

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

**MINUTES – PUBLIC MEETING 10-09**

**September 21, 2010**

**PRESIDING:** Chairman James Kehoe

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

**ABSENT:** Mayor Lorenzo Langford and Nicholas Ribis

**STAFF:** Thomas D. Carver, Susan Ney Thompson, Val Berzins, Paul G. Weiss, Esq., Sharon Dickerson, Esq., Thomas Meehan, Dan Douglas, Lisa Britt Risteski, Stephanie Galantino

**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 August 17, 2010 Members' Meeting. A motion to ratify the minutes was made by Mr. Dressel and seconded by Ms. Reynolds. Resolution 10-59 was adopted by a vote of 14-0.

## **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. Spencer and seconded by Mr. Stridick. By a vote of 14-0, the report was received.

## **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Thomas Carver reported on the progress of certain initiatives in Atlantic City, including, possible development of an arts district, an educational/medical uses area, and potential development of an "AC Live" as part of the next stage of the Walk Project.

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

### **Atlantic City Project Review Committee:**

Ms. Reynolds, Committee Chair, reported that the Committee voted to advance the following matters for consideration by the members at their October meeting:

1. Providing financial assistance in an amount not to exceed \$2.5 million for street lighting on the Atlantic City Boardwalk from Albany Avenue to Connecticut Avenue and along Pacific, Mississippi, Georgia and Florida Avenues, immediately adjacent to the Boardwalk Convention Center, in furtherance of the Boardwalk Revitalization Project; and
2. A preliminary determination of project eligibility for the Atlantic City Community Development Program.

**South Jersey Project Review Committee:**

Mr. Kehoe, on behalf of Mr. Gant, Committee Chair, reported that the Committee voted to advance the following matters for consideration by the members at their October meeting:

1. Amendment to the terms of the South Jersey Food Access Initiative Project approved by the members in August of 2009; and
2. A preliminary determination of project eligibility for the Camden Haddon Avenue Transit Village Project.

**North Jersey Project Review Committee:**

Mr. Cammarano, Committee Chair, reported that the Committee voted to advance the following matters for consideration by the members at their October meeting:

1. Amendment to the terms of the North Jersey Food Access Initiative Project approved by the members in August of 2009; and
2. A preliminary determination of project eligibility for the Newark Teacher's Village Project.

**Administration and Personnel Committee:**

Mr. Kehoe, Committee Chair, reported the Committee voted to advance the following matters for consideration by the members at their October meeting:

1. Approval of the 2011 CRDA Operating Budget.

**ATLANTIC CITY PROJECT REVIEW COMMITTEE**

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY FOR THE  
FRIENDS OF JEAN WEBSTER KITCHEN PROJECT**

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. Mr. Cammarano inquired if the proposed relocation of this organization was voluntary, and whether the new location would best serve the individuals needing the service. Ms. Thompson responded that the Kitchen has expressed a desire to relocate and that the CRDA has located two possible sites (the Atlantic City Rescue Mission and a vacant building on Arctic and Kentucky Avenues), and is working closely with Sister

Jean and her board of trustees to find a suitable location. Ms. Thompson also stated that the present location of the Kitchen has been cited by City fire officials for failure to install sprinklers.

Expressing familiarity with the two possible sites, Ms. Reynolds stated that both locations would probably provide more access to those in need of the Kitchen's services.

The Chair opened the matter for public comment. Mr. William Cheatham of Atlantic City addressed the members. Mr. Cheatham stated that those in need of assistance will find it regardless of its location, but that the Authority should consider the future property needs of the Convention Center prior to relocating the Kitchen at the nearby Rescue Mission. Mr. Cheatham also expressed his concern that Atlantic City seems to be a depository for New Jersey's homeless, and that other counties should share the financial burden for the homeless.

Upon hearing no further public comment, the Chair requested a motion to adopt the action. A motion was made by Mr. Spencer and seconded by Ms. Reynolds. Resolution 10-60 was approved by a vote of 14-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN AMENDMENT TO THE SOUTH INLET DEMOLITION PROJECT  
AND A SUPPLEMENTAL FUND RESERVATION FROM PARKING FEE REVENUES  
IN AN AMOUNT NOT TO EXCEED \$1.0 MILLION**

The resolution was read by title. Ms. Thompson provided a description of the proposed action. The Chair elicited discussion from the members. Citing a recent news report, Mr. Gant inquired if the pier had been recently evacuated. Ms. Thompson responded that local news reports indicated that the pier sustained damage as a result of recent weather.

The Chair then opened the matter to the public. Mr. William Cheatham of Atlantic City addressed the members, and recalled the glory days of the Garden Pier, and lamented that the City had not maintained the property to prevent the need for its demolition.

Upon hearing no further public comment, the Chair requested a motion to adopt the action. A motion was made by Mr. Cammarano and seconded by Mr. Spencer. Resolution 10-61 was approved by a vote of 14-0.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN EXECUTIVE SESSION TO DISCUSS CERTAIN LITIGATION AND  
POTENTIAL LITIGATION MATTERS.**

The Chair requested a motion to adjourn the public session portion of the meeting and go into an executive session to discuss litigation and potential litigation matters. Mr. Paul G. Weiss, Chief Legal Officer, stated for the record that the members are going into closed session to discuss the *Silvia Anderson v. CRDA* litigation and potential litigation concerning the South Jersey Civic and Conference Center Project located in Pennsauken, NJ.

Mr. Cammarano and Chairman Kehoe recused themselves from the Pennsauken matter, and left the room.

A motion was made by Mr. Stridick and seconded by Mr. Richard Dressel. Resolution 10-62 was approved by a vote of 14-0. The members adjourned to the closed session portion of the meeting.

Upon motion, duly seconded, the members reconvened the public session portion of the meeting and the Chair opened the meeting to public comment.

### **PUBLIC COMMENT**

Mr. William Cheatham reminded the members of his request last month for support of the lighthouse on Route 40. He now stated his request for assistance with establishing an Atlantic City museum at the West Hall.

Vice Chair Reynolds expressed her disappointment upon hearing that Mr. Michael DeCotiis had tendered his resignation from the CRDA, and she expressed her view that his efforts to update and improve the CRDA by-laws should continue. Many members echoed Ms. Reynolds sentiments.

Upon hearing no further public comment, the Chair requested a motion to adjourn the meeting. A motion was made by Mr. Stridick and seconded by Mr. Spencer, and the meeting was adjourned at 1:30 pm by unanimous vote of the members.

### **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

September 21, 2010

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Ali Reynolds, Secretary