

# CRDA

Casino Reinvestment Development Authority



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

**MINUTES – PUBLIC MEETING 14-11  
November 18, 2014**

**PRESIDING:** Chair, James Kehoe

**PRESENT:** Tom Ballance, Robert Bartolone for DCA Commissioner Richard Constable, Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, David Rebeck for Acting Attorney General John Hoffman, Howard Kyle, Matthew Levinson, Robert Mulcahy, William Mullen, Gary T. Puma, Robert Shaughnessy for State Treasurer Andrew Sidamon-Eristoff, Frank Spencer

**ABSENT:** Gary Hill, Richard Tolson

**STAFF:** John F. Palmieri, Val Berzins, Lisa Britt, Rosalind Kincaid, Rose Ann Lafferty, Thomas Meehan, Oriana Mondragon, Ali Reynolds, Bunny Rixey, Rick Santoro, Heather Walls, Paul G. Weiss, Esq.

**OTHER**

**ATTENDEES:** Christopher Howard, Esq., Governor's Authorities 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 OCTOBER 21, 2014**

The Chair requested a motion to approve the minutes of the October 21, 2014 Members' Meeting. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Resolution 14-153 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. Levinson. 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. Lighthouse District Park – The Lighthouse District Park has been cleared and graded. Sidewalks have been installed as well as decorative walkways. Trees and plants have also been planted. Finally, the solar-powered bollards, fencing and irrigation were installed.

B. Winter Decorations – The winter decorations have been put up throughout the city. There are winter decorations installed from Main through Albany Avenue on Atlantic Avenue. A 30 foot Christmas tree has been installed at the entrance of the Atlantic City Expressway. Winter decorations have also been installed in Center City Park. Finally, CRDA is a co-sponsor of the Winter Wonderland Children's Event that will take place on December 13 at the Convention Center

C. 1st Responders Memorial – The Memorial has been installed on Saint James Place on the boardwalk. The unveiling is scheduled for December 5, 2014 at 1:00 PM.

### **LAND USE REGULATION AND ENFORCEMENT**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR CONSTRUCTION OF IMPROVEMENTS AT LOT 1 OF BLOCK 132 AND LOT 1 OF BLOCK 133, ATLANTIC CITY, NEW JERSEY UNDER APPLICATION 2014-10-1235**

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. Tyree Montugue, Mr. William Ruffin, Mr. Robert Boyce and Mr. William Cheatham all expressed 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. Gant. Resolution 14-154 was approved by unanimous vote of the members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY CONSENTING TO THE REDEVELOPMENT PLAN FOR THE ATLANTIC CITY BEACH AT CALIFORNIA AVENUE DATED NOVEMBER 18, 2014 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. 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. Spencer and seconded by Mr. Kyle. Resolution 14-155 was approved by unanimous vote of the members.

### **SPECIAL IMPROVEMENT DISTRICT COMMITTEE**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING FOR AN ADDITIONAL ONE-YEAR TERM THE SERVICES CONTRACT**



**WITH AMERICAN BUILDING MAINTENANCE, INC TO PROVIDE ENVIRONMENTAL SERVICES AND AMBASSADORS PROJECT SERVICES THROUGH DECEMBER 31, 2015 WITH A TOTAL CONTRACT SPENDING LIMIT OF \$4,693,008**

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. Levinson. Resolution 14-156 was approved by unanimous vote of the members.

**CONVENTION CENTER & MARKETING COMMITTEE**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE 2015 ANNUAL OPERATING BUDGET OF MEET AC, 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Giannantonio. Resolution 14-157 was approved by unanimous vote of the members.

**ADMINISTRATIVE AND PERSONNEL COMMITTEE**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A NOTICE OF PROPOSED READOPTION OF THE ATLANTIC CITY CONVENTION CENTER AUTHORITY RULES, N.J.A.C 12A:130, IN ACCORDANCE WITH THE ADMINISTRATIVE PROCEDURES ACT, N.J.S.A. 52:14B-1 ET SEQ.**

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 14-158 was approved by unanimous vote of the members.

**ATLANTIC CITY DEVELOPMENT AND PROJECT REVIEW COMMITTEE**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING A PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE RESORTS MEETING SPACE EXPANSION PROJECT**

The resolution was read by title. Tom Ballance and Mark Giannantonio recused themselves. Mr. Palmieri described the proposed action. Corey Morowitz from Morowitz Gaming Advisors, LLC presented to the board the Resorts Casino Hotel Market Study Summary (attached hereto). The summary detailed the proposed improvements, the



project budget, and the direct and indirect benefits that the project would achieve based on the market analysis. Mr. Morowitz opined that the proposed project satisfies the CRDA Act, specifically Section 178 thereto, because of the ancillary direct and indirect benefits of the project. 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. Spencer. Resolution 14-159 was approved by unanimous vote of the eligible members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A COMMUNITY DEVELOPMENT PROGRAM GRANT IN AN AMOUNT  
NOT TO EXCEED \$49,500 FROM THE TOURISM DISTRICT AND THE COMMUNITY  
DEVELOPMENT FUND TO THE ATLANTIC CITY MOOSE LODGE 216, AND  
AUTHORIZING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT,  
ALL IN FURTHERANCE OF THE ATLANTIC CITY COMMUNITY DEVELOPMENT  
PROGRAM**

The resolution was read by title. Mr. Palmieri described the proposed action. The Chair requested member discussion. Mr. Gant asked if the Moose Lodge is open to the public. Mayor Guardian responded that he is aware that the Lodge has hosted events for the police and fire departments and other organizations. Hearing no further member discussion, the Chair opened the matter to public comment. Mr. Walter Coleman of Moose Lodge 216 confirmed that the Lodge is available to the public at no charge and thanked the Board for its consideration. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Rebuck and seconded by Mr. Levinson. Resolution 14-160 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING FOR A ONE-YEAR TERM THE SERVICE CONTRACT WITH  
STANDARD PARKING CORPORATION FOR MANAGEMENT SERVICES, AND  
OPERATING AND MAINTENANCE COSTS FOR THE CORRIDOR PARKING  
GARAGE, ALL IN FURTHERANCE OF THE CORRIDOR PARKING GARAGE  
PROJECT**

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. Spencer. Resolution 14-161 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO  
REMINGTON, VERNICK & WALBERG ENGINEERS, MASER CONSULTING AND  
SCHAEFFER, NASSAR, SCHEIDEGG CONSULTING ENGINEERS, LLC TO**



**PROVIDE SURVEY AND CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2015, WITH A TOTAL SPENDING AUTHORIZATION OF \$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. Puma and seconded by Mr. Mullen. Resolution 14-162 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Mr. William Cheatham commented that he would like to begin to see development in the city moving at a more rapid pace.

**EXECUTIVE SESSION**

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

The resolution was read by title. A motion was made by Mr. Spencer and seconded by Mr. Mullen. Resolution 14-163 was approved by unanimous vote of the members.

Upon returning to the open public session portion of the meeting, and the members considered the following actions.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE NEGOTIATION AND EXECUTION OF AN AMENDMENT TO THE AGREEMENT WITH THE MISS AMERICA ORGANIZATION IN FURTHERANCE OF THE MISS AMERICA PAGEANT PROJECT**

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. Levinson. Resolution 14-164 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO CERTAIN GROUND LEASE AGREEMENTS WITH THE SOUTH JERSEY TRANSPORTATION AUTHORITY FOR THE OPERATION OF SURFACE**

**PARKING LOTS IN ATLANTIC CITY**

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. Spencer and seconded by Mr. Levinson. Resolution 14-165 was approved by unanimous vote of the members.

Having no further business, the Chair requested a motion to adjourn the Meeting. A motion was made by Mr. Spencer and seconded by Mr. Ballance. Motion to adjourn the meeting was approved by unanimous vote of the members.

**CERTIFICATION**

I, PAUL G. WEISS, Assistant 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:

November 18, 2014

A handwritten signature in black ink, appearing to read 'P. Weiss', is written over a horizontal line.

PAUL G. WEISS, ASSISTANT SECRETARY