



Casino Reinvestment Development Authority



**CASINO REINVESTMENT
DEVELOPMENT AUTHORITY
15 SOUTH PENNSYLVANIA AVENUE
ATLANTIC CITY, NJ 08401**

**MINUTES – PUBLIC MEETING 19-02
February 19, 2019**

PRESIDING: Chairman Robert E. Mulcahy III

PRESENT: Vice Chairman Richard Tolson, Modia Butler (via teleconference), Debra DiLorenzo, Edward Gant, Mark Giannantonio, Mayor Frank Gilliam, Michael Hanley, 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, James Plousis, William Mullen

ABSENT: Gary Hill, Frank Spencer, Kevin Ortzman

STAFF: Matthew Doherty, Marshall Spevak, Laura Berrios, Lisa Britt, Marjorie Dugan, Robert Gosser, Lance Landgraf, Kathy Marshall, Karen Martin, Thomas Meehan, Oriana Mondragon-Cordero, Donna Pless, Rick Santoro, Larry Sieg, 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.

CHAIRMAN'S REPORT

Mr. Mulcahy congratulated Mr. Tolson on his recent appointment as Vice Chairman.

RATIFICATION OF THE MINUTES OF THE JANUARY 22, 2019 BOARD MEETING

The Chairman requested a motion to approve the minutes of the January 22, 2019 Members' Meetings. A motion was made by Mr. Plousis and seconded by Mr. Gant. Resolution 19-14 was approved by unanimous vote of the members.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF TO CONSTRUCT A MIXED-USE, DEVELOPMENT, TO INCLUDE AN APPROXIMATELY 10,000 SQUARE FOOT RETAIL BUILDING, A TEN (10) ROOM "SHIPPING CONTAINER HOTEL" WITH AN ENTERTAINMENT AREA AND A STAGE, RESTROOMS, SEASONAL CONCESSION STANDS, A SEASONAL BAR AND 53 NEW PARKING SPACES ON THE PROPERTY LOCATED AT 161-205 SOUTH NEW YORK AVENUE AND 118-142 ST. JAMES PLACE IN THE CITY OF ATLANTIC CITY BLOCK 52, LOTS 11-18 and 30-40 UNDER APPLICATION 2018-11-2555

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The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Long inquired if the applicant presented renderings of the proposed project. Mr. Lance Landgraf, Director of Planning and Development presented project renderings. Mr. Tolson commented that similar shipping container hotels have been opened in urban areas such as New York. Mr. Butler expressed his support for the proposed project and commented that he has toured a similar project. Mr. Gant inquired about the parking included in the project since 150 parking spaces are required but the applicant is only proposing 53 parking spaces. Mr. Landgraf responded that surface parking lots surround the site and that there is adequate parking in that neighborhood to support the project. Mr. Long asked Mr. Landgraf for a rendering showing the location of the stage. Mr. Landgraf presented the requested rendering. Mr. Giannantonio inquired the street location of the proposed site. Mr. Landgraf responded that the proposed project is between New York Avenue and St. James Place. Mr. Kyle inquired if this project is in the proposed Orange Loop area. Mr. Landgraf responded in the affirmative. Mr. Giannantonio inquired the square footage of the shipping container hotel rooms. Mr. Landgraf responded that he was unsure of the square footage, but that each hotel room was the size of two shipping containers. Mr. Long inquired if all the buildings were going to be shipping containers. Mr. Landgraf responded that only the hotel would use shipping containers. Ms. Hassett inquired if the shipping container hotel will be inspected and regulated like a normal hotel or considered an AirBNB. Mr. Landgraf introduced Mr. Nick Talvacchia, attorney for the applicant, who responded that the hotel would be inspected and regulated like a normal hotel. Mr. Gant restated his concerns regarding parking. Mr. Kyle commented that if this area were undergoing a lot of redevelopment, he would share Mr. Gant's concern and agrees that this is something to keep an eye on but he does not want the parking concern to hold up the project. Mayor Gilliam expressed his support for the project. Mr. Tolson inquired if there was any feedback from the neighborhood. Mr. Talvacchia responded that a public hearing was held, but that only one member of the public attended. Mr. Tolson inquired if there was any outreach. Mr. Talvacchia responded that the applicant sent out notices to anyone who was 200 feet from the proposed site, such as the Irish Pub and the Atlantic Palace Condominium. Mr. Tolson inquired if there was any opposition. Mr. Talvacchia responded that he has not heard any opposition to the project. Mr. Doherty stated that the owners of the Tennessee Avenue Beer Hall, Hayday Coffee and the Yoga studio have expressed their support for the project. Ms. Hassett asked if adding additional parking on the site would significantly increase the impervious coverage above the maximum permitted impervious coverage. Mr. Landgraf indicated that the amount of parking needed to comply with the requirement would increase the impervious coverage beyond the 80% permitted by the regulations. Mr. Long inquired what the capacity is for the outdoor stage area. Mr. Talvacchia responded that he did not know exactly, but estimated it to be a couple hundred people.

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Hearing no further comments from the members, the Chair requested public comment. Mr. William Cheatham expressed his concerns over parking but expressed overall support for the project. Mr. Doherty asked Mr. Talvacchia the timeline for completion of the project. Mr. Talvacchia responded that the applicant wants to move quickly but there is not a definite completion date. Mr. Ron Pugh inquired how many jobs would be created for this project. Mr. Talvacchia responded that there will be a tenant for the retail space, but stated that he is unsure of how many jobs result from the project. Mr. Pugh inquired the type of retail. Mr. Talvacchia responded that he could not disclose that information at this time. Mr. Pugh expressed his support for the project but commented that any new retailer or developer should be required to guarantee a certain number of jobs go to Atlantic City residents. Judi Ludovico from JudiLudi Productions asked Mr. Talvacchia if they would consider valet parking. Mr. Talvacchia responded in the affirmative. Mr. Frank Formica, Atlantic County Freeholder expressed his support for the project. Mr. Formica inquired if the CRDA owns any lots in the beach blocks. Mr. Doherty responded in the affirmative. Mr. Geoffrey Rosenberger expressed his support for the project. Mr. Sean Reardon expressed safety concerns noting that the hotel check-in is proposed to be accomplished through a mobile application. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Mr. Kyle. Resolution 19-15 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 APPROVING AND AUTHORIZING THE CERTIFICATION OF THE SPECIAL IMPROVEMENT DISTRICT ASSESSMENT ROLL FOR THE PERIOD JANUARY 1, 2019 THROUGH DECEMBER 31, 2019

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. Gant and seconded by Mr. Giannantonio. Resolution 19-16 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$175,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE BOARDWALK SUMMER CONCERT EVENTS PROGRAM AT KENNEDY PLAZA

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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. BJ Hamilton of 609 Event Productions thanked the Authority for its support. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Giannantonio. Resolution 19-17 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$250,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE BROADWAY ON THE BOARDWALK SUMMER CONCERT EVENTS PROGRAM AT KENNEDY PLAZA

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Gilliam expressed his support for the project and commented that he would like to consider other locations throughout the city for future shows and events. Hearing no further comments from the members, the Chair requested public comment. Judi Ludovico of JudiLudi Productions thanked the Authority for its support. Mr. Ron Pugh inquired if local talent would be considered for inclusion in these performances. Ms. Ludovico responded that the performers are the cast members currently on Broadway, and that she would speak with Mr. Pugh separately to see if local talent can be participate in other projects. Mr. Carmen Moratta from Tony Mart Productions expressed his support for the project. Mr. John Garrity inquired how this show would be advertised. Ms. Ludovico responded that in the previous year, advertising was through digital print, radio, outdoor and social media. This year advertising will be expanded to more social media to focus on a targeted audience. Mr. Garrity inquired about the schedule for the performances. Ms. Ludovico responded every Monday night starting July 8th for eight consecutive Monday nights. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Ms. Hassett. Resolution 19-18 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$175,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE CRDA SUMMER CONCERT SERIES AT KENNEDY PLAZA



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. Carmen Moratta from Tony Mart Productions thanked the Authority for its support. Mr. Geoffrey Rosenberger expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Tolson and seconded by Mr. Kyle. Resolution 19-19 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$150,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE CHICKEN BONE BEACH JAZZ CONCERT SERIES AT KENNEDY PLAZA

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mayor Gilliam, Mr. Giannantonio, Mr. Rebuck and Mr. Tolson expressed their support for the project. Hearing no further comments from the members, the Chair requested public comment. Mr. Mike Johnson and Mr. Henry Green thanked the Authority for its support. Mr. Mike Epps, Executive Director of the Atlantic City Project Office, commented that his office is working on an interactive calendar of events and that these concerts can be included as part of their effort. Mr. Steven Young expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Giannantonio and seconded by Mr. Gilliam. Resolution 19-20 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$75,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE TRIBUTE TUESDAY CONCERT SERIES AT KENNEDY PLAZA

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 Mulhern of Mulhern Entertainment thanked the Authority for its support. Mr. Carmen Moratta expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Ms. DiLorenzo and seconded by Mr. Gilliam. Resolution 19-21 was approved by unanimous vote of the members.

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RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE CONVENTION CENTER DIVISION 2019 CAPITAL IMPROVEMENT BUDGET

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Doherty commented that the budget line item of \$500,000 allocated in budget for the Arena Football Project would not be allocated for the AFL transaction. Mr. Long inquired if the funds approved address all maintenance needs. Mr. Doherty responded that the focus is on addressing safety issues first and that the Authority will continue to examine ongoing maintenance requirements. Hearing no further comments from the members, the Chair requested public comment. Mr. William Cheatham and Ms. Carol Ruffu expressed their support for the budget. Mr. Henry Green inquired if the Convention Center makes any revenue. Mr. Doherty responded no. Mr. Frank Formica commented about the lack of train service on the NJT line to the Convention Center and the negative impact this will have on convention business for the city. Mr. Cheatham expressed his support for the return of train service to Atlantic City. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hanley. Resolution 19-22 was approved by unanimous vote of the members.

Mr. Giannantonio left the meeting at 3:25 PM.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY REJECTING ALL PROPOSALS RECEIVED FOR AS-NEEDED ENGINEERING SERVICES

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. Gant. Resolution 19-23 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS ETHICS LIAISON OFFICER AND ALTERNATE ETHICS LIAISON OFFICER

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. Gant and seconded by Mr. Gilliam. Resolution 19-24 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
AWARDING A PROFESSIONAL SERVICES AGREEMENT TO ANCERO LLC FOR
COMPUTER NETWORK ADMINISTRATION SERVICES THROUGH MARCH 1, 2020,
WITH A TOTAL SPENDING AUTHORIZATION NOT TO EXCEED \$45,000**

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 19-25 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ACCEPTING THE BIDS AND APPROVING THE SALE OF SURPLUS PROPERTY IN
ATLANTIC CITY AUCTIONED TO THE PUBLIC**

Mr. Butler left the meeting at 3:29 PM via teleconference

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Mulcahy stated that the members would approve the sale of three parcels and reject the bids for three parcels. The parcels not being sold may be given to the city in the future. Hearing no further comments from the members, the Chair requested public comment. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Plousis and seconded by Mr. Gant. Resolution 19-26 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. John Heinz from Triax 57 Streaming commented that there are challenges to getting a truck to Kennedy Plaza to set up equipment for outdoor shows. Mr. Heinz suggested using West Hall for this problem. Mr. Heinz also commented that if NJ Transit does not want to operate the trains in Atlantic City that a third party should be considered.

Mr. Henry Green expressed concerns about the closing of Sister Jean's Kitchen. Mr. Long responded that Sister Jean's Kitchen was closed due to safety issues and the city is currently working with their board for relocation, but at this moment, they have not identified an alternate location. Mr. Long added that The Rescue Mission has offered to provide meals in their absence and have arranged transportation from Sister Jean's Kitchen to the Rescue Mission. Mr. Green inquired if funds were allocated for Sister Jean's Kitchen relocation. Mr. Mulcahy responded that the Authority had, in the past, approved funding for a specific location, but that the Authority could not reach agreement with Sister Jean's Kitchen on the relocation.

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Ms. Carol Ruffu commented about the issue regarding the trains in Atlantic City.

Mr. Steve Young introduced a new community organization, Black Men United, and asked that the Authority consider opportunities for collaboration.

Mr. Geoffrey Rosenberger stated that he plans to run for City Council to help with the relationship between the City and CRDA.

Mr. Sean Reardon expressed concerns regarding land use matters in the Galleria District.

Mr. Jamez King EI from Vibe 609 Radio Station commented that the public is not aware of much of what goes on in the city and stated that he would use his radio show as a platform to inform the community.

Ms. Carol Ruffu stated the Chelsea Neighborhood Association Meeting would take place this Thursday, February 21, 2019, 7:30 – 9:30PM and that CRDA Executive Director Matt Doherty has agreed to attend.

Mr. BJ Hamilton of 609 Event Productions thanked the Authority for its support.

Mr. Sonny Ireland expressed concerns regarding land use matters in support of Sean Reardon's earlier comments.

Ms. Carol Ruffu expressed concerns regarding single-family homes being converted to triplex units.

Mr. Geoffrey Rosenberger and Mr. William Cheatham expressed the importance of all entities and the community working together.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS AND REVIEW OF EXECUTIVE SESSION MINUTES

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. Long and seconded by Mr. Plousis. Resolution 19-27 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 THE DISCLOSURE OF CERTAIN EXECUTIVE SESSION MEETING MINUTES IN ACCORDANCE WITH THE SENATOR BYRON M. BAIR OPEN PUBLIC MEETINGS ACT

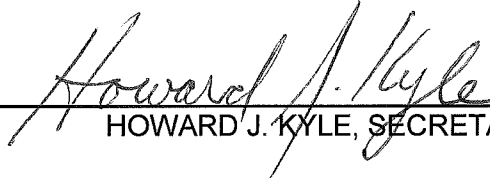
The resolution was read by title. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Mullen and seconded by Mr. Plousis. Resolution 19-28 was approved by unanimous vote of the 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:

February 19, 2019



HOWARD J. KYLE, SECRETARY