatham inquired if the lighthouse on Route 40 will become the responsibility of the CRDA. The Chair stated the Authority is currently considering the idea of having a local labor union refurbish it. Mr. Cheatham further requested the Authority work together with the City Public Works Department to maintain the trees in the City.

Mr. Wilbur Banks, City Director of Health & Human Services, thanked the Authority for their contribution to the Winter Wonderland program.

Mr. Greg Simmons, a member of the local arts and skateboarding community, stated he would like to be a part of showcasing local artists. The Chair referred him to Ms. Kim Butler, Director of Communications for further discussion.

Mr. Marte King, Atlantic City resident, requested assistance with a "Stop the Violence" initiative. The Chair referred him to Ms. Ali Reynolds, Director of Community Development Partnerships.

Mr. Pinky Kravitz, Ventnor resident, spoke of the importance of recognizing the multi-cultural and ethnic diversity of the City.

Hearing no further public comment, the Chair closed the public comment portion of the meeting, and requested a motion to enter into an executive session.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT TERMS AND CONDITIONS PERTAINING TO THE PENNSAUKEN PROJECT

The resolution was read by title. Mr. Kehoe recused himself. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Garrison and seconded by Mr. Levinson. Resolution 13-14 was approved by unanimous vote of the members, whereupon the members adjourned to an executive session.

Upon return to the open public session portion of the meeting, the Chair stated the Public Marketplace Project approval would be tabled to the next meeting of the Authority.



The Chair asked for the following additional agenda item to be presented for discussion and vote.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT
AUTHORITY AWARDED A PROFESSIONAL SERVICES AGREEMENT
IN THE AMOUNT OF \$99,825 TO MARKET VENTURES, INC TO
PROVIDE MARKET FEASIBILITY ANALYSIS IN FURTHERANCE OF
THE MARKETPLACE PROJECT**

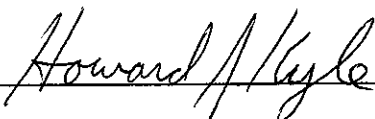
The resolution was read by title. Mr. Palmieri described the proposed action. Mr. Tolson stated his support for the public marketplace and including local, diverse vendors. Hearing no further member discussion, the Chair opened the matter to the public. Mr. William Cheatham expressed his support of the project and stated the city needs more diversity. Upon hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Levinson. Resolution 13-15 was approved by unanimous vote of the members.

With no further business, the Chair requested a motion to adjourn the meeting. A motion was made by Mr. Spencer and seconded by Mr. Levinson. The meeting was adjourned by unanimous vote of the members.

CERTIFICATION

I, HOWARD 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:

January 22, 2013


Howard J. Kyle, Secretary