



Casino Reinvestment Development Authority



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

**MINUTES – PUBLIC MEETING 19-06  
June 18, 2019**

- PRESIDING:** Chairman Robert E. Mulcahy III
- PRESENT:** Vice Chairman Richard Tolson, Modia Butler (via teleconference), Debra DiLorenzo, Gary Hill, Edward Gant (via teleconference), Mark Giannantonio, Mayor Frank Gilliam, Michael Hanley, Howard Kyle, David Rebeck for State Attorney General Gurbir S. Grewal (via teleconference), Maureen Hassett for State Treasurer Elizabeth M. Muoio, Robert Long for DCA Commissioner Sheila Y. Oliver, William Mullen, Kevin Ortzman
- ABSENT:** James Plousis
- STAFF:** Matthew Doherty, Marshall Spevak, Lisa Britt, Lance Landgraf, Kathy Marshall, 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 MAY 21, 2019 BOARD MEETING**

The Chairman requested a motion to approve the minutes of the May 21, 2019 Members' Meetings. A motion was made by Mr. Hill and seconded by Mr. Long. Resolution 19-73 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:

- **GROCERY STORE RFPS** - To better provide food and nutritional options to Atlantic City residents and families, the CRDA released formal Requests for Proposal (RFPs) at the end of May for both a grocery store developer and operator. Submissions are due by July 23.
- **BOARDWALK HALL:**



- Saturday, June 8: Twenty One Pilots- sold out show- with 13,043 tickets distributed.
- ATLANTIC CITY CONVENTION CENTER:

June 7 – 9 AnimeNEXT  
Attendance: 27,468  
Hotel room nights contracted: 3,418  
Economic impact: \$5.2 million

- BUNGALOW PARK CIVIC ASSOCIATION:

Meetings: 6:30 p.m. second Thursday of the month

Where: Davenport Center, 600 N. New Jersey Ave.

#### LAND USE REGULATION & ENFORCEMENT

#### RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO CONVERT AN EXISTING ROOMING HOUSE WITH ONE APARTMENT INTO A DUPLEX ON PROPERTY LOCATED AT 112 SOUTH OCEAN AVENUE, IN THE CITY OF ATLANTIC CITY BLOCK 54, LOT 57 UNDER APPLICATION 2018-12-2559

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Lance Landgraf, Director of Planning and Development presented a map of the project. Mr. Ortzman inquired if these properties are privately owned. Mr. Landgraf responded in the affirmative. Mr. Kyle inquired if this property would be rented. Mr. Landgraf responded in the affirmative. Mr. Kyle inquired if this property can be converted back to a rooming house. Mr. Landgraf responded no. Hearing no further comments from the members, the Chair requested public comment. Mr. Geoffrey Rosenberger expressed his concerns regarding relocating tenants out of rooming houses. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Ms. DiLorenzo. Resolution 19-74 was approved by unanimous vote of the members.

#### RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING VARIANCE RELIEF PURSUANT TO N.J.S.A. 40:55D-70(d)(1) TO CONVERT AN EXISTING ROOMING HOUSE INTO A DUPLEX ON PROPERTY LOCATED AT 130 SOUTH OCEAN AVENUE, IN THE CITY OF ATLANTIC CITY BLOCK 54, LOT 47 UNDER APPLICATION 2018-12-2560



The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Landgraf presented a map of the project. 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. Gilliam and seconded by Ms. DiLorenzo. Resolution 19-75 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 THE NEGOTIATION AND EXECUTION OF AN AGREEMENT WITH STOCKTON UNIVERSITY FOR THE SPECIAL IMPROVEMENT DISTRICT DIVISION TO PROVIDE BANNER INSTALLATION, MAINTENANCE AND LIMITED LANDSCAPING SERVICES FOR THE UNIVERSITY'S CAMPUS IN THE ATLANTIC CITY TOURISM DISTRICT**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Kyle expressed his support for the project. Mr. Tolson requested clarification of the fees listed. Mr. Rick Santoro, Director of Special Improvement District responded that the fee charged can fluctuate depending on the extent of any tree trimming required. 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. Tolson and seconded by Mr. Gilliam. Resolution 19-76 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 \$450,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND (II) THE NEGOTIATION AND EXECUTION OF A FUNDING AGREEMENT, ALL IN FURTHERANCE OF 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. Hill inquired if there will be new leadership at the Teen Center. Ms. Michelle Carrera, Chief Executive Officer of the Boys & Girls Clubs of Atlantic City responded that some existing staff will be moving into leadership positions, and that Sparkle Prevard, 2014 NJ Youth of the Year, will lead the Hospitality program. Mayor Gillam expressed his support for the project. Hearing no further comments from the members, the Chair requested public comment. Ms. Carrera 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. Ortzman. Resolution 19-77 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY: (I) GRANTING AMENDED PROJECT APPROVAL TO THE ATLANTIC CITY TRAVELERS ASSISTANCE PROGRAM, (II) APPROVING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$100,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND, AND (III) APPROVING THE NEGOTIATION AND EXECUTION OF AN AMENDMENT TO THE FUNDING AGREEMENT WITH JEWISH FAMILY SERVICES, ALL IN FURTHERANCE OF THE ATLANTIC CITY TRAVELERS ASSISTANCE PROGRAM**

*Mr. Gant left the meeting at 2:33 PM.*

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. Hill. Resolution 19-78 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 \$300,000 FROM THE ATLANTIC CITY HOUSING AND COMMUNITY DEVELOPMENT FUND IN FURTHERANCE OF THE SISTER JEAN'S KITCHEN COMPONENT OF THE PACIFIC AVENUE MIDTOWN REDEVELOPMENT 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. Hearing no public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Gilliam. Resolution 19-79 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY AWARDING PROFESSIONAL SERVICES AGREEMENTS TO MARATHON ENGINEERING AND ENVIRONMENTAL SERVICES INC AND BRINKERHOFF ENVIRONMENTAL SERVICES INC TO PROVIDE ENVIRONMENTAL AND INDUSTRIAL HYGIENE CONSULTING SERVICES ON AN AS-NEEDED BASIS FOR A ONE YEAR PERIOD ENDING JUNE 30, 2020 UNDER A TOTAL PROCUREMENT NOT TO EXCEED \$150,000**



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. Kyle and seconded by Mr. Long. Resolution 19-80 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
AWARDING A CONTRACT TO ENVIRONMENTAL INDUSTRIAL SERVICES  
CORPORATION FOR THE ABANDONMENT, REMOVAL AND DISPOSAL OF THE  
FORMER GROUNDWATER TREATMENT SYSTEM INFRASTRUCTURE UTILIZED  
AS PART OF THE ATLANTIC CITY CONVENTION CENTER ENVIRONMENTAL  
REMEDATION PROJECT LOCATED ON BLOCKS 396 AND 472 IN THE CITY OF  
ATLANTIC CITY**

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. Gilliam. Resolution 19-81 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
EXTENDING THE CONTRACTS WITH TOBAR, INC AND BRINK'S TANK AND  
ENVIRONMENTAL SERVICES, INC FOR ENVIRONMENTAL REMEDIATION  
SERVICES ON AN AS-NEEDED BASIS THROUGH JULY 31, 2020 WITH AN  
AGGREGATE AUTHORIZED SPENDING LIMIT NOT TO EXCEED \$125,000**

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. Gilliam and seconded by Mr. Tolson. Resolution 19-82 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
CONSENTING TO THE MARINA DISTRICT REDEVELOPMENT PLAN FOR BLOCK  
571, LOT 2 AND BLOCK 576, LOTS 1.04, 1.07 AND 1.12 DATED DECEMBER OF  
2018, IN ACCORDANCE WITH P. L. 2011, CHAPTER 18**



The resolution was read by title. Mayor Gilliam recused himself. Mr. Landgraf presented a map of the project. The Chair described the proposed action and then requested member discussion. Mr. Jack Plackter on behalf of the applicant provided background information regarding the project and thanked the Authority for its support. Mr. Doherty inquired if MGM owns the lots. Mr. Plackter responded in the affirmative. Mr. Mulcahy inquired if the remediation is complete on these lots. Mr. Plackter responded in the affirmative. Mr. Kyle inquired about the existing transportation infrastructure. Mr. Plackter responded that the contemplated residential use would not have the intensity of traffic as a casino use. Mr. Ortzman inquired if the Authority's approval would have any implications for the applicant's other regulatory and legal obligations. Mr. Landgraf stated that the approval was subject to the applicant complying with all other regulatory and governmental requirements, including environmental compliance. Ms. Hassett requested clarification regarding the owner and applicant. Mr. Plackter responded that MGM's name does not appear on the application because the project is still in the redevelopment phase, and the City is the party bringing the request for consent to the redevelopment plan. 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. Hill. Resolution 19-83 was approved by unanimous vote of the eligible members.

#### **RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ACCEPTING THE 2018 AUDITED FINANCIAL STATEMENTS SUBMITTED BY MERCADIEN P.C. AND AUTHORIZING SUBMISSION OF THE AUDIT TO THE GOVERNOR, STATE TREASURER AND THE LEGISLATURE**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Ortzman inquired if there were any concerns raised during the Audit committee meeting held earlier in the day. Mr. Tolson responded no. Mr. Hanley and Ms. Hassett commented that it was a positive report. Hearing no further comments from the members, the Chair requested public comment. Mr. Geoffrey Rosenberger inquired if the audit report is online. Mr. Mulcahy responded it would be posted online after the veto period. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Hanley. Resolution 19-84 was approved by unanimous vote of the members.

#### **PUBLIC COMMENT**

Ms. Jessica Brooks expressed her concerns about the lack of personnel in the police department.

#### **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. Kyle and seconded by Mr. Tolson. Resolution 19-85 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. Hill and seconded by Mr. Long, 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:

June 18, 2019

A handwritten signature in blue ink, which appears to read 'Howard J. Kyle', is written over a solid black horizontal line. The signature is fluid and cursive.

HOWARD J. KYLE, SECRETARY