



Casino Reinvestment Development Authority

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

**MINUTES – PUBLIC MEETING 14-2  
FEBRUARY 25, 2014**

**PRESIDING:** Chair, James Kehoe

**PRESENT:** Robert Bartolone for DCA Commissioner Richard Constable, Kevin DeSanctis, Edward Gant, Matthew Levinson, Robert Griffin, Mayor Don Guardian, Robert Mulcahy, William Mullen, David Rebeck for Acting Attorney General John Hoffman, Howard Kyle, Robert Shaughnessy for State Treasurer Andrew Sidamon-Eristoff, Richard Tolson

**ABSENT:** Debra DiLorenzo, Gerald Owens, Frank Spencer

**STAFF:** John F. Palmieri, Susan Thompson, Val Berzins, Paul G. Weiss, Esq., Jim Kutch, Rosalind Kincaid, Tom Meehan, Kim Butler, Ali Reynolds, Larry Seig, Elizabeth Terenik, Lisa Risteski, Heather Walls, Donna Pless

**OTHER** Kerstin Sundstrom, Governor's Authorities Unit

**ATTENDEES:**

**OPENING STATEMENT**

The meeting was called to order by the Chair at 2:30pm. 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 January 28, 2014**

The Chair requested a motion to approve the minutes of the January 28, 2014 Members' Meeting. A motion was made by Mr. Tolson and seconded by Mr. Mullen. Resolution 14-13 was approved by a vote of 13-0.

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

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Palmieri presented the following matters:

1. Based on the Authority's discussion with Bass Pro representatives, the



development project is on schedule. The general contractor has been identified and is coordinating with the City the necessary construction permits.

2. The Convention Center Division's Marketing Department was again recognized for its popular "DO AC" marketing video, this time by the Telly Awards, with a bronze award in the TV programs, segments or promotional pieces category under Travel/Tourism.
3. Code Enforcement efforts are moving forward, with the support of Mayor Guardian and his administration. CRDA staff will work closely with the appropriate city departments. In the past, the City has not funded this area of its operations, but the Authority, in partnership with the City, will look to advance initiatives in this area through both personnel and materials upgrades.
4. The Convention Center Division reported a strong January with an increase in attendance at the Boat Show over last year. So far, the bookings for this year appear to be positive and March will likely be the busiest month of the year.
5. University of Virginia School of Architecture students will be in the city this coming weekend to meet with local architects, attorneys, planners, and others in an effort to develop a Cultural Master Plan for the City. Local professionals are offering their support for this effort, which will likely result in new and innovative ideas for improving the City.
6. The sale of the Claridge Hotel Atlantic City to TJM Atlantic City, a privately held Florida real estate firm, was finalized this past Monday. The Claridge Hotel is expected to reopen in May of this year, and will target leisure travelers, families, group travel and convention business.

### **EXECUTIVE SESSION**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION MATTERS PERTAINING TO THE CONVENTION CENTER HEADQUARTERS HOTEL PROJECT**

The resolution was read by title. A motion was made by Mr. Mulcahy and seconded by Mr. Tolson. Resolution 14-14 was approved by unanimous vote of the members.



Upon return to the open public session portion of the meeting, the Chair presented the following actions:

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY ACCEPTING THE 2013 AUDITED FINANCIAL  
STATEMENTS SUBMITTED BY FRIEDMAN, LLP AND AUTHORIZING  
SUBMISSION OF THE AUDIT TO THE GOVERNOR, STATE  
TREASURER AND THE LEGISLATURE**

Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Levinson. Resolution 14-15 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY APPROVING THE PROCUREMENT OF MATERIALS,  
SUPPLIES AND SERVICES FOR THE SPECIAL IMPROVEMENT  
DISTRICT DIVISION UNDER STATEWIDE CONTRACT M-0002 WITH A  
SPENDING AUTHORIZATION NOT TO EXCEED \$220,000**

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. Levinson. Resolution 14-16 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY APPROVING THE PROCUREMENT OF FIVE 2014 FORD  
F-150 PICKUP TRUCKS FROM STATE CONTRACT FROM WINNER  
FORD WITH FACTORY INSTALLED OPTIONS, WITH A TOTAL  
SPENDING AUTHORIZATION NOT TO EXCEED \$100,562**

Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Kyle and



seconded by Mr. DeSanctis. Resolution 14-17 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY APPROVING THE PROCUREMENT OF WIRELESS  
TELEPHONE EQUIPMENT AND SERVICE FOR THE SPECIAL  
IMPROVEMENT DISTRICT DIVISION UNDER STATEWIDE CONTRACT  
T-216A, WITH A SPENDING AUTHORIZATION NOT TO EXCEED  
\$90,000**

Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Tolson. Resolution 14-18 was approved by vote of 12-0-1, with an abstention by Mr. Mulcahy.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY DESIGNATING A CERTIFYING OFFICER AND  
SUPERVISOR OF THE CERTIFYING OFFICER IN ACCORDANCE  
WITH P.L. 2011, CHAPTER 52**

Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Rebuck and seconded by Mr. Bartolone. Resolution 14-19 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY APPROVING THE EXECUTION OF A SERVICE  
AGREEMENT WITH KENYON PRESS FOR PRINTING SERVICES IN  
AN AMOUNT NOT TO EXCEED \$127,205**

Mr. Palmieri described the proposed action. The Chair requested member discussion of the matter. Mr. Tolson inquired where Kenyon Press was located to which Mayor Guardian indicated Sherburn, NY. Hearing no further member discussion, the Chair opened the matter for public comment. Mr. William Cheatham of Atlantic City requested that popular local sites be included on the materials that the Authority prepares for its



marketing efforts. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Kyle. Resolution 14-20 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A DONATION IN THE AMOUNT OF \$1,752,551 FROM ATLANTIC CITY ECONOMIC DEVELOPMENT INVESTMENT ALTERNATIVE TAX OBLIGATIONS OF, AND CASH DISTRIBUTION IN THE AMOUNT OF \$591,922 BACK TO, RIH ACQUISITIONS NJ LLC D/B/A ATLANTIC CLUB CASINO HOTEL, WITH THE BALANCE OF THE DONATED FUNDS IN THE AMOUNT OF \$1,160,629 CONTRIBUTED TO THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND**

Mr. Palmieri described the proposed action. Hearing no member discussion, the Chair opened the matter for public comment. Mr. Gilbert Brooks, Esq. thanked the members for their expedited review of the matter. In response to Mr. Frank Formica's inquiry about how the former licensee would apply its proceeds from the donation, Mr. Paul Weiss, Esq., Chief Legal Counsel for the Authority, indicated that the proceeds would likely be applied to the bankrupt entity's estate. Mr. Gil Brooks added that the proceeds would be added to other funds held by the estate for ultimate distribution in accordance with the debtor's court approved plan. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Kyle. Resolution 14-21 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING PROFESSIONAL SERVICES AGREEMENTS TO ACER ASSOCIATES LLC, MARATHON ENGINEERING & ENVIRONMENTAL SERVICES, INC, BRINKERHOFF ENVIRONMENTAL SERVICES, INC AND T&M ASSOCIATES TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES ON AN AS-NEEDED BASIS FOR A ONE YEAR PERIOD ENDING MARCH 1, 2015, WITH A TOTAL SPENDING AUTHORIZATION NOT TO EXCEED \$750,000**



Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Mulcahy sought clarification of the authorized spending limit. Hearing no further member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Mulcahy. Resolution 14-22 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY AWARDED A CONTRACT TO COMMAND COMPANY,  
INC IN THE AMOUNT OF \$518,705 FOR GENERAL CONSTRUCTION  
SERVICES FOR THE LIGHTHOUSE DISTRICT PARK PROJECT**

Mr. Palmieri described the proposed action. Hearing no member discussion, the Chair opened the matter for public comment. Mr. William Cheatham suggested a new police substation in the area. Mayor Guardian stated technology upgrades and increased officer staffing are being implemented and will take Mr. Cheatham's suggestion under advisement. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 14-23 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT  
AUTHORITY APPROVING THE PURCHASE OF STREET LIGHTS  
UNDER STATEWIDE CONTRACT 75875 BY PEMBERTON  
ELECTRICAL SUPPLY COMPANY**

Mr. Palmieri described the proposed action. The Chair requested member discussion. In response to Mr. Gant's inquiry, Mr. Palmieri indicated that the action did not include the installation of the purchased equipment, that such installation would be effectuated under a separate future procurement. Hearing no further member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Mulcahy. Resolution 14-24 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A ONE-YEAR EXTENSION OF THE PROFESSIONAL ENGINEERING AND PLANNING SERVICES AGREEMENT WITH ADAMS, REHMANN & HEGAN ASSOCIATES, INC TO PROVIDE ENGINEERING AND PLANNING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2015**

Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Levinson. Resolution 14-25 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE NEGOTIATION AND EXECUTION OF AN AGREEMENT TO CONSENT TO A PRIORITY THIRD PARTY LOAN TO HEADQUARTERS HOTEL ASSOCIATES, L.P., IN FURTHERANCE OF THE CONVENTION CENTER HEADQUARTERS HOTEL PROJECT**

Mr. Palmieri described the proposed action. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Rebuck and seconded by Mr. Bartolone. Resolution 14-26 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Mr. William Cheatham expressed concern that city residents do not take pride in their city and should begin to be a part of the solution to clean it up.

Mr. Frank Formica expressed concern regarding the expense of the ACA marketing campaign, the delay in the Pacific Avenue paving project and the unaddressed blight that remains in the city. Mr. Formica further offered the County's services to expedite solutions to these matters.

Hearing no further public comment, the Chair requested a motion to adjourn. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Motion to adjourn



was approved by unanimous vote of the members.

**CERTIFICATION**

I, PAUL G. WEISS, 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:

February 25, 2014

  
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PAUL G. WEISS, ASSISTANT SECRETARY