



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

**MINUTES – PUBLIC MEETING 15-10
October 20, 2015**

PRESIDING: Vice-Chair, Robert Mulcahy

PRESENT: Tom Ballance, Robert Bartolone for Charles A. Richman, Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Don Guardian, Howard Kyle, Matthew Levinson, William Mullen, David Rebeck for John Hoffman, Robert Shaughnessy for Robert A. Romano, Frank Spencer, Richard Tolson

ABSENT: Gary Hill, Gary Puma

STAFF: John F. Palmieri, Lisa Britt, Stephanie Galantino, Lance Landgraf, Rosalind Kincaid, Thomas Meehan, Oriana Mondragon, Bunny Rixey, John Samerjan, Rick Santoro, Larry Sieg, Heather Walls, Carl Wentzell, Paul G. Weiss, Esq.

OTHER ATTENDEES: Christopher Howard, Esq., Governor's Authority Unit

OPENING STATEMENT

The meeting was called to order by the Acting 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 SEPTEMBER 15, 2015

The Acting Chair requested a motion to approve the minutes of the September 15, 2015 Members' Meeting. A motion was made by Mr. Gant and seconded by Mr. Levinson. Resolution 15-131 was approved by unanimous vote of the members.

TREASURER'S REPORT

The Acting 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. Bartolone. The Treasurer's report was approved and adopted by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Mr. Palmieri updated the members and the public on recent work completed by the SID Division. On October 17, 2015 CRDA's SID Division conducted dune grass trimming and debris clean-up between New Hampshire and Connecticut Avenues. Nearly 200 volunteer students from local high schools that are part of the Rotary Interact program, along with a group from Stockton University took part. The SID Division's general maintenance employees trimmed the dune grass while the volunteer students bagged all of the debris. Several Ambassadors were also on hand to assist with clean-up.



Mr. Palmieri also reported that on Thursday, October 22 at 12 Noon at Kennedy Plaza, Meet AC is holding a press conference announcing that DelMo Sports is producing the Atlantic City Ironman Triathlon to be held on September 18, 2016. This CRDA-funded event is part of the Ironman 70.3 series and one of the first qualifying races for the 70.3 World Championship in 2017.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR NANCY TURNER UNDER APPLICATION 2015-08-1657

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Tolson. Resolution 15-133 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A CERTIFICATE OF NONCONFORMITY FOR LILA ERLANDSON UNDER APPLICATION 2015-08-1658

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Spencer. Resolution 15-134 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING, TWO CAR GARAGE AND ANCILLARY SITE IMPROVEMENTS ON PROPERTY LOCATED AT 117 DEWEY PLACE IN ATLANTIC CITY, NEW JERSEY, BLOCK 79, LOT 8, UNDER APPLICATION 2015-09-1666

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mullen inquired if the City zoning board was involved in review or approval of the application. Mr. Palmieri responded that since the property was within the tourism district, the Authority has exclusive jurisdiction to hear



the request for relief in accordance with the Tourism District Act. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Tolson. Resolution 15-135 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO REDEVELOP THE HISTORIC MORRIS GUARDS ARMORY LOCATED AT 10 SOUTH NEW YORK AVENUE IN THE CITY OF ATLANTIC CITY, BLOCK 151, LOT 15, UNDER APPLICATION 2015-08-1638

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion, and questioned whether the applicant presented any testimony during the hearing about its proposed rental charge. Mr. Nicholas Talvacchia, attorney for the property owner, responded that the units will be set at the market rate. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham inquired if there will be parking. Mr. Nick Talvacchia responded that parking is not required under the City zoning ordinance, and that there is ample parking in the project area. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Spencer. Resolution 15-136 was approved by unanimous vote of the members.

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

CONSENT AGENDA:

The following items were read by title, described by the Executive Director, and after public comment, duly moved by Mr. Kyle and seconded by Mr. Bartolone, and then voted, and approved by the unanimous vote of the members, as a single action.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY EXTENDING THE CONTRACTS WITH NORTHEAST PLUMBING SERVICES A DIVISION OF NORTHEAST SERVICES AND FALASCA MECHNICAL FOR PLUMBING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2016

Resolution 15-137 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING THE CONTRACTS WITH SHORE BUILDING CONTRACTORS, INC,
WARRINERS CONSTRUCTION, INC, AND GFS CONSTRUCTION ENTERPRISE,
INC FOR CARPENTRY SERVICES ON AN AS-NEEDED BASIS THROUGH
DECEMBER 31, 2016**

Resolution 15-138 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING THE CONTRACTS WITH ROOF MANAGEMENT, INC AND US
ROOFING CORPORATION FOR ROOFING SERVICES ON AN AS-NEEDED BASIS
THROUGH DECEMBER 31, 2016**

Resolution 15-139 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING THE CONTRACTS WITH PRO CONSTRUCTION, INC AND MEDIO
CONSTRUCTION INC FOR CONCRETE SERVICES ON AN AS-NEEDED BASIS
THROUGH DECEMBER 31, 2016**

Resolution 15-140 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING THE CONTRACT WITH MEDIO CONSTRUCTION INC FOR MASONRY
SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2016**

Resolution 15-141 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
EXTENDING THE CONTRACTS WITH MARLEE CONTRACTORS, LLC, FALASCA
MECHANICAL AND NORTHEAST PLUMBING SERVICES A DIVISION OF
NORTHEAST SERVICES CORE MECHANICAL, INC FOR HVAC SERVICES ON AN
AS-NEEDED BASIS THROUGH DECEMBER 31, 2016**

Resolution 15-142 was approved by unanimous vote of the members.

REGULAR AGENDA

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AFFIRMING AND APPROVING PARTICIPATION IN THE STATE HEALTH
BENEFITS PROGRAM PROVIDED BY THE NEW JERSEY STATE HEALTH**



BENEFITS ACT OF THE STATE OF NEW JERSEY (N.J.S.A. 52:14-17.26 AND N.J.S.A. 52:14-17.46.2) AND THE EMPLOYEE PRESCRIPTION DRUG PLAN DEFINED BY N.J.S.A. 52:14-17.25 ET SEQ.

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Tolson inquired if this action simply allowed for employees to be added to the existing state plan. Mr. Palmieri responded in the affirmative. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Kyle. Resolution 15-143 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE APPOINTMENT OF COMMISSIONERS TO SERVE ON THE ATLANTIC CITY TOURISM DISTRICT ADVISORY COMMISSION ESTABLISHED PURSUANT TO P.L. 2011, CHAPTER 18

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham inquired where he could get the schedule of the meetings. Current Commissioner Vladislav Stankovic who was in attendance responded that the regular meeting schedule is posted in the Press of Atlantic City newspaper. Mr. Palmieri also indicated that the Authority could provide a copy of the schedule after today's meeting. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Resolution 15-144 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING AMENDED PROJECT APPROVAL TO THE CHALLENGE ATLANTIC CITY PROJECT

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Levinson. Resolution 15-145 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO INSITE ENGINEERING LLC TO PROVIDE LAND USE ENGINEERING AND PLANNING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2016, WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$170,000



The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Spencer and seconded by Mr. Kyle. Resolution 15-146 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
CONSENTING TO THE AMENDED REDEVELOPMENT PLAN FOR THE FORMER
ATLANTIC CLUB AND SURROUNDING AREA AT BLOCK 1, LOT 36, BLOCKS 25 -
26, BLOCK 183, LOTS 9 – 19, BLOCK 184 AND BLOCK 185, LOT 9 DATED
AUGUST 1, 2015, IN ACCORDANCE WITH P. L. 2011, CHAPTER 18**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Rebeck inquired whether or not the property is current with city obligations. Mr. Landgraf responded that the property owner is current with payment of taxes on the property. Mr. Tolson inquired if the request before them is to expand the redevelopment area. Mr. Landgraf responded in the affirmative. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Mr. Cheatham inquired when the project is going to start. Mayor Don Guardian responded that the project investors are still working on funding the project. Hearing no further public comment, the Acting Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Gant. Resolution 15-147 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING AMENDED LAND USE FEES AND ESCROW DEPOSIT
REQUIREMENTS**

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Shaughnessy inquired when these fees would go into effect. Mr. Landgraf responded that the proposed fees would be effective immediately upon favorable action by the members. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Shaughnessy and seconded by Mr. Kyle. Resolution 15-148 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, AND APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$605,966 FROM THE AUTHORITY'S OPERATING FUND, ALL IN FURTHERANCE OF THE CORRIDOR PARKING GARAGE PROJECT

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Mr. Mulcahy inquired about the amount of revenue generated by the garage. Mr. Meehan indicated that approximately \$278,000 in revenues was generated last year. Hearing no further member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Guardian. Resolution 15-149 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF TABLES AND CARTS FOR THE CONVENTION CENTER DIVISION UNDER STATE CONTRACT G-1219, WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$100,223

The resolution was read by title. Mr. Palmieri described the proposed action. The Acting Chair requested member discussion. Hearing no member discussion, the Acting Chair opened the matter to public comment. Hearing no public comment, the Acting Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Shaughnessy. Resolution 15-150 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Cheatham commented about an article he read concerning increased luxury taxes in Cape May County and how an increase in those taxes in Atlantic County may help balance the City's budget.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS

The resolution was read by title. The Acting Chair requested a motion to go into executive session. A motion was made by Mr. Levinson and seconded by Mr. Kyle. Resolution 15-151 was approved by unanimous vote of the members.

Upon returning to the open public session portion of the meeting, the Acting Chair requested a motion to adjourn the meeting, and upon motion, duly seconded, the meeting was adjourned by unanimous vote of the members.

CRDA

Casino Reinvestment Development Authority



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:

October 20, 2015

A handwritten signature in cursive script, reading "Howard J. Kyle", is written over a solid horizontal line.

HOWARD J. KYLE, SECRETARY