



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

**MINUTES – PUBLIC MEETING 19-04
April 16, 2019**

- PRESIDING:** Chairman Robert E. Mulcahy III
- PRESENT:** Vice Chairman Richard Tolson, Modia Butler (via teleconference), Debra DiLorenzo, Gary Hill, Mayor Frank Gilliam, Michael Hanley (via teleconference), Howard Kyle, David Rebeck for State Attorney General Gurbir S. Grewal, Robert Shaughnessy for State Treasurer Elizabeth M. Muoio, Robert Long for DCA Commissioner Sheila Y. Oliver, James Plousis, William Mullen, Kevin Ortzman
- ABSENT:** Edward Gant, Mark Giannantonio
- STAFF:** Marshall Spevak, Loreta Acevedo, Lisa Britt, Marjorie Dugan, Robert Gosser, Lance Landgraf, Kathy Marshall, Karen Martin, Tom Meehan, Oriana Mondragon-Cordero, Donna Pless, Rick Santoro, 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 MARCH 19, 2019 BOARD MEETING

The Chairman requested a motion to approve the minutes of the March 19, 2019 Members' Meetings. Robert Shaughnessy abstained. A motion was made by Mr. Plousis and seconded by Mr. Hill. Resolution 19-44 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

In Mr. Doherty's absence, Chairman Mulcahy asked Deputy Executive Director Marshall Spevak to present the Executive Director's report. Mr. Spevak updated the members and the public on the following matters involving the Authority:

- March Madness and sports wagering



Based on the Division of Gaming Enforcement statistics, in March 2019 Atlantic City's casinos collectively saw a 34.5% increase in total gaming revenue over March 2018. Likewise, casinos saw \$31.7 million in gross revenue from sports wagering. Since the change to the sports wagering law in 2018, the year to date revenues realized by the Authority in 2019 equal approximately \$313,000, which will be used to market Atlantic City in accordance with the statute.

- **Atlantic City Convention Center**

The following events were successfully booked at the Convention Center: the Atlantic City Boat Show, which had nearly 40,000 attendees, the Atlantic City Beer & Music Festival, which had over 23,000 attendees, and the Alpha Kappa Alpha Sorority Convention, where we hosted a 3,700 person seated plated dinner.

- **Sports Court Investment**

In October of last year, the Authority approved the purchase of nearly \$1 million worth of "sport courts," the modular sport-playing surface – an effort to expand our ability to cost-effectively host athletic competitions in the ACCC and Jim Whelan Hall. Overall the sports court investment is bearing fruit – over the next month, the courts will be down for a total of 25 days for three tournaments, including Volleyball, and two basketball tournaments. Event sponsors and users are pleased with the investment, and the courts are attracting new clients, athletes and visitors.

- **Whelan Hall Entertainment Events**

In March, Jim Whelan Boardwalk Hall had a sell-out crowd of over 13,000 to see Fleetwood Mac, and almost 10,000 concertgoers for our annual "Lit in AC" show. This past Saturday night, the Adrian Phillips Theatre at JWBH held the Shields-Hammer boxing match, which was broadcast live on Showtime - commentators called the pre-fight the most important women's boxing match of all time. An historic comeback for the Hall as an important boxing venue.

- **Special Improvement District Division – summer readiness**

Our Special Improvement Division continues to ramp up for the soon to be summer season, bringing on additional employees to meet the summer demand.

- **Authority financial support for City public safety programs**



Last month, the Authority approved an intergovernmental agreement with the City for additional Class II Police Officers, on top of the 45 Class II officers being considered at today's meeting. A number of those officers have already begun training at the Atlantic County Police Academy in preparation for the summer as well.

LAND USE REGULATION & ENFORCEMENT

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH VARIANCE RELIEF TO EXPAND AN EXISTING SURFACE PARKING LOT ON THE PROPERTY LOCATED AT SOUTH CAROLINA AVENUE AND OCEAN AVENUE IN THE CITY OF ATLANTIC CITY BLOCK 56, LOTS 14, 15, 20 – 25, 38 AND 48 – 50 UNDER APPLICATION 2019-01-2577

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Rebeck inquired if there was any accommodation for handicapped parking at the site and inquired where visitors might park at the property. Mr. Landgraf, Director of Planning and Development responded that the Authority would coordinate with the city of Atlantic City to add a handicap parking space on the street in front of the site. Mr. Landgraf further explained that visitors are able to park on the street surrounding the site. Testimony during the land use hearing indicated that there is sufficient free on-street parking available around the property. Hearing no further comments from the members, the Chair requested public comment. Hearing no public comment, the Chair requested a motion. A motion was made by Mayor Gilliam and seconded by Mr. Mullen. Resolution 19-45 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING SITE PLAN APPROVAL WITH VARIANCE RELIEF TO RENOVATE EXISTING LOW AND MODERATE INCOME HOUSING FACILITIES ON PROPERTY LOCATED AT 61 NORTH DOCTOR MARTIN LUTHER KING BOULEVARD, BLOCK 290, LOT 1 AND 171 ARCTIC AVENUE, BLOCK 328, LOT 6, IN THE CITY OF ATLANTIC CITY, IN THE CBD COMMERCIAL BUSINESS ZONING DISTRICT UNDER APPLICATION 2019-02-2599

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. DiLorenzo. Resolution 19-46 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 A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$200,000 FROM THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND THE NEGOTIATION AND EXECUTION OF A LOAN AGREEMENT WITH ATLANTIC CITY CONTACT CENTER, LLC TO PURCHASE AND INSTALL CERTAIN FURNITURE FIXTURES AND EQUIPMENT TO EXPAND ITS BUSINESS IN ATLANTIC CITY, NEW JERSEY

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. Hill and seconded by Mr. Gilliam. Resolution 19-47 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A THIRD AMENDMENT TO THE MAY 27, 2016 INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF ATLANTIC CITY FOR THE DEPLOYMENT OF CLASS II POLICE OFFICERS IN THE TOURISM DISTRICT BEGINNING BY THE SUMMER OF 2019 AND A SUPPLEMENTAL FUND RESERVATION NOT TO EXCEED \$1,500,000 FUNDED FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND THE 2019 SPECIAL IMPROVEMENT DISTRICT BUDGET

The resolution was read by title. Mayor Gilliam recused himself. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Mike Lopez and Mr. Geoffrey Rosenberger expressed their support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Kyle. Resolution 19-48 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$35,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE 2019 ATLANTIC CITY RACE SERIES

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. Ms. Genia Bittner thanked the Authority for its support.



Mr. Geoffrey Rosenberger and Mr. Mike Lopez expressed their support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Ortzman and seconded by Mr. Kyle. Resolution 19-49 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$30,750 AND AN AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH POSITIVE IMPACT INC FOR ADVISORY SERVICES TO CONVENTION CENTER DIVISION MANAGEMENT AND OPERATION, MARKETING AND PROMOTIONS ON AN AS-NEEDED BASIS THROUGH JULY 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 Mayor Gilliam and seconded by Ms. DiLorenzo. Resolution 19-50 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE PROCUREMENT OF FURNITURE TO OUTFIT THE RELOCATED OFFICES OF MEET AC AT THE ATLANTIC CITY CONVENTION CENTER UNDER STATEWIDE CONTRACTS A-81714 AND A-81705 WITH A SPENDING AUTHORIZATION NOT TO EXCEED \$135,250

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 Ms. DiLorenzo. Resolution 19-51 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO THE BOYS AND GIRLS CLUB TEEN CENTER AND YOUTH DEVELOPMENT CAMPUS PROJECT

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Rebeck and Mr. Gilliam expressed their support for the project. Hearing no further comments from the members, the Chair requested public comment. Ms. Michelle Carrera thanked the Authority for its support. Mr. Mike Lopez expressed his support for the project. Ms. Pamela Fields inquired if there are any plans to rename the property. Ms. Carrera responded that there are no plans to change the name of the Boys and Girls Club. Hearing no further public comment, the Chair requested



a motion. A motion was made by Mayor Gilliam and seconded by Mr. Ortzman. Resolution 19-52 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 \$15 MILLION FROM THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, THE DONATION OF LAND WITH A FAIR MARKET VALUE OF APPROXIMATELY \$3.0 MILLION, AND GRANTING PROJECT APPROVAL ALL IN FURTHERANCE OF THE ATLANTICARE HEALTHPARK PROJECT

The resolution was read by title. Mr. Hill recused himself. The Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Chair requested public comment. Mr. Tim Lowry, counsel for AtlantiCare, thanked the Authority for its support of the Project. Councilman Kaleem Shabazz 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. Long. Resolution 19-53 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING THE AWARD OF PROFESSIONAL SERVICES AGREEMENTS TO ARH ASSOCIATES, INC AND ENVIRONMENTAL RESOLUTOINS, INC TO PROVIDE LAND USE ENGINEERING AND PLANNING SERVICES ON AN AS-NEEDED BASIS THROUGH MAY 31, 2020, WITH AN AGGREGATE SPENDING AUTHORIZATION NOT TO EXCEED \$170,000

The resolution was read by title. Mr. Hanley recused himself. 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 19-54 was approved by unanimous vote of the eligible members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$175,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE NEGOTIATION AND EXECUTION OF A FUNDING AGREEMENT WITH THE CHICKEN BONE BEACH HISTORIC FOUNDATION, INC TO CREATE A YEAR-ROUND JAZZ AND MUSIC SCHOOL AT PROPERTY LOCATED AT 726 NORTH INDIANA AVENUE, ATLANTIC CITY, NEW JERSEY



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Hill and Mayor Gilliam expressed their support for the project. Hearing no further comments from the members, the Chair requested public comment. Henrietta Shelton thanked the Authority for its support. Mr. Geoffrey Rosenberger, Mr. Mike Lopez and Councilman Kaleem Shabazz expressed 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 19-55 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$500,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND APPROVING THE NEGOTIATION AND EXECUTION OF A FUNDING AGREEMENT WITH THE ATLANTIC CITY BOARDWALK HOLOCAUST MEMORIAL INC TO CONSTRUCT A YEAR-ROUND HOLOCAUST MEMORIAL AT PROPERTY LOCATED ON THE BOARDWALK AT ROOSEVELT PLAZA, ATLANTIC CITY, NEW JERSEY

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson and Mr. Gilliam expressed support for the project. Hearing no further comments from the members, the Chair requested public comment. Rabbi Gordon Geller stated that the engraving on the base of the memorial would include the quote from George Santayana "those who do not remember the past are doomed to repeat it." Rabbi Geller further commented that the structure would be adjacent to the Stockton College Campus in Atlantic City. Father Jon Thomas from the Parish of Saint Monica in Atlantic City, Ms. Cynthia Cortipassi, Mr. Geoffrey Rosenberger and Mr. Mike Lopez expressed their 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 19-56 was approved by unanimous vote of the members.

PUBLIC COMMENT

Mr. Cortez Martin thanked the Authority for its support of the Chicken Bone Beach project.

EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION 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. Tolson and seconded by Mayor. Gilliam. Resolution 19-57 was approved by unanimous vote of the members.



Upon return to the open public session portion of the meeting, the Chairman requested a motion to adjourn the meeting. A motion to adjourn the meeting being duly made and seconded, whereupon the regular meeting was adjourned 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:

April 16, 2019

A handwritten signature in blue ink that reads "Howard J. Kyle". The signature is written over a horizontal line.

HOWARD J. KYLE, SECRETARY