

**PART I  
OPERATIONS  
GWTIDA as AGENT for  
NJSEA**

**(Minutes from 5/18/17 Regular Board Meeting)**

**GREATER WILDWOODS TOURISM IMPROVEMENT & DEVELOPMENT AUTHORITY  
WILDWOODS CONVENTION CENTER**

**REGULAR MEETING, THURSDAY, MAY 18, 2017**

**Part I - OPERATIONS  
GWTIDA as agent for NJSEA**

Call to Order: The Meeting was called to order by Mr. Byrne at 6:00 p.m.

Salute to flag.

The Open Public Meetings Act was read by Mr. Byrne.

**Roll Call:**

Mr. Byrne	Present	Mr. Patterson	Present
Mr. DelMonte	Absent	Mr. Barnabei	Present
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Present	Mr. Greenland	Present
Mr. Montello	Present		

Also present were Mr. Siciliano, Mr. McNicholas, Mr. Rose, Mr. Lynch, Ms. Trapp, Mr. Federici, Ms. Feketics and Mr. April.

**A. Approval of Minutes**

The minutes of February 16<sup>th</sup> could not be approved.  
There was no March board meeting.  
The minutes of April 27<sup>th</sup> could not be approved.

**B. Public Comment – None.**

**C. Executive Director's Report**

Included in the board packet were:  
Administration Update – May 2017  
Finance Update – May 2017  
Housing Update – May 2017  
Sales Update – May 2017  
SMG Update – May 2017  
Delaware North Update – May 2017

**Correspondence/Communication:** None.

Mr. Siciliano discussed the tax collections that were included in the Finance Report. 2% tax food for first quarter. Overall 5-year average is up 27% and is consistent.

Mr. Byrne had questions regarding an invoice for Wholesale Replacement Company, which were answered by Mr. McNicholas.

Mr. Patterson had questions regarding Ocean Towers and dune conversations, which were answered by Mr. Siciliano.

Mr. Greenland commented on the increase in parking revenue. It has doubled in the last 5 years and is doing very well.

Mr. Patterson had questions on the car show, which was impacted by inclement weather this year.

**D. Chairperson's Report**

Mr. Byrne gave an overview of meetings attended throughout the month, including 6 dune issue meetings, 1 meeting for convention center hotel, 1 meeting with Senator Van Drew, 1 GWTIDA committee meeting, and 1 WBID meeting, where an update on GWTIDA projects was given. There were no questions.

Our environmental consultant, Joe Lomax called us to discuss the Army Corps of Engineers plan and how it affects the Wildwoods Convention Center, more specifically, impacting the sight line over our dunes behind the back deck. There is a proposed 16 ft. elevation (ours is currently 12 ft.) Mr. Lomax believes that we should have an attorney send a letter. Karim Kaspar specializes in this area, and we therefore will need to ask for funding to pay Mr. Lomax and Mr. Kaspar in the amount of \$5,000. Mr. Morey voiced his concerns. Mr. Byrne reiterated that our view will be 100% impacted. Dunes were more extensively discussed, as well as the beach plan. Mr. April stated that the money will come from professional services in the NJSEA budget.

**Mr. Morey made a Motion to authorize payment of up to \$5,000 out of professional services account to pay for Joe Lomax and attorney Karim Kaspar to "do what they need to do". Write a letter to the City of Wildwood expressing our concerns for the future of our sightline should the Army Corps of Engineers current plan be carried out, and how detrimental it will be for events in our Exhibit Hall and on our back deck, second by Mr. Montello.**

Roll Call:

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DeMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**

Mr. Byrne gave an update on the convention center hotel. He stated that although we normally discuss this under the Buildings & Grounds Committee, there has actually been a committee set up for the hotel project, consisting of Mr. Siciliano, Mr. Byrne and Mr. DeMonte. Therefore, that report will be given under the Chairperson's Report vs. the Buildings & Grounds Committee.

An RFQ was issued, and we received 5 responses. One hour interviews were conducted with each respondent on May 12<sup>th</sup>. In attendance was our consultant Tony Peterman, John Siciliano, Tom Byrne, Rob McNicholas, John Lynch and Ben

Rose. The purpose was to determine vision and certainty. The meetings went well. We have since composed a list of questions for additional discussion meetings with each developer, with hopes to narrow the field to 2. This is exciting and we are moving along.

Mr. Morey had questions on the process, which were answered by Mr. April and Mr. Byrne. There is a conference call set for Monday to discuss questions, and additional meetings will be scheduled sometime after Memorial Day Weekend. All prospective people are developers, and 3 or 4 are also operators. This is the furthest we have been in the process and we do not want to rush it.

**Committee Reports:**

- o **Buildings and Grounds** – Mr. Greenland stated that the report was included in the packet and there was one question regarding the lighting project, which was answered by Ms. Kane.

**Old Business:** Nothing.

**New Business:** Nothing.

**Policies/Procedures:** Nothing.

**Correspondence/Communication:** Nothing.

E. **Executive Session**  
None.

F. **Any matter of immediate attention** - Nothing.

G. **Motion to go into the GWTIDA/Advertising portion of the meeting.**  
**Mr. Greenland made a motion to go into the GWTIDA portion of the meeting, second by Mr. Patterson.**

**Roll Call:**

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DelMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**

Respectfully,



Frances Feketics  
Board Secretary

**PART II**  
**GWTIDA**  
**ADVERTISING/PROMOTIONS**  
(Minutes from 5/18/17 Regular Board Meeting)

GREATER WILDWOODS TOURISM IMPROVEMENT & DEVELOPMENT AUTHORITY  
WILDWOODS CONVENTION CENTER

REGULAR MEETING, THURSDAY, MAY 18, 2017

Part II – GWTIDA/Advertising and Promotions

A. Approval of Minutes

The Regular Meeting minutes of February 16, 2017 could not be approved.  
The Regular Meeting minutes of April 27, 2017 could not be approved.

B. Executive Director's Report

**Department Updates** – Included in the board packet were:

Events Department Update – May 2017  
Finance Department Update – May 2017  
Marketing/Public Relations Update – May 2017

Mr. Siciliano stated that the 1.85% tax is up 38%, and revenue is consistent.

**Correspondence/Communication** – None.

Motions:

**Mr. Montello made a motion to approve the Bill List in the amount of \$121,341.37, second by Mr. Barnabei.**

Roll Call:

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DelMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**

C. Chairperson's Report

Mr. Byrne gave an update on Army Corps of Engineers/Dune meetings. There were several meetings held that included discussions on the importance of parking to the convention center, and parking as it relates to Vision 2015. Will Morey and Mr. Byrne met with the City of Wildwood to discuss location of the dune. Leaving space next to the boardwalk was discussed, which would give the opportunity for additional parking or event space to south of building. We would like to move the dune out, however the city needs space for concerts and would like the dune against the boardwalk. Mayor Troiano stated that he will move the dune out 200 ft. from the boardwalk. We spent money with Stokes Architecture on a plan and would now like to update that plan. The City of Wildwood would like to use the updated plan at their next meeting to approve their vision of the dune to send to the NJDEP.

**Mr. Morey made a motion to spend up to \$2,000 for Stokes Architecture to complete an updated dune plan, second by Mr. Montello.**

Roll Call:

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DelMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**

Mr. Byrne discussed a press release on the dune project. It is a community effort, and a press release will be sent out after city approval on Wednesday.

Mr. Byrne gave an update on C5. We received an additional funding proposal. Triad worked on a report. Mr. Siciliano, Mr. April and Mr. Byrne met with Senator Van Drew to assist with getting additional funding from the State. Senator Van Drew would like us to be the liaison with the Office of Legislative Services (OLS), and would like to include Triad-Todd Noon on the committee. The next step is to meet with OLS. This project may cost us more money to have Triad assist us with the proposal.

**Mr. Morey made a motion to authorize us to spend up to \$7,000 for professional services for Triad Associates to assist with a proposal for the Office of Legislative Services to get matching funding from the State of New Jersey, second by Mr. Montello.**

Roll Call:

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DelMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**

Mr. Byrne discussed the need for a motion to allow us to tend to business when we do not have a quorum. Mr. Siciliano added that it would also include actions that may arise in between board meetings.

Mr. April explained the proposed process, as a result of not being able to approve landscaping. A plan was devised, where the Executive Director shall send individual emails regarding an action and ask if there is any objection, also asking for a yes or no answer. If 3 or more board members express disapproval, the action will not happen. If ok, and the action is taken, it will be ratified at the next board meeting.

Mr. April read the following resolution into the minutes:

WHEREAS, from time to time, certain circumstances arise that requires action to be taken by GWTIDA when the Authority is unable to obtain a meeting with the necessary quorum;

NOW THEREFORE, be it resolved by GWTIDA that the following procedures shall be used when GWTIDA is unable to meet and a decision is required.

1. The Executive Director, in consultation with the Board Attorney and Chairperson (or Vice Chairperson if the Chairperson is unavailable), determines that action must be taken without having the necessary time to arrange for a Board Meeting or obtain a quorum.

2. The Executive Director shall notify each member of the Authority in a separate transmission of the proposed action to be taken, the reasons for the action to be taken, the reasons that it must be taken before a meeting can be held.

3. Each Board Member, individually and not in consultation with other Board Members shall respond to the Executive Director or Board Secretary within 48 hours of receipt of the notification that they are in favor or not, of the action to be taken. When responding, each Board Member shall not copy any other Board Member with the response.

4. In the event that 3 Board Members notify the Executive Director that they are not in complete agreement with the action, then in that event, the action shall not be taken until approved by the majority of the Board at its next meeting.

5. In the event that 3 or more Board Members do not object to the action being taken, then in that event, the Executive Director is authorized to take the action.

6. At the next Board Meeting after the action is taken, the Board shall adopt a Motion ratifying the action.

**Mr. Patterson made a motion to establish procedures for the authority to take action in the event that a quorum cannot be obtained to approve the action required due to emergent circumstances, second by Mr. Greenland.**

Roll Call:

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DelMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**



**Committee Reports:**

- **Advertising:** Mr. Siciliano stated that there is nothing to add at this time. Report was included in the packet.
- **Special Events:** Mr. Siciliano stated that there is nothing to add at this time. Reports were included in the packet.
- **Strategic Planning:** Mr. Morey discussed the Rio Avenue Project, which is moving forward with a projected September 2018 start date.

**Old Business** – Nothing.

**New Business** – Nothing.

**Policies/Procedures** – None.

**Correspondence/Communication** – None.

D. **Public Comment** – None.

E. **Executive Session** – None.

F. **Any matter of immediate attention**  
Our next Board Meeting will be held on Thursday, June 15, 2017 at 6:00 p.m.

G. **Motion to Adjourn**  
**Mr. Greenland made a motion to adjourn, second by Mr. Patterson.**

**Roll Call:**

Mr. Byrne	Yea	Mr. Patterson	Yea
Mr. DelMonte	Absent	Mr. Barnabei	Yea
Mr. Reidenbach	Absent	Ms. Murphy	Absent
Mr. Morey	Yea	Mr. Greenland	Yea
Mr. Montello	Yea		

**Motion was moved and approved.**

Respectfully Submitted,



Frances Feketics  
Board Secretary