



**MINUTES – PUBLIC MEETING 18-13  
December 18, 2018**

- PRESIDING:** Chairman, Robert E. Mulcahy III
- PRESENT:** Modia Butler, Debra DiLorenzo, Edward Gant, Mayor Frank Gilliam, Michael Hanley, Gary Hill, Howard Kyle, David Rebeck for State Attorney General Gurbir S. Grewal, Maureen Hassett for State Treasurer Elizabeth M. Muoio, Robert Long for DCA Commissioner Sheila Y. Oliver, Kevin Ortzman (via-teleconference), James Plousis, Richard Tolson, William Mullen
- ABSENT:** Mark Giannantonio, Frank Spencer
- STAFF:** Matthew Doherty, Marshall Spevak, Laura Berrios, Lisa Britt, Robert Gosser, Lance Landgraf, Kathy Marshall, Thomas Meehan, Oriana Mondragon-Cordero, Donna Pless, Rick Santoro, Heather Walls, Paul G. Weiss, Esq.
- OTHER ATTENDEES:** Edmund Caulfield, Esq., Governor's Authorities Unit

**OPENING STATEMENT**

The meeting was called to order by the Chair at 2:00pm. 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 THE NOVEMBER 20, 2018 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the November 20, 2018 Members' Meetings. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 18-114 was approved by unanimous vote of the members.

The Chairman then presented a certificate of recognition to Spectra Venue Management employee Anthony Holston, who thwarted the theft from Jim Whelan Boardwalk Hall of Authority and Meet AC computers and related equipment by an intruder on November 9, 2018. The Chairman stated that Mr. Holston went above and beyond the call of duty to protect Authority-funded property.

**EXECUTIVE DIRECTOR'S REPORT**

Executive Doherty reported on the following:



1. CRDA and its employees donated a total of \$1,360 to Operation Warm to provide coats to the schoolchildren attending Atlantic City's Texas Avenue School. Several CRDA employees were also on hand on Friday, December 14, 2018 to help distribute the coats to the children.
2. Christmas dinner preparations begin December 19 to feed local needy, with an expected 2,500 people to be served.
3. The Harlem Globetrotters are scheduled to appear in Atlantic City on March 7, 2019.
4. Triple Play REALTORS Convention & Trade Expo was held on December 3-6, with 8,225 attendees.

## **LAND USE REGULATION & ENFORCEMENT**

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF FOR THE EXPANSION OF AN EXISTING AUTO REPAIR AND STORAGE USE AND ANCILLARY SITE IMPROVEMENTS ON THE PROPERTY LOCATED AT 2409 FAIRMOUNT AVENUE IN THE CITY OF ATLANTIC CITY, NEW JERSEY, BLOCK 388, LOTS 5-8, UNDER APPLICATION 2018-10-2513**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Long. Resolution 18-115 was approved by unanimous vote of the members.

### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL AND VARIANCE RELIEF FOR MODIFICATION TO A PREVIOUSLY-APPROVED SITE PLAN ON THE PROPERTY LOCATED AT 133 SOUTH TENNESSEE AVENUE IN THE CITY OF ATLANTIC CITY, NEW JERSEY, BLOCK 54, LOTS 13-14, UNDER APPLICATION 2018-09-2510**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Plousis. Resolution 18-116 was approved by unanimous vote of the members.

## **ITEMS LISTED BELOW HAVE BEEN REVIEWED AND RECOMMENDED BY COMMITTEE FOR BOARD APPROVAL**



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO THE SENCIT LIBERTY APARTMENTS PROJECT**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Kyle inquired if the source of funds for the proposed project will be housing funds. Mr. Doherty responded in the affirmative. Mr. Gant inquired if the Authority would be in first position on the proposed loan. Mr. Mulcahy responded that NJHFMA would be in first position. Mr. Butler inquired if the proposed project would include affordable housing. Mr. Doherty responded in the affirmative. Hearing no further comment from the members, the Chair requested public comment. Councilman Kaleem Shabazz expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mayor Gilliam. Resolution 18-117 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$700,000 AND THE NEGOTIATION AND EXECUTION OF A NON-EXCLUSIVE PUBLIC-PRIVATE PARTNERSHIP AGREEMENT WITH INGAME E-SPORTS, INC FOR E-SPORTS AND GAMING ENTERTAINMENT EVENTS AT JIM WHELAN BOARDWALK HALL AND THE Atlantic City CONVENTION CENTER**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Steve Young expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mayor Gilliam and seconded by Mr. Hill. Resolution 18-118 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AMENDING THE AUTHORITY-SPONSORED SOUTH INLET ENTERTAINMENT-RETAIL DISTRICT PROJECT APPROVED IN ACCORDANCE WITH RESOLUTION 07-87 ADOPTED NOVEMBER 20, 2007, AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DISTRICT PROJECT GRANT AGREEMENT AND OTHER AGREEMENTS WITH OCEAN RESORT CASINO LLC IN ACCORDANCE WITH THE URBAN REVITALIZATION ACT, P.L. 2001, C. 221**



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Geoffrey Rosenberger inquired if the money is coming or going to Ocean Resorts Casino. Mr. Mulcahy responded that the Authority will receive a percentage of funds generated by the entertainment retail district from Ocean Resorts Casino. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Butler. Resolution 18-119 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
ADOPTING THE OPERATING BUDGET FOR THE CRDA SPECIAL IMPROVEMENT  
DISTRICT FOR THE PERIOD JANUARY 1 THROUGH DECEMBER 31, 2019**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson inquired who provides training to division staff. Mr. Rick Santoro, Director of Special Improvement District responded that training is conducted in-house, by insurance carriers and by local instructors. Mr. Tolson inquired about the software line item on the budget. Mr. Santoro responded that the referenced software is required to process the assessment data from the city tax roll. Hearing no further comment from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 18-120 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING FOR AN ADDITIONAL ONE-YEAR TERM THE SERVICES CONTRACT  
WITH AMERICAN BUILDING MAINTENANCE, INC TO PROVIDE AMBASSADOR  
SERVICES IN THE ATLANTIC CITY TOURISM DISTRICT THROUGH DECEMBER  
31, 2019**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Gant stated he would like the Authority to examine the possible benefits of bringing these services in house. Hearing no further comment from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Gilliam. Resolution 18-121 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN AMENDMENT TO RESOLUTION 18-38 ADOPTED APRIL 17, 2018  
TO REALLOCATE THE SOURCE OF FUNDS EXPENDED FOR THE 2018 MISS  
AMERICA PAGEANT PROJECT**



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Rosenberger inquired if this action decreases community development fund. Mr. Mulcahy responded that it will increase monies in this fund. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 18-122 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN AMENDMENT TO THE ICE RINK SUBLEASE AGREEMENT WITH FPS RINK, L.P. DATED APRIL 14, 1999 TO MODIFY THE TERMS AND CONDITIONS PERTAINING TO THE SUBLEASE EXTENSION PERIOD**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Dan, a Stockton University student and Darryl Bulthius expressed support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 18-123 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Steve Young commented about the possibility of bringing a Miss Black America pageant to Atlantic City and requested that CRDA consider providing support.

Geoffrey Rosenberger raised a number of public safety concerns in the city.

Angela Bernhert thanked the Authority for its support of the Ingame E-Sports initiative.

Sean Reardon stated that he disagrees with land use violations issued by the Authority in connection with property he owns in the Tourism District. Mr. Mulcahy recommended setting a meeting between Mr. Reardon and Mr. Lance Landgraf, Director of Land Use Development Department.

Darryl Bulthius supported Mr. Reardon's comments.

Hearing no further public comment, the Chair closed the public comment portion of the meeting and requested that the following resolution be read:

**EXECUTIVE SESSION**



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING AN EXECUTIVE SESSION TO DISCUSS PENDING LITIGATION AND  
PERSONNEL MATTERS**

The resolution was read by title. The Chair requested a motion to go into an Executive Session portion of the meeting. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 18-124 was approved by unanimous vote of the members.

**ACTIONS COMING OUT OF EXECUTIVE SESSION**

Upon returning to the open public session portion of the meeting, the Chair requested consideration of the following actions:

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING SETTLEMENT OF THE MATTER CAPTIONED AS JTD REALTY  
GROUP, LLC v. CASINO REINVESTMENT DEVELOPMENT AUTHORITY, DOCKET  
NUMBER ATL-L-2485-16**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Gant. Resolution 18-125 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE MANAGEMENT SERVICES AGREEMENT WITH B AND B  
PARKING INC D/B/A PARK PLACE PARKING TO PROVIDE PARKING LOT  
MANAGEMENT SERVICES TO AUTHORITY-OWNED SURFACE PARKING LOTS IN  
THE CITY OF ATLANTIC CITY FOR AN ADDITIONAL ONE-YEAR TERM ENDING  
DECEMBER 31 2019**

The resolution was read by title. Mr. Hill and Mr. Rebeck recused themselves. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Gant Resolution 18-126 was approved by unanimous vote of the eligible members.



**CERTIFICATION**

I, HOWARD 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:

December 18, 2018

A handwritten signature in cursive script that reads "Howard J. Kyle". The signature is written in black ink and is positioned above a horizontal line.

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HOWARD J. KYLE, SECRETARY