

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

**MINUTES – PUBLIC MEETING 10-11**

**November 16, 2010**

**PRESIDING:** Chairman James Kehoe

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

**ABSENT:** Nicholas Ribis

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

**OTHER  
ATTENDEES:** Thomas Hower, Esq., Governor's Authorities Unit

## **OPENING STATEMENT**

The meeting was called to order by the Chair at 12:07 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 Chair requested a motion to approve the minutes of the October 19, 2010 Members' Meeting. A motion to ratify the minutes was made by Mr. Dressel and seconded by Mr. Gant. The minutes of the October 19, 2010 meeting were approved and adopted 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 Ms. Kassekert and seconded by Ms. Reynolds. The Treasurer's report was approved and adopted by the unanimous vote of the members.

## **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Thomas Carver reported on the status of the Corridor Parking Garage Project. Mr. Carver commented briefly on the pending legislation that contemplates change for the Authority, and he stated that the Authority remains committed to improving the City.

## **COMMITTEE CHAIR REPORT(S)**

Atlantic City Project Review Committee: Committee Chair Ali Reynolds reported that the Committee voted to recommend to the full membership: the Atlantic City Downtown Revitalization Project for a preliminary determination of project eligibility, approval of a Neighborhood Strategy Area and establishment of the Downtown Revitalization Fund. Ms. Reynolds also reported that the Committee discussed, but did not take any action on, possible projects related to the John Brooks Recovery Center and Sister Jean Webster's Kitchen.

South Jersey Project Review Committee: Committee Chair Edward Gant reported that the Committee voted to recommend to the full membership: the West Windsor Hilton Garden Inn Project for preliminary determination of project eligibility.

Administration & Personnel Committee: Chairman Kehoe, Chair of the Administration & Personnel Committee, reported that the Committee voted to recommend to the full

membership: the award of an as-needed professional services contract for survey and civil engineering services.

### **ATLANTIC CITY PROJECT REVIEW COMMITTEE**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SECOND AMENDMENT TO THE BOUNDARIES OF THE NORTHEAST INLET NEIGHBORHOOD STRATEGY AREA**

The resolution was read by title. Ms. Susan Ney Thompson, Chief Operating Officer, provided a description of the proposed action. The Chair elicited discussion from the members. Mayor Langford asked for clarification of the boundaries for the South Inlet that would be part of the second amended Northeast Inlet NSA. Ms. Thompson described the boundaries of the South Inlet area that would be included within the amended NSA.

The Chair opened the matter to the public for comment. Mr. William Cheatham questioned what part of the Boardwalk is included in the proposed amended NSA. Ms. Thompson stated that the Boardwalk at Atlantic Avenue to Metropolitan Avenue was included in the proposed amended NSA. Mr. Cheatham expressed his concern that the Boardwalk be rebuilt to include the area up to the old Garwood Mills site. Mr. Carver expressed his support for a possible bike route that could include this area of the Boardwalk.

Mr. Chip Donovan of the Bungalow Park Civic Association expressed his desire to have the dunes removed and replaced with a low concrete wall, so that people would have a better view of the ocean. Upon hearing no further public comment, the Chair requested a motion to adopt the resolution. A motion was made by Mr. Cammarano and seconded by Mr. Gant. Resolution 10-74 was approved by a vote of 14-0.

### **ADMINISTRATION & PERSONNEL COMMITTEE**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING CONTRACTS TO ROBERT T. WINZINGER, INC AND EARTHTECH CONTRACTING, INC FOR DEMOLITION SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2011, WITH AN AUTHORIZED AGGREGATE SPENDING LIMIT OF \$323,880**

The resolution was read by title. Mr. Garrison recused himself. Mr. Thomas Meehan, Director of Development, provided a description of the proposed action. The Chair elicited discussion from the members, and then opened the matter to the public. Upon

hearing no public comment, the Chair requested a motion to adopt a resolution. A motion was made by Ms. Reynolds and seconded by Mr. Cammarano. Resolution 10-75 was approved by a vote of 13-0. Mr. Garrison rejoined the meeting after the vote.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A PROFESSIONAL SERVICES AGREEMENT TO J. MCHALE AND  
ASSOCIATES, INC FOR REAL ESTATE APPRAISAL SERVICES ON AN AS-  
NEEDED BASIS THROUGH DECEMBER 31, 2011 WITH A SPENDING LIMIT OF  
\$100,000**

The resolution was read by title. Ms. Bunny Rixey, Assistant Director of Real Estate, provided a description of the proposed action. The Chair elicited discussion from the members, and then opened the matter to the public. Upon hearing no public comment, the Chair requested a motion to adopt a resolution. A motion was made by Mr. Garrison and seconded by Mr. Spencer. Resolution 10-76 was approved by a vote of 15-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A CONTRACT TO AAA PARAMOUNT UNITED LLC TO PROVIDE  
PROPERTY MAINTENANCE, LANDSCAPING AND SNOW REMOVAL SERVICES  
ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2011 WITH A SPENDING  
AUTHORIZATION OF \$50,000**

The resolution was read by title. Mr. Meehan provided a description of the proposed action. The Chair elicited discussion from the members. Mr. Gant questioned the delta between the low bidder and the other bids. Chairman Kehoe questioned whether the evaluation committee checked references. Ms. Rachelle Knight, Project Officer, responded that the evaluation committee was satisfied with the low bid after interviewing the low bidder and contacting the low bidder's references. Mr. Gant inquired if the low bidder has an existing workforce. Ms. Knight responded affirmatively, and indicated that the low bidder represented that it would hire additional employees as workload expands.

The Chair then opened the matter to the public. Mr. William Cheatham stated maintenance was very important and suggested having a maintenance czar for the City. Upon hearing no further public comment, the Chair requested a motion to adopt a resolution. A motion was made by Ms. Kassekert and seconded by Ms. Lusk. Resolution 10-77 was approved by a vote of 15-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICES AGREEMENT TO**

**TITLE AMERICA AGENCY CORPORATION TO PROVIDE TITLE AGENCY SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2011 WITH A SPENDING LIMIT OF \$100,000**

The resolution was read by title. Ms. Rixey provided a description of the proposed action. The Chair elicited discussion from the members, and then opened the matter to the public. Upon hearing no public comment, the Chair requested a motion to adopt a resolution. A motion was made by Mr. Garrison and seconded by Mr. Spencer. Resolution 10-78 was approved by a vote of 15-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF A CONTRACT TO IACONELLI CONTRACTING INCORPORATED TO PROVIDE PROPERTY BOARDING AND SECURING, DEBRIS REMOVAL, FENCE AND PLAQUE INSTALLATION SERVICES ON AN AS-NEEDED BASIS THROUGH DECEMBER 31, 2011 WITH A SPENDING LIMIT OF \$110,000**

The resolution was read by title. Mr. Meehan provided a description of the proposed action. The Chair elicited discussion from the members. Mayor Langford inquired how the Authority determined quantities for the solicitation. Ms. Knight responded that the solicitation required bidders to provide unit pricing on a per door and window basis. The Chair opened the matter to the public. Upon hearing no public comment, the Chair requested a motion to adopt the resolution. A motion was made by Mayor Langford and seconded by Mr. Cammarano. Resolution 10-79 was approved by a vote of 15-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING TWO PROFESSIONAL SERVICES AGREEMENTS FOR BOND COUNSEL FOR ONE YEAR TERM**

The resolution was read by title. Mr. Val Berzins, Chief Financial Officer, provided a description of the proposed action. The Chair elicited discussion from the members, and then opened the matter to the public. Upon hearing no public comment, the Chair requested a motion to adopt a resolution. A motion was made by Mr. Garrison and seconded by Mr. Dressel. Resolution 10-80 was approved by a vote of 15-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDDING PROFESSIONAL SERVICES AGREEMENTS TO SJ FENWICK ASSOCIATES & PLANNERS, LLC, BLUMBERG ASSOCIATES, PA AND CRAIG F. DOTHE ARCHITECT, LLC TO PROVIDE ARCHITECTURAL AND 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. Meehan provided a description of the proposed action. The Chair elicited discussion from the members. Mr. Gant questioned the need for three firms and the amount requested for authorization. Mr. Meehan replied that having a pool of firms allows the Authority to obtain estimates for particular projects, thereby ensuring the Authority receives the best possible price. The Chair then opened the matter to the public. Upon hearing no public comment, the Chair requested a motion to adopt a resolution. A motion was made by Mr. Cammarano and seconded by Mr. Lichtblau. Resolution 10-81 was approved by a vote of 15-0.

For the good of the order, while acknowledging the positive aspects of the Downtown Revitalization Project that was presented to the Atlantic City Project Review Committee, Mayor Langford expressed concern that the Authority has not established a definitive project priority list for the Project or other similar efforts in the City. The Mayor stressed that the Authority needs to review its available funding sources and establish such a list. The Mayor stated that such an effort is especially important given the current financial downturn in the casino industry that funds all Authority projects.

Atlantic City Project Review Committee Chair Reynolds stated her support for the Mayor's suggestion, and asked that Authority staff be prepared to discuss such a priority list of projects, including the proposed Downtown Revitalization Project, as part of the agenda for upcoming Atlantic City Project Review Committee meetings.

For the record, Mr. Garrison stated that his earlier recusal was based on a possible perception of a conflict of interest pertaining to the Robert T. Winzinger, Inc firm.

### **PUBLIC COMMENT**

The Chair opened the Meeting to public comment.

Upon hearing no public comment, the Chair requested a motion for adjournment. A motion was made by Mr. Cammarano and seconded by Mr. Gant. By unanimous vote of the members, the meeting was adjourned at 12:42 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

November 16, 2010

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Ali Reynolds, Secretary