



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

**MINUTES – PUBLIC MEETING 19-07
July 16, 2019**

- PRESIDING:** Chairman Robert E. Mulcahy III
- PRESENT:** Vice Chairman Richard Tolson, Modia Butler (via teleconference), Debra DiLorenzo, Gary Hill, Edward Gant, Mark Giannantonio, Mayor Frank Gilliam, Michael Hanley, Howard Kyle, David Rebuck 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:**
- 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 June 18, 2019 BOARD MEETING

The Chairman requested a motion to approve the minutes of the June 18, 2019 Members' Meetings. A motion was made by Mr. Long and seconded by Mr. Hill. Resolution 19-86 was approved by unanimous vote of the members.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Matt Doherty shared with the members and the public that he had the opportunity to spend a portion of the day alongside Neighborhood Coordination Officers (NCOs) from the Atlantic City Police Department assigned to its newly formed Community Policing Unit. The Community Policing initiative was made possible with funding from the CRDA. Mr. Doherty stated that these officers interact with people throughout the city, and with residents and business owners in the neighborhoods. Mr. Doherty shared that he had the opportunity to meet many of these people and business owners during his time with the NCOs and that he was pleased to see firsthand that the money that the CRDA has invested in the ACPD has been put to good use.



Consent Agenda:

The following items were read by title, described by the Chair and after public comment, duly moved by Mr. Tolson, seconded by Mr. Hill, and then voted on by the members as a single action:

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
ADOPTING THE ANNUAL NOTICE OF MEETINGS AND ANNUAL NOTICE OF LAND
USE HEARINGS**

Resolution 19-87 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DESIGNATING CERTAIN NEWSPAPERS TO RECEIVE MEETING AND GENERAL
NOTICES**

Resolution 19-88 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPOINTING CERTAIN INDIVIDUALS TO THE OFFICES OF SECRETARY AND
ASSISTANT SECRETARY**

Resolution 19-89 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DESIGNATING AN INDIVIDUAL TO SERVE AS PUBLIC AGENCY COMPLIANCE
OFFICER**

Resolution 19-90 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
DESIGNATING AN INDIVIDUAL TO SERVE AS CUSTODIAN OF RECORDS**

Resolution 19-91 was approved by unanimous vote of the members.

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

Resolution 19-92 was approved by unanimous vote of the members.



RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING INDIVIDUALS TO SERVE AS CERTIFYING OFFICER AND SUPERVISOR FOR MATTERS PERTAINING TO THE STATE OF NEW JERSEY RETIREMENT SYSTEM

Resolution 19-93 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING SIGNATORIES IN ACCORDANCE WITH STATE TREASURY REQUIREMENTS

Resolution 19-94 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY DESIGNATING SIGNATORIES TO CONDUCT BUSINESS WITH US BANK, AS BOND TRUSTEE TO THE AUTHORITY'S SERIES 2014 LUXURY TAX REVENUE BONDS, SERIES 2004 HOTEL ROOM FEE REVENUE BONDS AND SERIES 2005 PARKING FEE REVENUE BONDS

Resolution 19-95 was approved by unanimous vote of the members.

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY PERTAINING TO CHECK SIGNING PRIVILEGES ON AUTHORITY BANK ACCOUNTS

Resolution 19-96 was approved by unanimous vote of the members.

Regular Agenda:

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY ESTABLISHING A SUPPLEMENTAL FUND RESERVATION IN AN AMOUNT NOT TO EXCEED \$10,000 FROM THE TOURISM DISTRICT AND COMMUNITY DEVELOPMENT FUND AND AMENDING THE TOURISM MARKET EXPANSION PROJECT TO SUPPORT THE SOUTH JERSEY INDIAN ASSOCIATION 2019 MELA AND PARADE

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. Hill. Resolution 19-97 was approved by unanimous vote of the members.



**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
APPROVING A CONTRACT WITH THOMAS COMPANY, INC FOR REPAIR OF THE
SKYLIGHT GUTTER SYSTEM AT THE ATLANTIC CITY CONVENTION CENTER
ATRIUM**

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. William Cheatham inquired about the guarantee on the work to be done. Mr. Jim McDonald of Spectrum Venue Management responded that the work will be guaranteed for ten years and includes the repair of the gutters and glazing around the windows. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Long and seconded by Mr. Kyle. Resolution 19-98 was approved by unanimous vote of the members.

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
GRANTING PRELIMINARY DETERMINATION OF PROJECT ELIGIBILITY TO THE
ATLANTIC CITY BOARD OF EDUCATION WHELAN HALL OFFICE RENOVATION
PROJECT**

Ms. Maureen Hassett disconnected from the teleconference

The resolution was read by title. The Chair described the proposed action. Executive Director Matt Doherty introduced Mr. Barry Caldwell, Superintendent of Atlantic City Schools who expressed his gratitude to the Authority for its consideration of the Project. The Chair then requested member discussion. Mr. Doherty asked Mr. Caldwell to describe the type of programming they are looking to enhance based on the expected savings in rental expense derived from receiving free office space from the CRDA. Mr. Caldwell responded that by increasing after school and early enrichment programs, he believes this will continue the success of Atlantic City Schools and increase the emotional and social health and intelligence of the children. Mr. Caldwell stated that Whelan Hall is an ideal location for the School Board's offices.

Mr. Kyle inquired about the school board's interest in the Carnegie Library building on Pacific Avenue in Atlantic City. Mr. Caldwell stated that while the school board may consider this building for other purposes, it is not suitable for their administrative offices. The Chair inquired about the square footage of their current office space. Mr. Caldwell responded that they currently have 19,000 square feet and the new project would provide 23,000 square feet. Mr. Gant asked how many employees would occupy the space. Mr. Caldwell stated 75-80 employees.

Mr. Kyle inquired if Mr. Caldwell was aware that a sexually-oriented business is directly across the street from the proposed offices. Mr. Caldwell stated that he is aware and that



the employees, parents and students are accustomed to seeing drug activity, prostitution and other social ills.

Mr. Kyle, Mr. Gant and Mr. Hanley expressed their support for the school board and the programs it seeks to provide. They clarified that their concerns are for whether this project would be the best use of the Authority's limited available funds and is otherwise consistent with the Authority's statute and mission. With this in mind, as well as the effects of potential funds that may be received by the school board under current law if gross gaming revenues meet a certain threshold, Mr. Gant suggested the alternative of funding these programs for a one year period, and revisiting the efficacy of a major construction project at a later date. Mr. Gant also inquired whether the School Board would consider contributing to the project some of the potential funds received under the current law (if gross gaming revenue targets are reached). Mr. Caldwell stated that he would seek advice from the State Monitor overseeing the District.

Mr. Giannantonio inquired if the proposed programs will be held at the Boardwalk Hall site. Mr. Caldwell responded that the programs will be held in the various schools, and that the proposed office renovation project would house the School Board administration only. Mayor Gilliam stated that he is in support of the project and feels that it sends a message that the Authority is a true partner with the community.

Hearing no other comments from the members, the Chair requested public comment. Valeria Marcus asked if there will be a program for youth who are experiencing abuse and other social issues. Mr. Caldwell responded that these programs are already in place and will continue. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gilliam and seconded by Mr. Long. Mr. Orzman and Ms. DiLorenzo voted no. Resolution 19-99 was approved by a vote of 13-2

**RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY
INCREASING THE AGGREGATE SPENDING LIMIT UNDER THE LANDSCAPING
HARDSCAPE AND PLANT MATERIALS PROCUREMENT FOR THE CRDA
SPECIAL IMPROVEMENT DISTRICT BY \$25,000**

The resolution was read by title. The Chair described the proposed action and then requested member discussion. Mr. Tolson asked for clarification regarding the increase of the cap at 50% of the original budget. Mr. Santoro confirmed Mr. Tolson's statement and indicated that the amount requested for next year's budget would be increased. 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. Plousis. Resolution 19-100 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 \$132,000 FROM THE TOURISM DISTRICT AND THE COMMUNITY DEVELOPMENT FUND, AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT WITH STOCKTON UNIVERSITY IN SUPPORT OF THE STOCKTON UNIVERSITY SUMMER YOUTH PROGRAM

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. Mike Lopez and Mr. Barry Caldwell expressed their support for these programs. Hearing no further public comment, the Chair requested a motion. A motion was made by Mr. Gant and seconded by Mr. Long. Resolution 19-101 was approved by unanimous vote of the members

PUBLIC COMMENT

Mr. Mark Zerik and Mr. Joe LaSala from IATSE, Local 77 appealed to the Authority to continue supporting beach concerts in the city as they provide work to its members

Mr. William Cheatham expressed his concerns regarding vacant land in Atlantic City.

Ms. Valeria Marcus a resident of the 1st Ward, expressed concern about safety in her neighborhood.

Ms. Stephanie Miller read a prepared complaint about the noise at Bella Condominium from the power plant at the Ocean Casino.

Ms. Jessica Burke stated that she would like to see pets allowed on the Boardwalk as well as a senior discount on transportation.

Mr. Ortzman exited the meeting



EXECUTIVE SESSION

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY APPROVING AN EXECUTIVE SESSION TO DISCUSS CONTRACT NEGOTIATION MATTERS

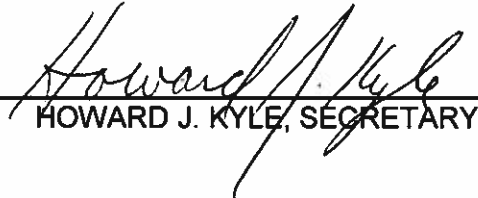
The resolution was read by title. The Chair requested a motion to go into the executive session portion of the meeting. A motion was made by Mr. Kyle and seconded by Mr. Tolson. Resolution 19-102 was approved by unanimous vote of the members.

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. Long and seconded by Mr. Gant, 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:

July 16, 2019



HOWARD J. KYLE, SECRETARY