

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY
1014 Atlantic Avenue
Atlantic City, New Jersey 08401**

MINUTES – PUBLIC MEETING 10-12

December 21, 2010

PRESIDING: Chairman James Kehoe

PRESENT: Pete Cammarano (via teleconference), Michellene Davis (via teleconference), Josh Lichtblau for State Attorney Paula T. Dow, Richard Dressel (via teleconference), Edward Gant (via teleconference), Howard Kyle, Robert Garrison (via teleconference), Linda Kassekert (via teleconference), Mayor Lorenzo Langford, Don Marrantino, Ali Reynolds, Paul Stridick for DCA Commissioner Lori Grifa (via teleconference), Steve Petrecca for State Treasurer Andrew Sidamon-Eristoff, Frank Spencer (via teleconference)

ABSENT: Diane Lusk

STAFF: Thomas D. Carver, Susan Ney Thompson, Val Berzins, Paul G. Weiss, Esq., Sharon Dickerson, Esq., Thomas Meehan, Jeremy Sunkett, Rachelle Knight, Jordan Cox, Lisa Britt Risteski, Stephanie Galantino

OTHER

ATTENDEES: Brandon Minde, Esq., Governor's Authorities Unit

OPENING STATEMENT

The meeting was called to order by the Chairman at 12:10 p.m. 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

The Chairman requested a motion to approve the minutes of the November 16, 2010 Members' Meeting. A motion to ratify the minutes was made by Mr. Marrandino and seconded by Mr. Petrecca. Mr. Kyle abstained. By a vote of 14-0-1, the minutes of the November 16, 2010 meeting were approved and adopted by the members.

TREASURER'S REPORT

The Chairman asked the members to review the Treasurer's report. A motion to approve and file the report was made by Ms. Reynolds and seconded by Mr. Petrecca. Mr. Kyle abstained. By a vote of 14-0-1, the Treasurer's report was approved and adopted by the members.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Thomas Carver welcomed Howard Kyle as a member of the CRDA. Mr. Carver reiterated the CRDA's commitment to making the City of Atlantic City a better and safer town, in light of the pending legislation proposed for the City.

COMMITTEE CHAIR REPORT(S)

Atlantic City Project Review Committee: Ms Reynolds, Chairwoman of the Atlantic City Project Review Committee, reported that the Committee discussed, but did not take action on, certain investment priorities.

South Jersey Project Review Committee: Chairman Kehoe, on behalf of Committee Chairman, Edward Gant, reported that the Committee voted to recommend to the full membership: the Trenton YMCA project for reauthorization of fund reservation.

Administration & Personnel Committee: Chairman Kehoe, chair of the Administration & Personnel Committee, reported that the Committee voted to recommend to the full membership: an award of an asbestos consulting services professional services agreement and an environmental consulting services agreement.

Audit Committee: Chairman Kehoe, chair of the Audit Committee, reported that the Committee spoke to the new auditor and discussed, but did not take action on, the DCA loan transaction.

ATLANTIC CITY PROJECT REVIEW COMMITTEE

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE ATLANTIC CITY DOWNTOWN REVITALIZATION PROJECT, APPROVING THE CREATION OF THE DOWNTOWN REVITALIZATION PROJECT FUND AND A FUND RESERVATION IN THE AMOUNT OF \$70,000 FROM CORRIDOR PARKING FEE REVENUES FOR FEASIBILITY STUDIES IN FURTHERANCE OF THE PROJECT

The resolution was read by title. Mr. Jeremy Sunkett, Director of Project Development, provided a description of the proposed action, and reviewed, at length, a detailed power point presentation on the proposed project. Mr. Sunkett then introduced various members of the community that spoke in favor of the proposed project.

The Chairman opened the matter to the public for comment. Mr. Lennox Warner of Atlantic City mentioned the Atlantic City Historical Museum Group, the Atlantic City Arts Center, and the Atlantic City Arts Commission and believed they should be involved in the project. Mr. Warner also stated that, as an artist, he thinks it would be better to have a separate area for the artists to live and create. Mr. Sunkett responded the renderings were merely conceptual in nature, and many factors would be taken into consideration prior to implementation.

While expressing support for the proposed project, Mr. William Cheatham of Atlantic City reiterated his concern for the problems affecting the one block in his neighborhood that the City has yet to address.

Mr. Pinky Kravitz of Atlantic City expressed support for the proposed project, and admonished the members to move forward with the project plans, in earnest. He also expressed his support for other CRDA-sponsored projects on the Boardwalk.

The Chairman elicited further discussion from the members. Ms. Reynolds praised Mr. Sunkett and Mr. Cox for their work on this project. Mr. Kyle questioned if this project was compatible with pending legislation known as "S11". Mr. Carver responded that "S11" would be compatible to the proposed project.

Upon hearing no further public comment, the Chairman requested a motion to adopt the resolution. A motion was made by Mayor Langford and seconded by Ms. Reynolds. Resolution 10-83 was approved by a vote of 14-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DESIGNATING A NEIGHBORHOOD STRATEGY AREA IN ACCORDANCE WITH
N.J.A.C. 19:65-1-1**

The resolution was read by title. Mr. Sunkett provided a description of the proposed action. The Chairman elicited discussion from the members.

Mayor Langford asked counsel if there are any unique benefits to establishing the designation under the CRDA rules. Mr. Weiss, Chief Legal Counsel, responded that under the Authority's rules the designation of a Neighborhood Strategy Area (NSA) establishes a prioritization of funding for projects in an NSA relative to proposed projects outside the NSA area. Mayor Langford questioned if the specified area did not receive the designation, would it prohibit the Authority from moving forward with a project. Mr. Weiss stated that the absence of a NSA designation would not necessarily affect project funding, that the members would be within their authority to fund a project without the designation. Mayor Langford asked the members' consideration to amend the boundaries so as not to encroach on certain neighborhoods known as "Stanley Homes Village". The members agreed to amend the proposed NSA boundaries to exclude the area known as "Stanley Homes Village". The NSA map appended to the proposed action was modified accordingly.

The Chairman then opened the matter to the public. Mr. William Cheatham of Atlantic City reminded the members that the City is and should always be one City.

Upon hearing no further public comment, the Chairman requested a motion to adopt a resolution. A motion was made by Mayor Langford and seconded by Mr. Kyle. Resolution 10-84 was approved by a vote of 14-0.

NORTH JERSEY PROJECT REVIEW COMMITTEE

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE
CITY OF NEWARK COURTYARD MARRIOTT PROJECT**

The resolution was read by title. Mr. Jordan Cox, Project Officer, provided a brief description of the proposed action, and introduced Mr. Robert Clark, Vice President of Development for Tucker Development, who provided a more detailed description of the proposed project. The Chairman elicited discussion from the members. Mr. Spencer asked about interaction with the building trades. Mr. Clark responded that a project labor agreement was in place with the affected unions. Mr. Garrison commended Tucker Development and their involvement in the community. The Chairman then opened the matter to the public. Upon hearing no public comment, the Chairman

requested a motion to adopt a resolution. A motion was made by Mr. Spencer and seconded by Mr. Garrison. Resolution 10-85 was approved by a vote of 13-0.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE LIBERTY SCIENCE CENTER SOLAR ARRAY PROJECT

The resolution was read by title. Ms. Susan Ney Thompson, Chief Operating Officer, provided a description of the proposed action, and introduced Ms. Connie Claman, CFO and Mr. Robert Dougherty, former Chairman, of the Liberty Science Center, who provided additional details about the Center and its involvement with the community and local schools. The Chairman elicited discussion from the members. Ms. Reynolds requested further explanation of the funding request. Ms. Thompson responded that the Center requested a \$4.0 million grant to construct the proposed solar power system, that the CRDA would be the sole funder, and that the revenues generated from the production of electricity from the solar array will be reinvested into the Center's operating budget. Mr. Dougherty added that the Center provides teaching services to 265,000 school-aged children on an annual basis through contracts with various "Abbott" school districts.

The Chairman then opened the matter to the public. Mr. William Cheatham of Atlantic City reiterated his concern about sending funds out of Atlantic City. Upon hearing no further public comment, the Chairman requested a motion to adopt a resolution. A motion was made by Ms. Reynolds and seconded by Mr. Petrecca. Mr. Kyle abstained. Resolution 10-86 was approved by a vote of 12-0-1.

ADMINISTRATION & PERSONNEL COMMITTEE

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS WITH REMINGTON VERNICK & WALBERG ENGINEERS, MARATHON ENGINEERS & ENVIRONMENTAL SERVICES, INC, AND HATCH MOTT MACDONALD, LLC TO PROVIDE SURVEY AND CIVIL ENGINEERING SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2011, WITH A SPENDING AUTHORIZATION OF \$225,000

The resolution was read by title. Mr. Thomas Meehan, Director of Development, provided a description of the proposed action. The Chairman elicited discussion from the members, and then opened the matter to the public. Upon hearing no public comment, the Chairman requested a motion to adopt a resolution. A motion was made by Mr. Petrecca and seconded by Mr. Lichtblau. Resolution 10-87 was approved by a vote of 12-0.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATIONS PERTAINING TO THE \$4.0 MILLION LOAN TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE URBAN HOUSING ASSISTANCE PROJECT

The Chairman requested a motion to adjourn the open session portion of the Meeting, and go into an executive session. A motion was made to go into an executive session by Mayor Langford and seconded by Ms. Reynolds. Mr. Weiss, Chief Legal Counsel stated for the record that the members were adjourning to the closed session portion of the meeting to discuss contract negotiations related to the DCA funding transaction in 2009. Resolution 10-88 was approved by a vote of 12-0, whereupon the members adjourned to a closed session in accordance therewith.

Upon return to the open session portion of the Meeting, the following resolution was read by title.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A COMPROMISE OF THE \$4.0 MILLION LOAN TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE URBAN HOUSING ASSISTANCE PROJECT

The Chairman elicited discussion from the members and requested a motion to adopt the resolution. A motion was made by Mr. Petrecca and seconded by Mr. Lichtblau. The resolution received seven votes in the affirmative, with Ms. Davis and Mr. Garrison casting votes in the negative and Mayor Langford abstaining. Therefore the measure did not receive the votes required for adoption in accordance with N.J.S.A. 5:12-155. After the vote, Mayor Langford left the meeting.

The Chairman requested a roll call of the members present, and then entertained a motion to adjourn to a second closed session. Ms. Risteski took the roll. A motion to adjourn to a second executive session was made by Ms. Reynolds and seconded by Mr. Petrecca, whereupon by unanimous vote of the nine members present, the meeting adjourned to a second closed session to recommence discussion pertaining to contract negotiations related to the DCA funding transaction in 2009.

Upon return to the open session portion of the meeting, the resolution immediately set forth above was re-read by title. The Chairman requested a motion to adopt the resolution. A motion was made by Ms. Reynolds and seconded by Mr. Petrecca. Resolution 10-89 was approved by a vote of 9-0.

PUBLIC COMMENT

The Chairman opened the Meeting to public comment. Ms. Audrey Hart of the Atlantic City Business and Community Association described her personal and business history in the City. Mr. M. K. Thomas of Atlantic City shared his views concerning the importance of economic development and its community impact. Upon hearing no further public comment, the Chairman requested a motion for adjournment. A motion was made by Ms. Reynolds and seconded by Mr. Petrecca. By unanimous vote of the members, the meeting was adjourned at 2:35 pm.

CERTIFICATION

I, ALI REYNOLDS, 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

December 21, 2010

Ali Reynolds, Secretary