



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

**MINUTES – PUBLIC MEETING 19-05  
May 21, 2019**

- PRESIDING:** Chairman Robert E. Mulcahy III
- PRESENT:** Vice Chairman Richard Tolson, Modia Butler (via teleconference), Gary Hill, 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, Kevin Ortzman (via teleconference)
- ABSENT:** Debra DiLorenzo
- STAFF:** Matthew Doherty, Marshall Spevak, Lisa Britt, 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 APRIL 16, 2019 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the April 16, 2019 Members' Meetings. A motion was made by Mr. Mullen and seconded by Mr. Long. Resolution 19-58 was approved by unanimous vote of the members.

### **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Matt Doherty updated the members and the public on the following matters involving the Authority:

- a. **Former Rooming House Conversion Statistics**
- Duplex:
    - Previously Converted to duplex: 59 S. Elberon, 40 S. Harrisburg
    - Pending conversion to duplex: 112 Ocean, 130 Ocean
  - Apartments:
    - Previously converted to apartments: 2620 Pacific (recently demolished)



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- Converted to Apartments: 23 S. California, 140 Bellvue, 32 S. Florida
- Pending conversion to apartments: 163 Westminster, 30 S. Florida
  
- Hotel:
  - Converted to Hotel: 161 S. Tennessee Ave., 145 Ocean
  - Pending conversion to hotel: 142 S. Tennessee, 28 S. Georgia, 9 S. Texas
  
- b. **22<sup>nd</sup> Annual Atlantic City Host Awards**
  - The CRDA presented the 22<sup>nd</sup> Annual Host Awards on Wednesday, May 8<sup>th</sup> in the Adrian Phillips Theater at Jim Whelan Boardwalk Hall
  - Close to 700 in attendance
  - The “best-of-the-best” in the Atlantic City hospitality industry were honored in 25 categories.
  - Spirit of Hospitality Award was given to local media personality Whitney Ullman and
  - \$9,000 in scholarships were awarded to students studying in the hospitality industry
  
- c. **Community Policing**
  - CRDA funded the City’s new Community Policing Program that started today.
  - Two officers for each ward walking the beat and engaging the community.
  
- d. **Governor Murphy**
  - Governor Phil Murphy visited CRDA offices this week and spoke with the staff.
  
- e. **Closing of Welcome Center**
  - Favorable editorial published in the Press of Atlantic City regarding the closing of the Welcome Center on the Atlantic City Expressway.

Chairman Mulcahy commented about Governor Murphy’s visit to the Authority. The Chairman also spoke about the City’s new Community Policing Program, which the Authority has advocated for over the past several years. The Chairman announced Mr. Frank Spencer’s resignation from the Board and stated that a resolution of commendation will be prepared to honor his service to the Authority.



The Chairman then reviewed the meeting agenda, stating that the Authority was focusing on three pillars of its mission – Development, Social Needs, and Entertainment:

- Preliminary approval for the next phase of Stockton University development.
- Investment in our core properties - the Convention Center and Jim Whelan Boardwalk, which allows us to continue to attract world class events.
- Support of entertainment for the community at Gardiner's Basin and the Kentucky Avenue Renaissance Festival.
- Sponsoring of the Chamber of Commerce's Atlantic City Airshow.
- Rehabilitation of affordable housing in Atlantic City through the Sencit Liberty Project.

#### **LAND USE REGULATION & ENFORCEMENT**

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO CONSTRUCT A SIX (6) STORY DORMITORY FOR STOCKTON UNIVERSITY STUDENTS CONSISTING OF 105 UNITS WITH 405 BEDS ON THE PROPERTY LOCATED AT 3504, 3506 AND 3532 ATLANTIC AVENUE, IN THE CITY OF ATLANTIC CITY, BLOCK 186, LOTS 5 – 9, THE GATEWAY REDEVELOPMENT AREA UNDER APPLICATION 2019-04-2638**

The resolution was read by title. The Chair recused himself. The Vice Chair described the proposed action and then requested member discussion. Hearing no comments from the members, the Vice Chair requested public comment. Hearing no public comment, the Vice Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Kyle. Resolution 19-59 was approved by unanimous vote of the eligible members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SUBDIVISION APPROVAL WITH VARIANCE RELIEF TO REALIGN PROPERTY LINES AND CONSOLIDATE FIVE EXISTING LOTS INTO THREE LOTS TO ACCOMPLISH FUTURE CONVEYANCE AND FINANCING OF EXISTING IMPROVEMENTS ON PROPERTIES LOCATED AT 801 BOARDWALK, IN THE CITY OF ATLANTIC CITY BLOCK 61, LOTS 22 – 26, BLOCK 134, LOT 1 AND BLOCK 302, LOTS 1 - 2 UNDER APPLICATION 2019-04-2637**



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. Mullen. Resolution 19-60 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 ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$25,600 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE KENTUCKY AVENUE RENAISSANCE FESTIVAL**

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 thanked the Authority for its support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Hill. Resolution 19-61 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 \$152,850 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE 2019 ATLANTIC CITY AIRSHOW**

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. Michael Chait, of the Greater Atlantic City Chambers and Mr. Mike Lopez thanked the Authority for its support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Tolson. Resolution 19-62 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 \$149,986 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE 2019 SUMMER CONCERT SERIES AT GARDNER'S BASIN**



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mayor Gilliam expressed his support for the project. Mr. Gant asked that the Authority staff provide a report at the next meeting detailing all of the funding that the Authority has approved year to date for various entertainment. Mr. Gant stated that he thought the total fund would be in excess of \$1.0 million. Mr. Doherty stated that a report would be prepared and that he believed that the amount was likely in excess of \$1.0 million. Hearing no further comments from the members, the Chair requested public comment. Mr. Stewart Bass, Trustee of the National R&B Music Society, thanked the Authority for its support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Mr. Giannantonio. Resolution 19-63 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A ONE-YEAR CONTRACT IN AN AMOUNT NOT TO EXCEED \$121,151  
TO QUALITY CONCEPTS, INC FOR THE PURCHASE OF PROMOTIONAL  
MERCHANDISE TO SUPPORT THE AUTHORITY'S MARKETING AND PROMOTION  
OF ATLANTIC CITY THROUGH MAY 31, 2020**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Doherty stated that the Authority would follow Executive Order 20 (McGreevey) that requires the Authority to buy American when ordering such promotional materials. Mr. Kyle inquired how the promotional merchandise is distributed. Mr. Doherty responded that the promotional merchandise is typically distributed at Authority events and tradeshows. Hearing no further comments from the members, the Chair requested public comment. Mr. Mike Lopez stated his support for the Authority's efforts to buy American products, and asked how the Authority would ensure that the supplier would sell American-made goods. Mr. Doherty responded that the contract went out to bid, was awarded to the lowest bidder and that the bidder knows that the Authority intends to only buy American-made products. Mr. Tolson stated that purchasing American-made products allows the Authority to support global efforts to protect workers from abusive working conditions, such as sweatshops and other abusive circumstances overseas. Mr. Geoffrey Rosenberger expressed his support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Hanley and seconded by Mr. Kyle. Resolution 19-64 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF A PROFESSIONAL  
SERVICES AGREEMENT FOR ARCHITECTURAL SERVICES ON AN AS-NEEDED  
BASIS FOR A TWO YEAR PERIOD TO SYKES O'CONNOR SALERNO HAZAVEH  
P.A., FOR GENERAL CAPITAL MAINTENANCE AT 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. Mr. Tolson expressed his support for the project. Hearing no further comments from the members, the Chair requested public comment. Mr. Mike Lopez expressed his support for the project. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Plousis. Resolution 19-65 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING SPECTRA VENUE MANAGEMENT'S AWARD OF PROFESSIONAL SERVICES AGREEMENTS FOR MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO REMINGTON VERNICK ENGINEERS, AND CONCORD ENGINEERING GROUP INC FOR GENERAL CAPITAL MAINTENANCE AT 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. Ms. Hassett thanked the staff for providing additional detail in the staff action as requested in the previous committee meeting. 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 Mr. Mullen and seconded by Mr. Plousis. Resolution 19-66 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR ROOFING SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO THOMAS COMPANY, INC FOR GENERAL MAINTENANCE AT 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Kyle and seconded by Mr. Mullen. Resolution 19-67 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR LICENSED ELECTRICAL SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO CALVI ELECTRIC COMPANY AND HUGHES ELECTRIC COMPANY LLC FOR GENERAL MAINTENANCE AT 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Hill and seconded by Mr. Long. Resolution 19-68 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING A SERVICES AGREEMENT FOR GENERAL CONTRACTOR SERVICES ON AN AS-NEEDED BASIS FOR A TWO YEAR PERIOD TO KHS&S CONTRACTORS, INC, MASSETT BUILDING COMPANY, T.N. WARD COMPANY AND WARRINER'S CONSTRUCTION, INC FOR GENERAL MAINTENANCE AT 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Kyle. Resolution 19-69 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING (I) A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$58,000 FROM THE ATLANTIC CITY TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND OR FROM RESIDUAL LUXURY TAX REVENUES AND (II) A SERVICE AGREEMENT WITH STOCKTON UNIVERSITY'S LLOYD D LEVENSON INSTITUTE OF GAMING, HOSPITALITY AND TOURISM TO CONDUCT A VISITOR PROFILE STUDY**

The resolution was read by title. Mr. Giannantonio and Mr. Plousis recused themselves. The Chair described the proposed action and then requested member discussion. Mr. Hill inquired who in CRDA would be analyzing the data. Mr. Doherty responded it would be Larry Sieg, Director of Communications and Marketing. Ms. Hassett suggested that this data collection effort should be evaluated in context with the Authority's investment in the geospatial data mining effort being managed by Mudshare Geospatial Marketing. 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 Mr. Gilliam and seconded by Mr. Kyle. Resolution 19-70 was approved by unanimous vote of the eligible members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
APPROVING A FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$4.45  
MILLION FROM THE ATLANTIC CITY HOUSING FUND AND GRANTING PROJECT  
APPROVAL TO THE SENCIT LIBERTY APARTMENTS PROJECT**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mayor Gilliam expressed his support for the project. Ms. Hassett inquired whether the Authority's investment would be secured by a mortgage. Mr. Doherty responded that the Authority's loan is a cash flow loan, part of the capital stack. Hearing no further comments from the members, the Chair requested public comment. Brett Meringoff, Senior Vice President of Winn Development Company thanked the Authority for its support. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Gilliam. Resolution 19-71 was approved by unanimous vote of the members.

**PUBLIC COMMENT**

Mr. Charles Goodman commented about the lack of funding for summer jobs for students. Mr. Goodman suggested CRDA fund extra summer jobs for the City.

Mr. Mike Lopez and Mr. Geoffrey Rosenberger supported Mr. Goodman's comment. Mr. Geoffrey Rosenberger also commented about the possible surfing market in Atlantic City, LGBTQ equality and suggested that the Authority hold some of its meetings in the evening.

Mr. Tim Cunningham, on behalf of Winn Development Company thanked the Authority for its support for the Sencity Liberty Apartments Project.

Regarding Mr. Goodman's comments on summer jobs for students, Mr. Rebuck commented that there may be summer employment opportunities in the casino industry for some of the older students.

Mr. Tom Bambrick inquired about possible additional concerts in 2019, other than the events approved by the Authority for this year. The Chairman stated that the Authority did not have any intention to approve additional concerts for 2019.

**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 the executive session portion of the meeting. A motion was made by Mr. Hill and seconded by Mr. Long. Resolution 19-72 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 was made by Mr. Tolson and seconded by Mr. Hill, 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:

May 21, 2019

*Howard J. Kyle*

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HOWARD J. KYLE, SECRETARY