

# CRDA

Casino Reinvestment Development Authority



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

**MINUTES – PUBLIC MEETING 13-03  
March 19, 2013**

**PRESIDING:** Chair, James Kehoe

**PRESENT:** David Rebeck for Attorney General Jeffrey Chiesa, Bob Bartolone for Commissioner Richard Constable, Debra DiLorenzo, Robert Garrison, Howard Kyle, Mayor Lorenzo Langford, Matthew Levinson, Robert Mulcahy, Gerald Owens, Robert Shaughnessy for State Treasurer Andrew Sidamon-Eristoff, Richard Tolson

**ABSENT:** Kevin DeSanctis, Edward Gant, Robert Griffin, Frank Spencer

**STAFF:** John F. Palmieri, Susan Thompson, Val Berzins, Paul G. Weiss, Esq., Don Guardian, Rosalind Kincaid, Tom Meehan, Bunny Rixey, Kim Butler, Ali Reynolds, Lisa Risteski, Heather Walls, Roseann Lafferty, Donna Pless

**OTHER** Kerstin Sundstrom, 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 February 19, 2013**

The Chair requested a motion to approve the minutes of the February 19, 2013 Members' Meeting. A motion was made by Mr. Tolson and seconded by Mr. Levinson. Resolution 13-37 was approved by 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. Garrison and seconded by Mr. Tolson. 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:

- 1. NEW WEBSITE LAUNCHED** – Our new website was launched today upgrading its look and functionality. The new site is easier to navigate and offers several upgrades features including project descriptions, photos and videos, social networking, easy-to-use links to commonly used resources. Special thanks to Kim Butler, Katrina Cheung and Chris Filicello and Val Berzins who facilitated the site transfer.
- 2. LAND USE ENFORCEMENT** – The CRDA's Land Use Division, working with the property owner, successfully completed the removal of an unsightly outdoor advertising board that has been in a state of disrepair on the Boardwalk for several years.

## **LAND USE REGULATION AND ENFORCEMENT**

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF FOR PROPERTY LOCATED AT 2425 ATLANTIC AVENUE, ATLANTIC CITY IN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT UNDER APPLICATION 2012-12-492**

The resolution was read by title. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. In response to Mr. William Cheatham's inquiry, Mr. Palmieri stated that Authority's Land Use Regulation and Enforcement Division enforce the land use regulations in the Tourism District. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Garrison and seconded by Mr. Owens. Resolution 13-38 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL AND VARIANCE RELIEF FOR THE CONSTRUCTION OF THE RESORTS MARGARITAVILLE LAND SHARK BAR AND GRILL UNDER APPLICATION 2012-12-511**



The resolution was read by title. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Mr. William Cheatham expressed support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Owens. Resolution 13-39 was approved by unanimous vote of the members.

#### **ADMINISTRATION AND PERSONNEL**

##### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH INSURANCE AGENCIES INC TO PROVIDE COMMERCIAL INSURANCE AGENCY SERVICES THROUGH MARCH 31, 2014**

The resolution was read by title. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Mulcahy. Resolution 13-40 was approved by unanimous vote of the members.

#### **SPECIAL IMPROVEMENT DISTRICT**

##### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF EQUIPMENT, SUPPLIES AND SERVICES FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION UNDER STATEWIDE CONTRACTS WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$221,000**

The resolution was read by title. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. 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 13-41 was approved by unanimous vote of the members.

##### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED SEPARATE CONTRACTS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$173,500 TO PLANTSOURCE, INC AND WARRINER'S CONSTRUCTION, INC FOR**

**THE PURCHASE OF PLANT MATERIALS FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2013**

The resolution was read by title. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Mulcahy. Resolution 13-42 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING A CONTRACT IN A NOT TO EXCEED AMOUNT OF \$173,500 TO WARRINER'S CONSTRUCTION INC FOR THE PURCHASE OF MULCH, TOP SOIL AND FILL DIRT FOR THE CRDA SPECIAL IMPROVEMENT DISTRICT THROUGH DECEMBER 31, 2013**

The resolution was read by title. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Mr. William Cheatham commented on the use of seashells instead of mulch. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Garrison and seconded by Mr. Tolson. Resolution 13-43 was approved by unanimous vote of the members.

**ATLANTIC CITY DEVELOPMENT AND PROJECT REVIEW COMMITTEE****RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING (I) THE EXTENSION OF THE FUND RESERVATION IN AN AMOUNT NOT-TO-EXCEED \$166,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND (II) THE NEGOTIATION AND EXECUTION OF AN AMENDMENT TO THE INTERGOVERNMENTAL GRANT AGREEMENT WITH THE CITY OF ATLANTIC CITY, ALL IN FURTHERANCE OF THE ATLANTIC CITY BOARDWALK HALL EVENT SERIES PROJECT**

The resolution was read by title. Mayor Langford entered his recusal. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Mr. Tolson inquired if the project was closer to being a reality. Mayor Langford responded in the affirmative. Hearing no



further member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Mulcahy and seconded by Mr. Levinson. Resolution 13-44 was approved by a vote of 11-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDED A CONTRACT TO L. FERIOZZI CONCRETE COMPANY, INC IN AN AMOUNT OF \$1,319,843 TO PROVIDE GENERAL CONSTRUCTION SERVICES FOR TENANT FIT-OUT AT THE CORRIDOR PARKING GARAGE LOCATED AT 2200 FAIRMOUNT AVENUE IN FURTHERANCE OF THE CORRIDOR PARKING GARAGE PROJECT**

The resolution was read by title. Mr. Tolson and Ms. DiLorenzo entered their recusals. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Mr. William Cheatham inquired if Stockton was paying for the space. Mr. Palmieri responded if Stockton is paid rent for any of the space, the Authority will share in that revenue. Mr. Alex Marino, Operations Director of Carnegie Hall, explained Stockton's plans for the garage. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Garrison. Resolution 13-45 was approved by a vote of 10-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO THE ATLANTIC CITY BOARDWALK HALL PACIFIC AVENUE FAÇADE AND STREET LIGHTING PROJECT**

The resolution was read by title. Mr. Kyle entered his recusal. At the request of the Chair, Mr. Palmieri described the proposed action. The matter was opened to member discussion and then public comment. Mr. Shaughnessy inquired how the construction contingency is determined to which Mr. Meehan stated it is usually 10% of the job. Mr. Cheatham expressed his support for the project. Hearing no further member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Mulcahy. Resolution 13-46 was approved by a vote of 11-0.

**PUBLIC COMMENT**

Mr. Ernest Conover, Atlantic City resident, began to discuss a proposal for the roller skating rink. Mr. Kehoe referred his group to Ms. Ali Reynolds, Director of Community Development Partnerships.



Mr. William Cheatham stated he was not in support of the skateboard park in the Tanger Outlet area, and that the roller rink and skateboard park should be located at Bader Field.

Hearing no further public comment, the Chair closed the public comment portion of the meeting.

### **EXECUTIVE SESSION**

#### **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 Chair requested a motion to enter into executive session. A motion was made by Mr. Tolson and seconded by Mr. Garrison. Resolution 13-47 was approved by unanimous vote of the members, whereupon the members entered into the closed session portion of the meeting.

### **OPEN SESSION**

Upon returning to the open public session portion of the meeting, the members took the following action:

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO CERTAIN LITIGATION KNOWN AS MARINA DISTRICT DEVELOPMENT COMPANY D/B/A BORGATA CASINO HOTEL & SPA V. CASINO REINVESTMENT DEVELOPMENT AUTHORITY AND CASINO REINVESTMENT DEVELOPMENT AUTHORITY SPECIAL IMPROVEMENT DISTRICT DIVISION**

The resolution was read by title. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Garrison. Resolution 13-48 was approved by a vote of 12-0.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE TRANSFER OF TITLE OF VEHICLES PURCHASED BY THE POLICE ATHLETIC LEAGUE OF ATLANTIC CITY TO THE CITY OF ATLANTIC CITY, ALL IN FURTHERANCE OF THE ATLANTIC CITY COMMUNITY**



## **DEVELOPMENT PROGRAM**

The resolution was read by title. Mayor Langford entered his recusal. Hearing no member discussion or public comment, the Chair requested a motion. A motion was made by Mr. Owens and seconded by Mr. Tolson. Resolution 13-49 was approved by a vote of 11-0.

Upon hearing no further business, the Chair requested a motion to adjourn the meeting. A motion was made by Mr. Tolson and seconded by Mr. Garrison. Motion to adjourn was approved 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:

March 19, 2013

  
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HOWARD KYLE, SECRETARY